

PROPOSED GLENDALE CENTERLINE OVERLAY DISTRICT
December 2009

Section 6.800 GCOD – Glendale Centerline Overlay District

6.801 Purpose.

The intent of the Glendale Centerline Overlay District (GCOD) is to facilitate private business investment, job creation and the development of shopping and recreational opportunities in the Centerline area. This overlay district will facilitate a development review process that supports economic development initiatives in the GCOD; create flexible development standards to support development or redevelopment of small and irregular parcels of land; recognizes that distinct districts may be identified in the Glendale Centerline project and provides the flexibility in the GCOD to implement unique development standards in each district; allow certain land uses to support investment and opportunity; and, prohibits certain land uses which may otherwise inhibit investment and improvement of individual properties.

Because it is the intent of the GCOD to provide an alternative set of land uses and development standards in addition to the land uses and development standards within the existing zoning districts, the GCOD land uses and development standards shall serve only as an alternative to the existing land uses and development standards and shall not be combined with any land uses or development standards in the existing zoning district.

Thus, development of property in the GCOD overlay district can choose to meet all conditions of the property's existing zoning, or meet all conditions of the property's GCOD overlay. Should development of property occur under the GCOD overlay any and all requirement of the underlying zoning district are superseded in the approval of development according to the GCOD. No combination of existing zoning and GCOD land uses and/or development standards shall be permitted.

The GCOD is intended to be applied only in the Centerline area, and as such is not appropriate to be approved outside of an area bounded by Myrtle Avenue on the north, 43rd Avenue on the East, Ocotillo Avenue on the south, and 67th Avenue on the west.

6.802 Distinct Districts within the Glendale Centerline Overlay District.

Within the Glendale Centerline Overlay District area are four character districts, each with their own unique development standards:

- A. Entrada District (43rd to 51st Avenues)
- B. Sugar Beet District (51st to 55th Avenues)
- C. Historic Downtown (55th to 59th Avenues)
- D. Mercado District (59th to 67th Avenues)

6.803 Permitted Uses.

Key: P = Permitted, S = Subject to Conditions, U = Conditional Use Permit, A = Accessory Use, X = Prohibited

Land Use	Distinct Districts within the Glendale Centerline Overlay Districts			
	43 rd – 51 st	51 st – 55 th	55 th – 59 th	59 th – 67 th
RESIDENTIAL AND LODGING				
Bed and Breakfast Establishments	X	P	P	P
Residential Care Facilities (includes congregate care, nursing homes and assisted living facilities by geographic area)	P	P	X	P
Hotels and Motels, including conference and convention facilities	P	P	P	P
Residential above the first floor in conjunction with non-residential uses on the ground floor	P	P	P	P
Residential on the ground floor	P	P	P	P
Guest homes on single family lots	P	P	P	P
GENERAL RETAIL				
New merchandise sold in department stores, drugstores, pharmacies, and retail establishments selling toys, flowers, gifts, stationary, jewelry, leather, apparel, shoes (including repair), china, glassware, pottery, crafts, cigars, yard goods, hardware/paint/glass/tools/home improvement, pets, hobbies, art supplies, video sales and rental, music (including incidental recording, instruction, and instrument repair), books/magazines/newspapers, sporting goods, bicycles, medical equipment sales/rentals and health supplies, cameras, electronics, office and business supplies and equipment repair, household appliance sales and service, and other similar retail goods and services.	P	P	P	P
Previously owned merchandise and goods including antiques, collectibles, coins and stamps, excluding pawn shops, second hand and consignment stores and thrift stores.	P	P	P	P
Automotive – retail sales of previously owned automobiles, including boats, motorcycles, and recreational vehicle dealerships	X	X	X	X
Automotive – retail sales of new automobiles, including boats, motorcycles, and recreational vehicle dealerships	X	X	X	X
Automotive – minor repair. All repairs shall be within a fully enclosed permanent building.	S	S	X	S
Automotive supply stores, without incidental installation of parts	P	P	X	P
Prohibited uses include Adult Businesses	X	X	X	X
EATING AND DRINKING ESTABLISHMENTS				
All types of eating establishments providing meal service from an on-site operating commercial-grade kitchen, and/or dessert service	P	P	P	P

from an on-site commercial-grade freezer/refrigerator facility with or without incidental sales of alcohol including micro-breweries, outdoor dining, but with no drive-thru including incidental reception room space and off-site catering with no live amplified entertainment or dancing.				
Wine and beer tasting establishments on with retail sales involving related merchandise that includes a significant portion of the sales area.	P	P	P	P
Eating establishments (as defined above) with amplified live entertainment and/or dancing. Drinking establishments, bars and nightclubs serving alcohol with or without live entertainment and/or dancing. A Conditional Use Permit shall be required for the use within 300 feet of residentially zoned property or a single family residence.	P	P	P	P
Hookah lounges	P	P	P	P
FOOD AND LIQUOR SALES				
Specialty foods, including imported and/or unique food products, produce, candy, baked goods, meat, etc., specialty liquor sales involving off-sale unique brands of beer, wine, and distilled spirits (establishments exceeding 10,000 square feet of sales area require a Conditional Use Permit).	P	P	P	P
General grocery stores with or without alcohol sales (establishments exceeding 10,000 square feet of sales area require a Conditional Use Permit).	P	P	P	P
GENERAL OFFICE, FINANCIAL AND HEALTH OR PERSONAL SERVICES				
Administrative, business and professional offices, secretarial services, realtors/real estate offices, consulting services, travel and ticket agencies.	P	P	P	P
Financial institutions, banks, savings and loans, credit unions (excluding deferred presentment companies), travel bureaus, visitor and information center, government offices and services, police and fire stations.	P	P	P	P
Medical/dental/optical offices, clinics and laboratories, licensed holistic health care establishments (excluding massage establishments as primary uses), veterinary services (excluding animal boarding or outdoor pens, runs or cages).	P	P	P	P
Personal services	P	P	P	P
Hospitals	U	U	U	U
Emergency medical care – 24 hour operations	P	P	P	P
SPECIALITY SERVICES				
Photographic, developing and photocopy services, watch, clock, and small appliance repair, locksmiths.	P	P	P	P
Music recording/practice studios.	P	P	P	P
Custom furniture/upholstery and repair	P	P	P	P
Picture framing shops	P	P	P	P

Postal services including parcel delivery (public or private)	P	P	P	P
Dry cleaning and laundering services without on-site cleaning	P	P	P	P
Home Occupations (Class I)	P	P	P	P
ENTERTAINMENT, RECREATIONAL AND CULTURAL				
Dance and martial arts studios	P	P	P	P
Athletic clubs, health studios, yoga	P	P	P	P
Galleries and studios pertaining to artists, craft workers, and photographers (including incidental developing and printing), libraries, museums, etc. including incidental retail sale of merchandise pertaining to the primary use.	P	P	P	P
Entertainment establishments (including internet cafes) with incidental sale of food or alcohol (excluding incidental entertainment in restaurants). Excludes Adult Entertainment.	P	P	P	P
Parks and general recreation.	P	P	P	P
Public assembly, including amphitheaters, auditoriums, and exhibition halls.	P	P	P	P
Indoor recreation and sports facilities.	P	P	P	P
Swimming pools and schools	P	P	P	P
Theater, live and motion picture	P	P	P	P
SOCIAL, PROFESSIONAL, AND RELIGIOUS ORGANIZATIONS				
Churches, synagogues, temples, missions, religious reading rooms, and other religious activities.	P	P	P	P
Social, professional and youth organizations that conduct group and/or membership meetings on the premises, including political, veterans, civic, labor, charitable, and similar organizations.	P	P	P	P
EDUCATION				
Arts and crafts schools and colleges	P	P	P	P
Business colleges and professional schools (excluding vocational schools)	P	P	P	P
Vocational schools	P	P	P	P
Daycare facilities, in home	P	P	P	P
Day care facilities, commercial	P	P	P	P
Public or private schools for primary and/or secondary education when located at the intersection of two collector streets or fronting or siding on an arterial street.	P	P	U	P
COMMUNICATION FACILITIES				
Broadcasting studios, radio, television, internet	P	P	P	P
Communication towers	U	U	U	U
Alternative tower structures. Also subject to Sections 7.506 and	P	P	P	P

7.600				
TRANSPORTATION AND MISCELLANEOUS SERVICES				
Car rental services, excluding maintenance or repair	P	P	P	P
Parking lots and structures (municipal)	P	P	P	P
Parking lots and structures (commercial with fees)	P	P	P	P
Taxicab stands (incidental feature integrated into primary use)	P	P	P	P
Public transit stations and stops	P	P	P	P
Seasonal sales not exceeding 30 days (including pumpkin, Christmas tree/wreath sales between October 1 and December 31. All structures and materials used for seasonal sales shall be removed from the premises immediately after December 31 and the property shall be restored to its previous condition.	S	S	S	S
Other uses that meet the intent of the ordinance as approved by the Planning Director	P	P	P	P

Key: P= Permitted, S= Subject to Conditions, U = Conditional Use Permit, A= Accessory Use, X =

6.804 Development Standards.

Glendale Centerline Overlay District Development Standards									
Distinct District	Min Net Lot Area¹	Max. Lot Area	Min. Setback²				Max. Structure Height³	Max. Du/ac.	Max. F.A.R.
			Front	Rear	Side	Street Side			
43rd to 51st	N/A	N/A	0	0	0	0	70	60	2⁴
51st to 55th	N/A	N/A	0	0	0	0	50	25	2⁵
55th to 59th	N/A	N/A	0	0	0	0	60	50	2⁶
59th to 67th	N/A	N/A	0	0	0	0	50	30	2⁷

¹ – No minimum lot size is required, but each lot must have a minimum of twenty-five (25) feet of frontage on a public street. For the purpose of this section, an alley is not considered a public street.

² – 30 feet to residential zoning district or residential uses

³ – Maximum height of accessory structures is 15 feet.

⁴ – A maximum FAR of 4.0 can be achieved through performance incentives given for the following amenities; green building certification, public art, and shared parking at the rate of .66 additional FAR for each amenity provided.

⁵– A maximum FAR of 4.0 can be achieved through performance incentives given for the following amenities; green certified building, public art, and shared parking at the rate of .66 additional FAR for each amenity provided.

⁶– A maximum FAR of 4.0 can be achieved through performance incentives given for the following amenities; public art, green certified building, adaptive reuse, compatible architecture at the rate of .5 additional FAR for each amenity provided.

⁷– A maximum FAR of 4.0 can be achieved through performance incentives given for the following amenities; stepped-back building height, public art, public spaces, green certified buildings, and shared parking at the rate of .5 additional FAR for each amenity provided.

6.805 Performance Standards.

The following standards and restrictions shall apply to all properties within this district:

- A. Unless otherwise prohibited or regulated by any other ordinance, provision, agreement or conditional use permit, outdoor display are permitted subject to the following restrictions:
 - 1. All products displayed outdoors shall be customary, accessory, and incidental to those sold and displayed in a primary business being conducted in a permanent building on the property.
 - 2. Outdoor displays shall not interfere with pedestrian access-ways, fire lanes, parking spaces, driveways, landscape areas, or traffic visibility at driveway entries and street intersections.
 - 3. All pedestrian access ways must maintain the minimum dimensions required by the International Building Code (IBC).
 - 4. Items shall not obstruct the normal ingress and egress from the business or any other property.
 - 5. Hours of daily operations shall be limited to the normal business hours of the primary business.
- B. All sales transactions and service activities shall be within enclosed permanent building on the property except parking lots.
- C. There shall be no manufacturing, compounding, processing, or treatment of products, except as otherwise permitted and other than that which are clearly incidental to a retail store or business.
- D. Demolition of Buildings.
 - 1. Except in cases of public emergency and designation of an unsafe structure by the Building Safety Director, no permit for the demolition of any building in the GCOD district shall be issued unless an application for a building permit for work

to replace the building to be demolished has been filed with and approved by the Development Review Team.

2. The Planning Director along with the Building Safety Director may determine that a demolition permit is warranted before an application for a new building permit is submitted.
3. Any lot within this district kept vacant for more than one hundred eighty (180) days following the demolition of any buildings thereon shall be landscaped and thereafter maintained in good order. Landscaping shall be in accordance with a plan approved by the Development Review Team.

E. Vacant Buildings. The appearance of vacant buildings does not contribute to the creation of a pedestrian environment in a downtown area. Since vacant buildings may inhibit the growth of the retail environment, special provisions are necessary to mitigate the impact of vacant buildings.

The following regulations shall apply to all vacant retail space and are in addition to other requirements:

1. All windows and other openings of a vacant structure shall provide a window display or window covering;
2. Windows that are “boarded-up” shall not be considered a window covering;
3. Upon receipt of a notice of noncompliance with this section, the property owner shall have thirty (30) days in which to provide the window display or covering;
4. Failure to provide the window display within the thirty (30) day period shall result in a violation of this section.

F. Facade Transparency Requirements.

1. Measured from floor level to the finished ceiling, at least thirty (30%) percent of the total area of all new or reconstructed first story storefronts that face a public street shall be transparent. Only clear or lightly tinted glass in windows, doors, and display windows shall be considered transparent. Transparent areas shall allow views into the structure or into display windows from the outside.
2. Glass block, etched and sand blasted, or stained glass is allowed and is counted as opaque material.

G. Blank Facade Limits.

1. Any portion of the facade which is not transparent shall be considered to be a portion of the blank facade.

2. For each street frontage, the total of all blank facade segments shall not exceed seventy (70%) percent of the street level facade of the structure. Blank facade limitations apply to the area of the facade between two (2) feet and eight (8) feet above the sidewalk.
3. Blank facades shall be limited to segments of thirty (30) feet in width when enhanced by architectural detailing, art work, landscaping, or similar features that have visual interest. All other blank facades are limited to fifteen (15) feet in width.

H. Outdoor Sidewalk Cafes.

1. Purpose. It is the policy of the City to encourage the establishment of outdoor sidewalk cafes on private property and within public rights-of-way.
2. Outdoor sidewalk cafes are permitted on any public right-of-way within the Glendale Centerline Overlay District upon application and issuance of any required permits.
3. Standards.
 - a. Outdoor sidewalk cafes must not obstruct sidewalk pedestrian traffic or create public health and safety hazards. All sidewalks must maintain the minimum dimensions required by the International Building Code (IBC).
 - b. Outdoor sidewalk cafes may be open, partially covered, or enclosed by means of umbrellas, awnings, canopies, or similar protective structure subject to the requirements found in the IBC.
 - d. Outdoor sidewalk cafes must be used only as seating areas. Storage, kitchen, or rest room uses are not allowed. The seating must be movable.
 - e. All outdoor sidewalk cafes must be level with sidewalk, and handicap accessible.
 - f. Decorative/accent lighting may be incorporated into the outdoor cafe structure, awning, canopy, etc., and must meet all City Code requirements.

6.806 Parking.

- A. Due to the pedestrian nature of the Glendale Centerline Overlay District, there are no off-street parking requirements for businesses located within this zoning district when development is in conformance with the Glendale Centerline Overlay District rather than the underlying zoning district.

B. Parking Structures.

1. At least seventy-five (75%) percent of ground floor parking garage frontage on public streets, exclusive of the entrance driveways, shall consist of retail space. Ground level landscaping is required when it is not in conflict with retail entry and windows.
2. Parking garages may be above the ground floor, provided the parking garage is architecturally concealed and enclosed. Upper level parking garages shall apply decorative treatments to upper level facades, panels, and railings. The overall architectural design of parking facilities shall be the same as a building with occupied floor space. The following considerations shall be included in the parking garage design:
 - a. Provide adequate screening of vehicles from the street view. Open metal railings or panels which do not adequately screen the vehicles from view shall be avoided;
 - b. Incorporate stepped-back design of upper floors if above the street wall level;
 - c. Provide landscape planters to soften the visual impact.
3. The exterior facades of all parking garages fronting on public streets shall be designed as to achieve an architectural unity with adjacent buildings and other buildings in the vicinity of the garage.

6.807 Signs.

Refer to Section 7.100