

CHAPTER 30.15 – SPECIAL PURPOSE DISTRICTS

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30.15.010 – Purpose

A. CE (Commercial, Equestrian Services) Zone.

The CE zone is designed to encourage and support the development of equestrian related activities and other related uses required or desired by the inhabitants of the community. In order to properly accommodate these certain quasi-rural activities as located in an urbanized area, performance standards are imposed to promote compatibility with surrounding land uses and to protect the public health, safety and general welfare.

B. CEM (Cemetery) Zone.

The CEM zone is intended as a zone to address the unique requirements of cemetery uses in a manner conducive to the public health, safety and general welfare and in accordance with the comprehensive general plan of the city.

C. SR (Special Recreation) Zone.

The SR Zone is intended as a Zone for public and private open space and recreational uses and is intended to provide and protect open space, natural physical features and scenic resources in accordance with the comprehensive general plan of the city. Individual review of all uses and development is provided due to the unique and special characteristics of the variety of recreational uses possible in order to foster compatibility between uses and to protect the public health, safety and general welfare of the community.

30.15.020 – Special Purpose District Land Uses and Permit Requirements

- A. Permitted Primary Uses and Structures.** No building, structure or land shall be used and no building, structure or use in the special purpose zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.15 – A.
- B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.15 – A may be permitted in the special purpose zoning districts subject to approval of a conditional use permit (Section 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.15 – A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.
- D. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.15 – A.
- E. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.15-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this Code.
- F. Standards for Specific Uses.** Where the last column in the following 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 Zoning Code may apply as well.
- G. Uses not Listed.** In the CE and CEM zones only, land uses that are not listed on Table 30.15 – A, or are not shown in a particular zoning district are not allowed, except where other uses which the Director of Community Development determines to be similar in nature, function and operation to listed permitted primary uses within these zones.

**Table 30.15 – A
SPECIAL PURPOSE DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE				See Standards in Section
	CE	CEM	SR		
Accessory Uses and Structures					
Accessory Use	P	P	P		
Antennas (pole type) and flagpoles	P	P	P		
Auditoriums		P			
Caretaker’s residences.	P	P	P		
Carts			P		30.34.040
Dish antennas	P		P		30.32.050
Manufacturing of containers for caskets, remains and flowers		P			
Museums		P			
Nurseries and garden supplies		P			
Signs	P	P	P		30.33
Solar energy equipment	P	P	P		30.30.050

Agriculture, Open Space, and Resources

Apiaries			P		
Open space/conservation areas			P		

Education, Public Assembly, Recreation – General

Amphitheaters			P		
Auditoriums			P		
Places of worship existing as of September 26, 2006			P		
Recreational camps			P		
Riding academies or stables			P(3)		
Stables, including boarding of horses, sale or exchange of horses and horse rentals.	P				
Swimming pools			P		

Education, Public Assembly, Recreation – within a Public Park

Amphitheaters			P		
Aquariums			P		
Arboretums and botanical gardens			P		
Auditoriums			P		
Aviaries			P		
Bandstands			P		
Community center			P		
Community gardens			P		30.34.045
Convention centers			P		

Key to Permit Requirements

	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Not to be located nearer than ½ mile to the R1, R1R, ROS, R-3050, R-2250, R16-50 and R-1250 zones on which there is no H overlay zone.

SPECIAL PURPOSE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE			
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Education, Public Assembly, Recreation within a Public Park cont.	CE	CEM	SR	See Standards in Section
Day Care			C	
Golf courses, country clubs, driving ranges and related facilities			P	
Gymnasiums			P	
Libraries			P	
Local fairs			P	
Museums			P	
Observatories			P	
Parks and playgrounds, public			P	
Public dances			P	
Recreational camps			P	
Riding academies or stables			P	
Swimming pools			P	

Retail Uses

Alcoholic beverage sales, serving, or consumption within any use permitted or conditionally permitted in the SR zone			C	
Christmas tree sales lots, when maintained between November 1 st and January 9 th	T			5.44
Pumpkin sales lots, when maintained between October 15 th and November 1 st	T			5.44
Western retail and supply stores	P			

Service Uses

Cemeteries		P		
Contractors office and/or storage.	T		T	
Kennel and animal boarding	P		C	
Sanitary landfills and related recovery of materials			C	

Transportation and Communications Uses

Utility and transmission facilities	C	C	C	
Wireless telecommunication facilities.	W	W	W	Chapter 30.48

Key to Permit Requirements

	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Wireless Telecommunications Facilities Permit Required	W	30.48
Use not allowed		

- Notes: (1) See 30.03.010 regarding uses not listed
 (2) See 30.70 for definitions of the land uses

30.15.030 – Special Purpose District General Development Standards

**Table 30.15 – B
SPECIAL PURPOSE DISTRICT GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	CE	CEM	SR
Minimum Site Size	N/A	20 acres minimum	N/A
Minimum Setbacks Required (2)	See Section 30.30.050 for setback exceptions		N/A
Street Front	25 feet	N/A	N/A
Street Side	5 feet	N/A	N/A
Interior	None	N/A	N/A
Maximum Height Limit (1) (2)	35 feet	N/A	N/A
Landscaping (2)	As required by Chapter 30.31 (Landscaping)		N/A
Rooftop equipment	See Chapter 30.30.020 (Site Planning)	N/A	N/A
Lighting	See Chapter 30.30.040 (Site Planning)	N/A	N/A
Trash Collection Areas	See Chapter 30.30.030 (Site Planning)	N/A	N/A
Parking and Loading	As required by Section 30.32 (Parking and Loading)	N/A	N/A
Design Review	As required by Chapter 30.47 (Design Review)		As required by Section 30.15.040 (F) Development Plan review

- (1) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48.
- (2) For setback, height, and landscaping requirements related to solar energy equipment, see Section 30.30.050.

30.15.040 – Additional Special Purpose District General Development Standards

A. Limitations and Exceptions to Permitted Uses and Structures in the CE Zone.

1. Notwithstanding any other provisions of this Chapter, the following limitation shall apply to the conduct of any use permitted in the CE zone. All uses except the riding, exercising, grooming or training of horses, parking, Christmas tree lots, pumpkin sales lots, provision and storage of shopping carts and vending machines, subject to very specific standards contained within this Chapter, shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation. There shall be no outside storage of tools, equipment, supplies or materials.
2. Shopping cart storage shall be located adjacent to the entry of a building and shall be screened with a minimum three (3) foot, six (6) inch high solid wall/fence or combination of fence and landscaping to obscure the visibility of shopping carts from the adjacent public rights-of-way. Where the Director of Community Development, in his/her discretion, determines that screening interferes with the cart removal/retrieval "opening" given the unique location of the building (e.g., corner structure where cart storage may be visible from two (2) or more intersecting public rights-of-way), the Director of Community Development shall exempt the "opening" from the screening requirement and shall determine the orientation, location, size and configuration of the unscreened "opening." Shopping cart storage shall not intrude into any required pedestrian passageway or public right-of-way. See 30.15.040.A.4 regarding shopping cart containment and control.
3. One (1) outdoor vending machine shall be permitted for each three thousand (3,000) square feet of site area up to a maximum of eight (8) such vending machines per site. Vending machines shall be attached to or located immediately adjacent to a building. Outdoor vending machines shall be accessible and shall not encroach into any required pedestrian access or walkway. For the purpose of this section, vending machines shall not include coin operated amusement devices, rides, scales or similar devices. All signs on an outdoor vending machine shall be regulated by Chapter 30.33 of this Title.
4. All shopping carts shall be contained or controlled within the boundaries of store premises, in accordance with the standards set forth in Section 30.12.040.A.1.g.

B. Performance Standards for the CE Zone.

1. **Purpose.** In accordance with the goals and precepts of the comprehensive general plan of the City, environmental performance standards are hereby established to protect the community from hazards, nuisances and other negative factors; to ensure that land uses are not operated in such a manner as to cause a detrimental effect on adjacent land uses or the community environment; and to preserve and enhance the lifestyle of Glendale residents through the protection of the public health, safety and general welfare. The following guidelines shall be evaluated on the basis of whether or not the activity is obnoxious to a person of normal sensitivity.
2. **General provisions.** No land, building or structure in the CE zone shall be used or occupied in a manner so as to create or maintain any dangerous, injurious, noxious or otherwise objectionable condition caused by dust or other form of air pollution; noise; liquid or solid refuse or wastes; or any other substance, condition or element used in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises.

- a. **Dust.** Windborne dusts and debris across lot lines shall be prevented by planting, wetting, compacting, paving or other suitable treatment of land surface; storing, treating or enclosing materials; controlling sources of dust and debris by cleaning; or such other measures as may be required.
- b. **Odors.** No odorous material shall be permitted so as to be obnoxious to persons of normal sensitivity as readily detectable from off-site.

C. General Provisions in the CEM Zone.

No person shall bury or inter, or cause to be buried or interred in the city, the body or remains of any human being except in the CEM cemetery zone.

D. Landscaping and Screening in the CEM Zone. In the CEM zone, cemeteries shall be fenced or enclosed with walls or other appropriate fences a minimum of five and one-half (5 1/2) feet in height. When the property line of a cemetery is adjacent to residentially zoned property, it shall be of masonry or masonry facing. Cemetery boundaries not adjacent to a residentially zoned property may be fenced with appropriate landscaping and shrubbery to provide a sight-obscuring boundary. The principal entryways to cemeteries shall be clearly defined by architecturally treated entry gates and gate structures. Any space between a public street and a solid wall or fence shall be landscaped and permanently maintained. Such area shall not be used for interment.

E. Regulations in Major Ridgeline Areas, Secondary Ridgeline Areas, and Blue-Line Stream Areas.

All subdivisions, development, building, construction, and grading in the SR Zone shall be regulated by Sections 16.04.030, 16.04.003, and 16.04.037 of this Code as related to major ridgeline areas, secondary ridgeline areas, and blue-line stream areas. Any exception to the standards contained in these sections shall only be made by the Planning Commission/City Council at a public hearing.

F. Development Plan Review.

The following regulations shall apply to areas within the SR Special Recreation Zone.

1. The plans for any site development or for any building, construction, expansion, alteration, or for the increase or decrease of any existing area, or area to be acquired and developed for any permitted private or accessory use shall be submitted to the Planning Commission for review. Notwithstanding the above, the Director of Community Development shall have the authority to review and approve minor alterations to project sites when, in his or her opinion, there are minimum impacts to surrounding uses and properties. Applications which involve wireless telecommunications facilities shall comply and be designed in accordance with the standards specified in Chapter 30.48 of this Code. The Director of Community Development shall set a public hearing before the Planning Commission. The Director of Community Development or City Clerk shall give notice of the public hearing to be held by the Planning Commission. The notice of the public hearing shall contain the date, time and place of the hearing and a general description of the proposed development and shall follow the requirements of Chapter 30.61 – Hearings and Public Notice.
2. Development plans shall be reviewed as to their conformance with the comprehensive general plan, public access and circulation, effect of the design and construction of buildings, facilities,

auxiliary uses and general plan of development upon the existing or planned uses and development of the surrounding private or public property, and the recreational objectives and services being offered to the public. For applications involving wireless telecommunications facilities, the Planning Commission shall also consider specific physical or technical factors which make infeasible the use of or co-location upon a preexisting antenna support structure or preexisting building or structure.

3. Development plans shall be approved, approved subject to conditions or denied by the Planning Commission. Conditions of approval may include, but shall not be limited to the following areas: setbacks, height, landscaping, access and circulation, parking, architectural design, site design, layout and configuration, hours of operation, security, buffering and screening techniques. The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions of Chapter 2.88 of this Code relating to the uniform appeal procedure.
4. For the duration of approved development plans for projects in the SR Special Recreation Zone, see Chapter 30.41.
5. The Director of Community Development shall have the authority to modify approved landscape plans when modifications are consistent with California-friendly plantings or California-friendly landscaping as defined in Section 13.36.040 of this Code.

30.15.050 – Special Purpose District Setback Requirements and Exceptions

A. Street Front Setback.

1. In the CE zone, no person shall construct, locate or maintain within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or structure except:
 - a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces or loading spaces located behind a setback area;
 - b. Eaves and awnings may project into a required setback area for a distance not to exceed thirty (30) inches;
 - c. Flagpoles limited to one (1) per site;
 - d. Footings and public utility vaults if fully subterranean;
 - e. Landscape accent lighting not to exceed eighteen (18) inches in height;
 - f. Necessary railings adjacent to stairways;
 - g. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;

- h. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building.
2. No person shall store material or equipment within the space between a street and setback line established by ordinance or this chapter except temporarily during construction on the same premises.

B. Street Side Setback.

1. In the CE zone, no person shall construct within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or structure except:
- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces or loading spaces located behind a setback area;
 - b. Eaves and awnings may project into a required setback area for a distance not to exceed thirty (30) inches;
 - c. Flagpoles limited to one (1) per site, not to exceed the height limit for buildings for this zone.
 - d. Footings and public utility vaults if fully subterranean.
 - e. Landscape accent lighting not to exceed eighteen (18) inches in height;
 - f. Necessary railings adjacent to stairways;
 - g. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;
 - h. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building.
2. No person shall store material or equipment within the space between a street and setback line established by ordinance or this chapter except temporarily during construction on the same premises.