21.10.330 Allowable land uses and permit requirements.

Table 6-1 identifies the allowable land uses for each zoning subdistrict that is exclusive to the Route 66 Corridor specific plan: BG (Barranca gateway) subdistrict, GMU (Grand Avenue gate or gateway mixed use) subdistrict, TCMU (town center mixed use) subdistrict, RSC (Route 66 service commercial) subdistrict, CRR (Route 66 residential) subdistrict, LHG (Lone Hill gateway) subdistrict, TCO (technology, commerce, office) subdistrict. To determine the allowed land uses and development standards in the zones that are not exclusive to the Route 66 Corridor, refer to the applicable chapters of this Glendora Zoning Code.

A. Allowed Uses.

- 1. Allowed Land Uses. Table 6-1 identify the uses of land permitted by this specific plan, and the land use permit required to establish each use.
- 2. Prohibited Land Uses. Any table cell indicated a "-" symbol indicates that the listed land use is prohibited in that specific zone.
- 3. Applicable Sections. Where the last column in the 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 specific plan or applicable section of the Glendora Municipal Code may also apply.

TABLE 6-1 ALLOWABLE USES AND PERMIT REQUIREMENTS

ROUTE 66 SPECIFIC PLAN SUBDISTRICTS

Key to Table

ACUP	Administrative Use Permit (See Section 21.10.410)
MCUP	Minor Conditional Use Permit (See Section 21.10.410)
P	Permitted Use
CUP	Conditional Use Permit (See Section 21.10.410)
""	Use not allowed

		Permit Requirement by District						
Land Use	BG	GMU	TCMU	CRR	RSC	LHG	TCO	Notes:
Miscellaneous								
Alternative Fuels and	P	P	P	P	P	P	P	
Recharging Facilities								
Broadcast and Recording	_	P	_	_	P	P	P	
Studios								

	- 4				ement by Dis			T ==
Land Use	BG	GMU	TCMU	CRR	RSC	LHG	TCO	Notes:
Light Rail Passenger Terminals		_	ACUP	_	_	_	_	
Motor Vehicle Storage Facilities	_	_	MCUP ⁽³⁾	_	_	_	_	
Public Utility Service Yards	_	_	_	_	MCUP	_	_	See Section 21.10.410
Public Utility Structures and Service Facilities	_	_	_	_	MCUP	_	_	See Section 21.10.410
Public Works Maintenance Facilities and Storage Yards	_	_	_	_	MCUP	_	_	21.10.110
Satellite Dishes/Antenna (less than 3 feet/2 meters in diameter)	P	P	P	P	Р	P	P	
Community/Cultural Centers	_	_	P	_	MCUP	_	_	
Commercial Day Care Centers	ACUP	ACUP	ACUP		ACUP	ACUP	ACUP	
Membership Organization Facilities— Lodges and Clubs	MCUP	MCUP	MCUP	_	_	_	_	See Section 21.10.410
Schools-K-12, Private	CUP	CUP	CUP	_	_	CUP	_	
Schools, Specialized Education and Training—less than 50 students	P	P	P		P	P	P	See Section 21.10.410
Schools, Specialized Education and Training—more than 50 students	MCUP	MCUP	MCUP		MCUP	MCUP	MCUP	See Section 21.10.410
Studios-Art, Dance, Music Photography, etc.	P	P	P	_	P	P	P	See Section 21.10.410
Universities/Colleges, Private	CUP	CUP	CUP	_	CUP	CUP	CUP	21.10.110
Entertainment, Recreation, Public Assembly								
Adult-Oriented	Refe	r to Adult B	Business Ordin	ance			•	
Dancing and/or Entertainment	CUP	CUP	CUP		CUP	CUP	_	Only as accessory to restaurant use
Health/Fitness Centers	MCUP	MCUP	MCUP	_	MCUP	MCUP	MCUP	Permitted in TCO subdistrict if ancillary to primary use.
Indoor Amusement/ Entertainment/Recreation Centers/Arcades	CUP	CUP	CUP ⁽³⁾	_	_	_		See Section 21.10.410
Places of Worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	See Section 21.10.410
Theaters, Auditoriums, and Meeting Halls	MCUP	MCUP	MCUP	MCUP	_	MCUP	MCUP	See Section 21.10.410
Manufacturing and Processing								

		,			ement by Dis			
Land Use	BG	GMU	TCMU	CRR	RSC	LHG	TCO	Notes:
Chemical Products		_	_	_	_		_	
Clothing Products	_	_	P ⁽³⁾	_	P	_	P	See Section 21.10.410
Cosmetics	_	_	P ⁽³⁾	_	Р	_	_	See Section 21.10.410
Electronics and Equipment Manufacturing	_	_	ACUP ⁽³⁾	_	Р	_	_	See Section 21.10.410
Foam/Plastics Fabrication	_	_	_	_	P	_	P	See Section 21.10.410
Food and Beverage Product Manufacturing	_	_	P ⁽³⁾	_	P	_	P	See Section 21.10.410
Furniture/Cabinet Shops	_	_	P ⁽³⁾	_	P	_	_	See Section 21.10.410
Glass Products	_	_	P	_	P	_	P	See Section 21.10.410
Handicraft Industries, Small Scale Assembly (pre-manufactured)	_	_	P ⁽³⁾	_	Р	_	P	
Hazardous Material Storage	CUP	CUP	CUP	_	CUP	CUP		
Laboratories	P	P	P	_	P		P	
Metal Products Fabrication	_	_	P ⁽³⁾	_	P	_	P	See Section 21.10.410
Paper Products	_	_	P ⁽³⁾	_	P	_	P	See Section 21.10.410
Pharmaceutical Manufacturing	_	_	P ⁽³⁾	_	P	_	P	See Section 21.10.410
Plastics and Rubber Products	_	_	P ⁽³⁾	_	P	_	P	See Section 21.10.410
Printing and Publishing	_		ACUP ⁽³⁾	_	P		P	See Section 21.10.410
Recycling Facilities— Small Collection Facility	Р	Р	Р	_	Р	Р	_	Accessory to grocery stores over 5,000 sq. ft.
Recycling Facilities— Reverse Vending Machines	Р	P	Р	_	Р	Р		Accessory to grocery stores over 5,000 sq. ft.
Research and Development	_	_	_	_	P	_	P	
Structural Clay and Pottery Products	_		P ⁽³⁾	_	P	_	_	See Section 21.10.410
Textile Products	_	_	P ⁽³⁾	_	Р	_	_	See Section 21.10.410
Warehousing, Wholesaling, and Distribution Facility, Incidental (less than 50% of floor area)	_	_	P ⁽³⁾	_	P	_	P	See Section 21.10.410
Motor Vehicle and Related Retail Trade and Services								
Car Wash, Full & Self Service			P ^{(1) (3)}		CUP ⁽¹⁾			

·		~			ement by Dis			1
Land Use	BG	GMU	TCMU	CRR	RSC	LHG	TCO	Notes:
Marine Sales, Indoor	P	P	P	_	P	P	_	See Section 21.10.410
Motor Vehicle Leasing, No On site Storage	P	P	P	_	P	P	_	
Motor Vehicle Leasing,		_	_		MCUP ⁽¹⁾⁽²⁾	MCUP ⁽¹⁾⁽²⁾		See Section
On site Vehicle Storage								21.10.410
(less than 10 vehicles)								
Motor Vehicle Parts and	P	P	P	_	P	P	_	See Section
Supplies Sales								21.10.410
Automated Car Washing	MCUP ⁽¹⁾	MCUP ⁽¹⁾	MCUP ⁽¹⁾⁽³⁾		MCUP ⁽³⁾	MCUP ⁽³⁾	1	See Section 21.10.410. Accessory to service station use.
Motor Vehicle Repair and Maintenance, MAJOR, and only when conducted in an enclosed structure.			CUP ^{(1) (3)}	_		_	_	See Section 21.10.410
Motor Vehicle Repair and Maintenance, MINOR, and only when conducted in an enclosed structure.	MCUP ⁽¹⁾	MCUP ⁽¹⁾	MCUP ⁽¹⁾	_	MCUP ⁽³⁾	MCUP ⁽³⁾	_	
Motor Vehicle Sales (New and/or Used), With	CUP ⁽¹⁾	CUP ⁽¹⁾	CUP ^{(1) (3)}		CUP ⁽¹⁾	_	_	
Service Facilities								
Motor Vehicle Sales (New and/or Used), Without Service Facilities, Storage or Outdoor Display	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾		_	P ⁽¹⁾	_	
Motor Vehicle Window Tinting	ACUP ⁽¹⁾	ACUP ⁽¹⁾	ACUP ^{(1) (3)}	_	ACUP ⁽¹⁾	_	_	See Section 21.10.410
Service Stations	CUP ⁽¹⁾	CUP ⁽¹⁾	CUP ⁽¹⁾		CUP ⁽¹⁾	CUP ⁽¹⁾	_	
Public								
Community/	P	P	Р	ACUP	P	Р	P	
Government Enterprises	P	P	P	ACUP	P	P	P	
(local, State, or Federal) Libraries/Museums, Public	P	P	P	ACUP	P	P	P	
Parking Lots/Structures, Public	P	P	P	ACUP	P	P	P	
Parks, Public	P	P	P	ACUP	P	P	P	
Service Uses/Structures, Public	P	P	P	ACUP	P	P	P	
Retail Trade								
Accessory Retail Uses	P	P	Р	P ⁽²⁾	P	P	P	Accessory retail must be incidental to a primary
			-	7(2)	_	_		use
Art, Antiques, Collectibles, and Gifts	P	P	P	P ⁽²⁾	P	P	_	
Bakeries, Retail	P	P	P	$P^{(2)}$	P	P	_	

					ement by Dis			
Land Use	BG	GMU	TCMU	CRR	RSC	LHG	TCO	Notes:
Book Stores	P	P	P	P ⁽²⁾	P	P	_	
Building Material Stores/Yards		_	_	_	P	_	_	
Candy Stores	P	P	P	P ⁽²⁾	P	P	_	
Catering Businesses,	P	P	P	P ⁽²⁾	P	P		
ONLY When Ancillary	1	_	-	1	-	-		
to a Restaurant								
Convenience	ACUP	_	ACUP	ACUP ⁽²⁾		_	_	See Section
Markets/Stores (under	11001		11001	11001				21.10.410
5,000 square feet)								21.10.410
Furniture, Furnishings	P	P	P	P ⁽²⁾	P	Р	<u> </u>	
and Equipment Stores	1	1	1	1		1		
Garden Centers/Plant	P	P	P	ACUP ⁽²⁾	P	P		See Section
Nurseries	1	1	1	ACOI	1	1		21.10.410
	P	P	P			P		21.10.410
Grocery Stores, 5,000 sq.	Р	P	P		_	P	_	
ft. and greater	CUP	CUP	CUP	1	CUP	CUP		
Liquor Sales (On-site	COP	COP	COP		COP	COP	_	
Consumption Only)—								
Restaurant	CLID	CLID	CLID			CLID		0.1
Liquor Sales (Off-site	CUP	CUP	CUP	_		CUP	_	Only
Consumption Only)								permitted
								for uses
								greater
								than 5,000
								square feet
								that are
								component
								to grocery
								store use.
Liquor Sales (Off-site	CUP	CUP	CUP	_	_	CUP	_	
Consumption Only)—								
Beer and Wine Only				(2)				
Meat Markets or	P	P	P	P ⁽²⁾	P	P	_	
Delicatessens				(2)				
Music Stores	P	P	P	P ⁽²⁾	P	P	_	
Outdoor Retail Sales	Refer to	Title 5 of the	ne Glendora N	Aunicipal				
			Code					
Pet Stores	ACUP	ACUP	ACUP ⁽³⁾	ACUP ⁽²⁾	ACUP	ACUP		
Pharmacies/Drug Stores	P	P	P	P ⁽²⁾	P	P	_	
Pharmacies/Drug Stores,	MCUP	MCUP	MCUP	MCUP ⁽²⁾	MCUP	MCUP		
With Drive-thru Service								
Restaurants, Fast Food,	MCUP	MCUP	MCUP	_	MCUP	MCUP	_	
With Drive-thru Service								
Restaurants, Fast Food,	P	P	P	_	P	P	_	
Without Drive-thru								
Service								
Restaurants or Cafés	P	P	P	_	P	P	_	
(excluding Fast Food or								
Drive-ins)								
Retail Stores, General	P	P	P	_	P	P	_	
Merchandise								
Shopping Centers (five	P	P	P	<u> </u>	P	P	<u> </u>	
or more tenants on	1	1	1		-	1		
contiguous parcel)]							
Temporary	Refer to	Title 5 of th	ne Glendora N	Aunicinal		I	1	I
Uses/Activities	ixerer to		le Giendora N Code	ramcipai				
Big Box Retail Stores	_	Р		_	_	P		
(greater than 30,000	-	r	_	-	_	r		
square feet)]			1				
square reer)	l							

					rement by Dist			
Land Use	BG	GMU	TCMU	CRR	RSC	LHG	TCO	Notes:
Services								
Automated Teller Machines (ATM's)	P	P	P	_	P	Р	P ⁽⁵⁾	Only in conjunction with operation of a bank or financial institution.
Banks and Financial Services	P	P	P	P ⁽²⁾	P	P	P	
Business Support Services, Secretarial and Administrative	P	P	P	P ⁽²⁾	Р	P	P	
Check Cashing	P	P	P	$P^{(2)}$	P	P	_	
Contractor's Equipment Yards	_	_	_	_	CUP	_	_	See Section 21.10.410
Convalescent/Rest Homes	_	_	CUP	CUP		_		
Equipment Rental Establishments	_	_	_	_	CUP	_	_	See Section 21.10.410
Hotels/Motels	P	P	P	_	CUP	_	_	
Laundromats, Self- Service and Dry	P	P	P	_	P	P	_	
Cleaning, Drop-off only								
Massage Therapy	Refer to	C	ne Glendora M Code	Iunicipal				
Medical Services, Clinics	P	P	P	_	P	P	P	
Medical Services, Laboratories	P	P	P	_	P	_	P	
Offices, Professional	P	P	P	$P^{(2)}$	P	P	P	
Outdoor Active Activities (e.g., Walk-up Windows)	P	P	P	$\mathbf{P}^{(2)}$	P	P	_	
Personal Services, General	P	P	Р	P ⁽²⁾	P	P	P	
Photo- Copy/Printing/Desktop Facilities	P	P	Р	$\mathbf{P}^{(2)}$	Р	P	_	
Printing/Photo Developing/Printing Shops	P	P	P	P ⁽²⁾	Р	P	_	
Photography Studio/Supply Shop	P	P	P	P ⁽²⁾	P	P	_	
Propane/Liquid Fuel (Storage and Sales)	_	_	_	_	MCUP	_	_	See Section 21.10.410
Repair and Maintenance, Consumer Products	P	P	P	P ⁽²⁾	P	P	_	
Storage (Mini, Personal, and Self-Storage) Facilities	_	_	CUP ⁽³⁾	_	CUP	_	_	
Tanning Studios/Salons	P	P	P	$P^{(2)}$	P	P	P	
Travel Agencies	P	P	P	$P^{(2)}$	P	P	P	
Veterinarian Clinics and Animal Hospitals	Р	P	Р	_	Р	Р	_	
Residential Accessory Uses and Structures	P	P	P	P	_	_	_	

			Per	mit Requir	ement by Dis	trict		
Land Use	BG	GMU	TCMU	CRR	RSC	LHG	TCO	Notes:
Multiple-Family Residential	P	P	P ⁽⁴⁾	P	_	_	_	Only in conjunction with mixed use. Allowed by right in CRR subdistrict
Assisted Living Facilities	_	_	CUP ⁽⁴⁾	CUP	_	_	_	More than 6 residents
Condominiums/ Townhomes	Р	P	P ⁽⁴⁾	P	_	_	_	Only in conjunction with mixed use. Allowed by right in CRR subdistrict
Live/Work Facilities	P	P	P ⁽⁴⁾	P	_	_	_	
Mixed-Use Developments (Residential over Retail/Office)	Р	Р	P ⁽⁴⁾	Р	_	_	_	
Mixed-Use Developments (Use distributed horizontal on a site)	Р	Р	P ⁽⁴⁾	Р		_	_	
Residential Care Homes		_	CUP ⁽⁴⁾	CUP	_	_	_	More than 6 residents

TABLE 6-1a ALLOWABLE USES AND PERMIT REQUIREMENTS FOR GRAND/ROUTE 66 GATEWAY, AMENDMENT NO. 1

Apparel
Appliance store
Art gallery
Bakery
Bank or financial institution without drive-through, in conjunction with other permitted uses
Bookstore
Condominiums/town homes (as second and third stories over retail/office)
Copy store
Dancing and live entertainment in conjunction with restaurant. CUP required.
Department store
Electronic appliances
Florist
Furniture
Gifts
Jewelry

Live/work facilities (as second and third stories over retail/office)

Office supplies

On sale alcoholic beverage sales (consumption only in conjunction with restaurant). CUP required.

Professional offices

Restaurant (sit down, family-style including outdoor dining)

Specialty foods such as delicatessen, coffee and tea shop, ice cream, candy, soda fountain.

Fast food restaurants are not permitted.

Stationary store

Wine shop

Notes:

- (1) Within the applicable subdistrict, Motor Vehicle and Related Retail Trade and Services uses indicated shall be restricted from locating on corner locations with frontage along Route 66.
- (2) Within the CRR subdistrict, use shall be permitted only on corner locations with frontage along Route 66.
- (3) Applies only to uses for parcels providing street frontage along Vermont Street south of Ada Avenue and north of Route 66. Use is not permitted on parcels that do not have street frontage along Vermont Street south of Ada Avenue and north of Route 66.
- (4) Uses in the TCMU subdistrict on parcels with street frontage along Vermont Street south of Ada Avenue and north of Route 66 are subject to the findings requirements of Section 21.10.360(C)(3).
- (5) Drive-through lanes are permitted with approval of a conditional use permit.

(Ord. 1860 § 2, 2007; Ord. 1847 § 2, 2006; Ord. 1824 § 1, 2005; Ord. 1817 § 1 (Exh. A (part)), 2005; Ord. 1791 § 1 (Exh. A (part)), 2003)