

Glendale, California Municipal Code

Title 30 ZONING

Chapter 30.11 RESIDENTIAL DISTRICTS

30.11.020 Residential 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 residential zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.11-A.

B. Conditional Uses and Structures. The following uses and structures identified with a “C” in Table 30.11-A may be permitted in the residential zoning districts subject to approval of a conditional use permit (Chapter 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 30.11-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 30.11-A.

E. Wireless Telecommunications Facilities. Wireless telecommunications facilities, identified with a “W” in Table 30.11-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 or Chapter”) 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. Historic Resources. Uses listed as permitted or conditionally permitted within a historic resource included on the Glendale Historic Register only (identified in Table 30.11-A) are permitted or conditionally permitted only within a designated historic resource on the Glendale Register of Historic Resources.

Table 30.11-A

RESIDENTIAL DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE							See Standards in Section or Chapter
	ROS	R1R	R1	R3050	R2250	R1650	R1250	

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE							See Standards in Section or Chapter
	ROS	R1R	R1	R3050	R2250	R1650	R1250	
Residential Uses								
Domestic violence shelter	P	P	P	P	P	P	P	
Multiple residential dwellings				P	P	P	P	30.11.050
One residential dwelling per lot	P	P	P	P	P	P	P	
Residential congregate living, limited	P	P	P	P	P	P	P	
Residential congregate living, medical					C	C	C	
Residential congregate living, non-medical				C	C	C	C	
Senior housing				P	P	P	P	
Education, Public Assembly, Recreation								
Community gardens	P	P	P	P	P	P	P	30.34.045
Day care center, only where operated at a church, synagogue, temple, or other house of worship, religiously affiliated or nonsectarian preschool. In determining whether to grant or deny a conditional use permit for a day care center hereunder, the content of any curriculum and every aspect of an organization's operations which are religious in nature shall not be considered				C	C	C	C	
Parks and playgrounds, operated by a homeowners' association and approved in connection with a subdivision	P	P	P	P	P	P	P	
Parks and playgrounds, private	C	C	C	C	C	C	C	
Parks and playgrounds, public	P	P	P	P	P	P	P	
Places of worship	C	C	C	C	C	C	C	
Schools, private					C	C	C	
Open Space and Resources								
Open space	P	P	P					
Transportation and Communication Uses								
Utility and transmission facilities	C	C	C	C	C	C	C	
Wireless telecommunication facilities	W	W	W	W	W	W	W	30.48

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE							See Standards in Section or Chapter
	ROS	R1R	R1	R3050	R2250	R1650	R1250	
Accessory Buildings, Structures and Uses								
Accessory dwelling unit (ADU) and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit	P	P	P	P	P	P	P	30.34.080
Accessory dwelling unit(s) (ADU) on a lot developed with more than one residential dwelling unit	P	P	P	P	P	P	P	30.34.080
Accessory living quarters or guest house not to exceed an aggregate area of 500 sq. ft. of floor area	P	P	P	P	P	P	P	
Accessory buildings or structures, other than garages or carports, not to exceed 500 sq. ft. of floor area	P	P	P	P	P	P	P	
Accessory uses	P	P	P	P	P	P	P	
Antennas (pole type)	P	P	P	P	P	P	P	
Dish antennas	P	P	P	P	P	P	P	30.34.050
Home occupations	P	P	P	P	P	P	P	30.45
Home-sharing	P	P	P	P	P	P	P	5.110
Signs	P	P	P	P	P	P	P	30.33
Solar energy equipment	P	P	P	P	P	P	P	30.30.050
Temporary Uses								
Contractor's office and/or storage, temporary	T	T	T	T	T	T	T	

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE							See Standards in Section or Chapter
	ROS	R1R	R1	R3050	R2250	R1650	R1250	
Temporary subdivision sales offices, sales trailers and model dwellings or trailers proposed for use as temporary sales offices shall be registered with the director of community development by an application for conditions of use. The director of community development may establish conditions for operations and maintenance, including, but not limited to, restrictions on hours of operation, lighting and promotional restrictions and reasonable termination of the temporary use. The decision of the director of community development shall be appealable.	T	T	T	T	T	T	T	
Uses Within a Historic Resource								
Cultural art centers	C	C	C	C	C	C	C	
Day care centers	C	C	C	C	C	C	C	
Museum	C	C	C	C	C	C	C	
Office	C	C	C	C	C	C	C	
Residential congregate living, non-medical					C	C	C	
Restaurants, full service not to exceed a seating capacity of 40 persons				C	C	C	C	
Retail stores, general merchandise	C	C	C	C	C	C	C	
Schools, physical instruction	C	C	C	C	C	C	C	
Schools, private specialized education and training	C	C	C	C	C	C	C	

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		
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Notes:

(1) See Section [30.03.010](#) regarding uses not listed.

(2) See Chapter [30.70](#) for definitions of the land uses.

(Ord. 5957 § 4, 2020; Ord. 5942 § 2, 2019; Ord. 5907 § 4, 2018; Ord. 5818 § 14, 2013; Ord. 5810 § 1, 2013; Ord. 5803 § 80, 2013; Ord. 5747 § 5, 2011; Ord. 5712 § 3, 2010; Ord. 5692 § 11, 2010; Ord. 5537 § 1, 2006; Ord. 5446 § 1, 2005; Ord. 5399 Attach. A, 2004)

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