

ZONING

21 Attachment 3c

Appendix 21.A

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

**Table C  
Permitted and Conditionally Permitted Uses**

(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)

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

GLENDORA CODE

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

## ZONING

Use	Zone							CCAP Zone		
	C1	C2	C3	CM	M1	M1A	IP	T4	T5	T5A
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			

GLENDORA CODE

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

## ZONING

Use	Zone							CCAP Zone		
	C1	C2	C3	CM	M1	M1A	IP	T4	T5	T5A
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

GLENDORA CODE

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>5</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										

## ZONING

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

## GLENDORA CODE

- 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)(2), 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 500 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 59 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 30% 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.