

## ZONING

### 21 Attachment 3

## Appendix 21.A

### TABLES

#### Sections:

- 21.A.A** **Table A—Development standards, single-family residence zones.**
- 21.A.B** **Table B—Development standards, multiple family residence zones.**
- 21.A.C** **Table C—Permitted and conditionally permitted uses.**
- 21.A.D** **Table D—Development standards, commercial and industrial zones.**
- 21.A.E** **Table E—Zoning actions and appropriate reviewing body.**

#### **21.A.A Table A—Development standards, single-family residence zones.**

**Table A**  
**Development Standards**  
**Single-Family Residence Zones**

Zone	Minimum Lot Area	Minimum Lot Width*	Minimum Lot Depth	Minimum Front Setback ***	Minimum Side Setback	Minimum Rear Setback	Maximum Floor Area	Maximum Second Floor Area	Maximum Height
R1	7,500 sq ft	70 ft	100 ft	20 ft	4 ft (1st story) 5 ft (2nd story)	4 ft (1st story) 25 ft (2nd story)	35% FAR not including ADUs, JADUs, and secondary SB 9 units and a 400 sq ft attached or detached garage *****	75% of first floor excluding a 400 sq ft attached garage *****	Two stories not to exceed 25 ft
E3	8,000 sq ft	70 ft		25 ft	4 ft (1st story) 7 ft (2nd story)	4 ft (1st story) 35 ft (2nd story)			
E4	8,500 sq ft	75 ft							
E5	10,500 sq ft	85 ft							
E6	12,500 sq ft 15,000 sq ft	100 ft							
E7	See official zoning map	100 ft							
RHR	43,560 sq ft	200 ft **	200 ft **	40 ft or 10% of lot depth, whichever is greater, as measured from the street ****	30 ft side yards shall total at least 30% of the lot width ****	50 ft or 20% of lot depth, whichever is greater ****	n/a See § 21.04.030 for land coverage replacements		

\* For lots fronting on a cul-de-sac, seventy-five ft in the R and E zones and 150 ft in the RHR zone.

\*\* When necessary to preserve the natural topography or other natural features, the minimum street frontage shall be sixty feet and the minimum lot width shall be two hundred feet at a point not more than four hundred feet from the front property line as measured from the street.

\*\*\* For infill development, the minimum front setback shall be the average front setback of the two adjacent residences, but not less than the minimum specified.

\*\*\*\* The Director may increase or decrease the minimum setbacks to preserve the natural topography or other natural features.

## GLENDORA CODE

\*\*\*\*\* Lots exceeding ten percent average slope are subject to Section 21.04.030 instead of the maximum floor area requirement.  
\*\*\*\*\* Hillside lots may request approval of a minor modification pursuant to Section 21.02.035 to allow an increase to eighty-five percent second floor area based on findings with facts.

### 21.A.B Table B—Development standards, multiple family residence zones.

**Table B**  
**Development Standards**  
**Multiple Family Residence Zones**

Zone	Min. Lot Area	Min. Lot Area Per Unit	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height
LGA	40,000 sq ft	5,500 sq ft	120 ft	125 ft	20 ft	4 ft (1st story)	20 ft (2nd story)	2 stories not to exceed 25 ft
GA	40,000 sq ft	4,000 sq ft	120 ft					
R2	10,000 sq ft	3,000 sq ft	80 ft			10 ft (2nd story)	20 ft (2nd story)	
R3	10,000 sq ft	2,200 sq ft	80 ft					

### 21.A.C Table C—Permitted and conditionally permitted uses.

**Table C**  
**Permitted and Conditionally Permitted Uses**

P (Permitted), CUP (Conditional Use Permit), MCUP (Minor CUP), blank (Not Permitted)

Use	Zone							CCAP Zone		
	C1	C2	C3	CM	M1	M1A	IP	T4	T5	T5A
Adult business			CUP	CUP						
Alcohol, off-sales			CUP	CUP				CUP	CUP	
Animal care facility (hospital, veterinarian, kennel, grooming)			P	P						
Antique sales		P	P	P				P	P	
Antique store		P	P	P				P	P	
Apparel and accessories manufacturing				MCUP	P	P	P			
Apparel and accessories sales		P	P	P				P	P	
Appliance sales and services		P	P	P				P	P	
Arcade			CUP	CUP						
Art stores		P	P	P				P	P	
Artist studios		P	P	P				P	P	

## ZONING

Use	Zone							CCAP Zone		
	C1	C2	C3	CM	M1	M1A	IP	T4	T5	T5A
Assembly or treatment of articles made from the following previously prepared materials: cellophane, cork, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, rubber, and textiles				CUP	P	P	P			
Audio/video equipment sales, rental, service		P	P	P				P	P	
Bakeries, retail		P	P	P				P	P	
Barber shops		P	P	P				P	P	
Beauty shops		P	P	P				P	P	
Beauty/health spas		P	P	P				P	P	
Beer and wine, off-sales		CUP	CUP	CUP				CUP	CUP	
Bicycle sales, rental, and service		P	P	P				P	P	
Blueprinting		P	P	P	P	P			P	
Body art/body art establishment				CUP**						
Book sales		P	P	P				P	P	
Candy and confectioneries manufacturing				MCUP	P	P	P			MCUP
Candy and confectioneries sales		P	P	P				P	P	
Carpet cleaning and manufacturing					P	P				
Catering services		P	P	P				P	P	
City facilities	P	P	P	P	P	P	P	P	P	
Clubs and similar group uses		CUP	CUP	CUP						
Coin dealer		P	P	P				P	P	
Convenience stores		P	P	P				P	P	
Cosmetics manufacturing				MCUP	P	P				
Dancing			CUP	CUP						
Day care services		CUP	CUP	CUP						CUP

**GLENDORA CODE**

<b>Use</b>	<b>Zone</b>							<b>CCAP Zone</b>		
	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>CM</b>	<b>M1</b>	<b>M1A</b>	<b>IP</b>	<b>T4</b>	<b>T5</b>	<b>T5A</b>
Day care services (accessory use)	MCUP P	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP			MCUP
Dental clinics	P	P	P	P					P	P
Department stores		P	P	P					P	P
Drive-in/drive-through businesses		CUP	CUP	CUP						
Dry cleaning services		P	P	P					P <sup>2</sup>	P <sup>2</sup>
Electrical instrument manufacturing					P	P	P			
Entertainment			CUP	CUP					CUP	CUP
Equipment rental yards				CUP	CUP	CUP				
Financial services and institutions	P	P	P	P					P	P
Firearms		P	P	P						
Florists		P	P	P					P	P
Food products manufacturing				MCUP	P	P	P			
Food sales		P	P	P					P	P
Fortunetelling		P	P	P						
Furniture, furnishings, and fixture sales		P	P	P					P	P
Furniture manufacturing				MCUP	P	P	P			
Furniture repair and upholstery			P	P						P
Gift sales		P	P	P					P	P
Gold and silver dealer				P****						
Gyms			CUP	CUP					CUP	CUP
Hazardous materials		CUP	CUP	CUP	CUP	CUP	CUP			
Hazardous waste facilities					CUP	CUP				
Health clinics	P	P	P	P					P	P
Hotels			CUP	CUP						
Irrigation equipment manufacturing					P	P	P			
Janitorial services and supplies		P	P	P						
Laboratories					P	P	P			
Landscaping services (No outdoor storage)				P	P	P	P			

## ZONING

Use	Zone							CCAP Zone		
	C1	C2	C3	CM	M1	M1A	IP	T4	T5	T5A
Laundry, self-service		P	P	P						P
Libraries, public	P	P	P	P				P	P	
Liquid propane gas storage and sales					CUP	CUP				
Lodges and similar group uses		CUP	CUP	CUP						
Machine shop					P	P	P			
Magazine sales		P	P	P				P	P	
Mail service, private		P	P	P				P	P	
Markets		P	P	P				P	P	
Massage therapy in conjunction with a beauty/health spa or gym		CUP** *	CUP** *	CUP***				CUP** *	CUP** *	
Mechanical instrument manufacturing					P	P	P			
Medical clinics	P	P	P	P				P	P	
Medical instrument and products manufacturing				MCUP	P	P	P			
Motels			CUP	CUP						
Motion picture theater		CUP	CUP							
Museums, public	P	P	P	P				P	P	
Music stores		P	P	P				P	P	
Nurseries and garden supply sales with enclosed storage areas			P	P						
Office equipment manufacturing				MCUP	P	P	P			
Offices	P	P	P	P				P	P	
Outdoor displays of goods and materials that are permitted to be sold (subject to Title 5)			P	P						
Outdoor storage as an accessory use to a permitted use				MCUP	P	P	P			
Parking facilities where fees are charged	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

**GLENDORA CODE**

<b>Use</b>	<b>Zone</b>							<b>CCAP Zone</b>		
	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>CM</b>	<b>M1</b>	<b>M1A</b>	<b>IP</b>	<b>T4</b>	<b>T5</b>	<b>T5A</b>
Parks and recreational facilities, public	P	P	P	P	P	P	P		P	P
Pawn shop				CUP*** *						
Pet and pet supply sales		P	P	P					P	P
Pharmaceutical manufacturing					P	P	P			
Pharmacies		P	P	P					P	P
Photocopying		P	P	P					P	P
Photography stores		P	P	P					P	P
Photography studios		P	P	P					P	P
Plumbing, heating, ventilation, air conditioning, and electrical services (no outdoor storage)				P	P	P	P			
Pool services				MCUP	P					
Postal service, private		P	P	P					P	P
Precision machine shops				MCUP	P	P	P			
Printing			P	P	P	P	P			MCUP
Public buildings and facilities	P	P	P	P	P	P	P	P	P	P
Public utility buildings and facilities	P	P	P	P	P	P	P			
Publishing		P	P	P						
Recreation facilities, commercial		CUP	CUP	CUP						CUP
Restaurants		P	P	P					P	P
Restaurants, dining		P	P	P					P	P
With entertainment and/or sales of alcoholic beverages			CUP	CUP					CUP	CUP
With sales of beer and wine or alcoholic beverages, but without a cocktail lounge, bar, entertainment, or dancing		CUP	CUP	CUP					CUP	CUP

## ZONING

Use	Zone							CCAP Zone		
	C1	C2	C3	CM	M1	M1A	IP	T4	T5	T5A
Retail sales accessory to the manufacturing use on-site				P <sup>s</sup>	MCUP <sub>5</sub>	MCUP <sub>5</sub>	MCUP <sub>5</sub>			
Rug cleaning and manufacturing					CUP	CUP				
Schools		CUP	CUP	CUP					CUP	
Scientific instruments and equipment manufacturing				MCUP	P	P	P			
Secondhand store		P	P	P					P	P
Service stations		CUP	CUP	CUP	CUP	CUP	CUP			
Shoe repair		P	P	P					P	P
Sign manufacturing				MCUP	P	P	P			
Spas			CUP	CUP					CUP	CUP
Sporting goods sales		P	P	P					P	P
Stamp and coin sales		P	P	P					P	P
Stamp manufacturing					P	P	P			
Stationery sales		P	P	P					P	P
Storage facilities, indoor public					CUP	CUP				
Storage facilities, outdoor building materials					CUP	CUP				
Storage facilities, outdoor contractors'					CUP	CUP				
Swap meets, indoor				CUP						
Swimming pool supplies sales			P	P					P	P
Tailors		P	P	P					P	P
Wireless telecommunication on private and non-ROW property (See Section 21.03.100)					CUP	CUP				
Thrift store		P	P	P					P	P
Transportation facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Travel agencies	P	P	P	P					P	P
Vehicles, including motor and recreational										

## GLENDORA CODE

Use	Zone							CCAP Zone		
	C1	C2	C3	CM	M1	M1A	IP	T4	T5	T5A
Parts and supplies sales		P	P	P					P	P
Rentals, outdoor				CUP	CUP	CUP				
Rentals, outdoor (automobiles only)			CUP	CUP	CUP	CUP				
Rentals, outdoor (automobiles only, less than 6)		CUP	CUP	CUP	CUP	CUP				
Sales, outdoor			CUP	CUP	CUP	CUP				
Sales and rentals, indoor			P	P	P	P				
Service and repair, major					CUP	CUP				
Service and repair, minor			CUP	CUP	CUP	CUP				
Storage, outdoor					CUP	CUP				
Washing and detailing			CUP	CUP	CUP	CUP				
Video sales and rental		P	P	P				P	P	
Warehousing of materials used in the manufacture of products on the property				CUP	P	P	P			
Warehousing of products manufactured on the property				MCUP	P	P	P			
Welding					P	P				
Wholesaling				MCUP	P	P	CUP			
Window, door, screen, glass and mirror services (no outdoor storage)				P	P	P	P			
Wine/beer-tasting room								CUP	CUP	
Wood products manufacturing				CUP	P	P	P			
<b>Residential Uses</b>										
Home occupations								P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>
Mixed use (multifamily residential and commercial)	— <sup>6</sup>	— <sup>6</sup>	— <sup>6</sup>	— <sup>6</sup>				— <sup>6</sup>	CUP <sup>1, 6</sup>	CUP <sup>6</sup>
Multifamily								P <sup>3</sup>	P <sup>1, 3</sup>	P <sup>3</sup>
Single-family								P		P

## ZONING

- 1 For properties fronting on Glendora Avenue, only allowed on second and third floors. The use may be permitted in the T5 district if the entrance is at the rear of the building.
- 2 Dry cleaning pick up and delivery only, no cleaning plant.
- 3 Permitted with approval of a development plan review pursuant to Section 21.02.040.
- 4 Follow Section 21.04.010(B)(3), Home occupations.
- 5 Retail sales of beer, wine, or alcohol for on-premises or off-premises consumption accessory to the manufacturing use requires a CUP (in lieu of a MCUP where otherwise required).
- 6 Mixed-use (multifamily, residential, and commercial) in commercial zones if commercial square footage is equal or greater than existing. There shall be no net loss of commercial square footage, and no less than 50% of the total combined square footage shall be commercial or other nonresidential use.
  - \* All sales are retail unless otherwise indicated.
  - \* All uses are indoor unless otherwise indicated.
- \*\* A minimum separation distance of five hundred feet is required between each commercial manufacturing zoned parcel containing a body art use, and no more than one body art use is allowed per parcel. No body art uses are allowed on commercial manufacturing zoned parcels that abut residentially zoned parcels. No body art uses are allowed on commercial manufacturing zoned parcels that are located within fifty-nine feet of a residentially zoned parcel. No ingress or egress is allowed onto a residential street from a commercial manufacturing zoned parcel containing a body art use.
- \*\*\* Ancillary massage therapy use may not occupy more than thirty percent of the gross floor area of the primary use. Refer to Title 5 of the Glendora Municipal Code.
- \*\*\*\* See Section 21.05.010(D)(11) for development standards.

### **21.A.D Table D—Development standards, commercial and industrial zones.**

**Table D**  
**Development Standards**  
**Commercial and Industrial Zones**

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback	Minimum Side Setback	Minimum Street Side Setback	Minimum Rear Setback	Minimum Rear Setback Adjacent To Res. Zone	Maximum Lot Coverage	Minimum Gross Floor Area For Each Building	Maximum Height
C1, C2, C3, CM	10,000 sq ft	100 ft	n/a	15 feet for lots under 200 ft in depth. 20 ft for all other lots.	20 ft when adjacent to residential zone.	15 ft for lots under 200 ft in depth. 20 ft for all other lots.	10 ft*	20 ft	n/a	1,600 sq ft	2 stories not to exceed 35 ft
M1	10,000 sq ft	100 ft	100 ft	20 ft	10 ft	20 ft	10 ft	20 ft	n/a	n/a	
M1A	1 acre		200 ft	30 ft	20 ft	30 ft	20 ft	40 ft	50%		
IP	40,000 sq ft								40%		

\* Not required when adjacent to a flood control, railroad, or public utility right-of-way to the rear.

### **21.A.E Table E—Zoning actions and appropriate reviewing body.**

**Table E**  
**Zoning Actions and Appropriate Reviewing Body**

	Planning Director	Planning Commission	City Council
1	Administrative Review	Commercial Construction over 5,000	Gated Communities*

## GLENDORA CODE

	<b>Planning Director</b>	<b>Planning Commission</b>	<b>City Council</b>
		sq. ft.	
2	Cantilevered Decking	Conditional Use Permits	General Plan Amendments*
3	Lot Line Adjustments	Hillside Development with Grading	Planned Redevelopment*
4	Minor Conditional Use Permit	Civic Center Area Plan Development	Final Maps
5	Minor Modifications	Mobilehome Park Overlay	Planned Development*
6	Radio and Television Broadcasting Antennae, Private Transmitting Antennae and Satellite Receiving Antennae	Multifamily Residential Projects—More than 25 dwelling units	Specific Plans*
7	Recycling Facilities	Open Space Development	Subdivisions*
8	Multifamily Residential Projects—11-25 dwelling units	Public Facilities Located in Residential Zones	Zoning Amendments*
9		Wireless Telecommunications Facilities	Zone Changes*
10		Relocated Structures	Development Incentives*
11		Construction Within HPOZ and/or Historic Landmark Property	
12		Temporary Structures	
13		Tennis Courts	
14		Variances	

\* For these applications, the planning commission makes a recommendation to city council.

(Ord. 2081, 1/9/2024; Ord. 2071 § 4, 2022; Ord. 2053 § 4, 2020; Ord. 2050 § 5, 2020; Ord. 2019 § 4, 2017; Ord. 2017 § 2, 2017; Ord. 2015 § 2, 2017; Ord. 2007 § 2, 2016; Ord. 1984 §§ 8, 9, 2014; Ord. 1969 § 2, 2013; Ord. 1962 § 4, 2012; Ord. 1958 § 5, 2012; Ord. 1937 § 2, 2010; Ord. 1933 § 4, 2010; Ord. 1924 §§ 13, 14, 2009; Ord. 1916 § 2, 2009; Ord. 1868 § 2, 2007; Ord. 1836 § 27, 2006; Ord. 2085, 5/28/2024)