

Effective date:
June 26, 1993

ORDINANCE NO. 3343

AN ORDINANCE OF THE COUNCIL OF THE CITY OF BURBANK
ADDING ARTICLE 24 TO CHAPTER 31 OF THE BURBANK
MUNICIPAL CODE CREATING THE RANCHO MASTER PLAN
ZONES AND DELETING DIVISION 3 OF ARTICLE 6 AND
DIVISION 4 OF ARTICLE 9 IN CHAPTER 31 OF THE
BURBANK MUNICIPAL CODE.

1701

City Attorney's Synopsis

This Ordinance creates the Rancho Master Plan Area which contains a series of zoning classifications for the East and West Rancho. The Ordinance establishes regulations and development standards for the Rancho Master Plan Area and creates a Rancho Review Board.

THE COUNCIL OF THE CITY OF BURBANK ORDAINS:

1. Division 3 of Article 6 in Chapter 31 of the Burbank Municipal Code is hereby deleted in its entirety.
2. Division 4 of Article 9 in Chapter 31 of the Burbank Municipal Code is hereby deleted in its entirety.
3. Article 24 is added to Chapter 31 of the Burbank Municipal Code to read as follows:

ARTICLE 24. RANCHO MASTER PLAN ZONES.

DIVISION 1. PURPOSE AND DEFINITIONS.

Sec. 31-2401. Purpose.

This Article creates the Rancho Master Plan Area which contains a series of zoning classifications for the East and West Rancho as defined by Resolution No. 23,893, which amended the General Plan and Land Use Element to reflect this area. All land use regulations and development standards for the Rancho Master Plan Area augment the land use regulation and development standards of the Burbank Municipal Code. The Rancho Master Plan regulates land zoned single family horsekeeping, commercial, commercial-recreational and existing industrial in the Rancho Master Plan Area for land use, density, height, setbacks, parking, landscaping, and design standards. When an issue, condition or situation is not covered or provided for in the Rancho Master

"Building Materials Sales" means an establishment in which construction materials, including but not limited to, wood, metal, sand, gravel, brick, sold in bulk quantities.

"Home Center" means an establishment which primarily sells a wide range of products used for home improvement and maintenance, but which may also include the incidental sales of lumber in bulk.

"Thrift Store" means a non-profit store that sells primarily donated items.

8/13/98 8/24/98 9/14/98 9/28/98

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W

Warehouse C-4, M-1, M-2, BCCM; (CUP): ~~C-3~~ AP, RR, ~~M-1, M-2~~

Wax - no rendering (assembly & fab.) M-1, M-2; (CUP): C-4, RC, RBP, AP, RR, ~~M-1, M-2~~

Wedding chapel C-2, C-3, C-4, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1, BCC-1

Welding M-1, M-2; (CUP): AP, RR, ~~M-1, M-2~~

Welding service - in c.e.b. C-4; (CUP): C-3, RBP

Wholesale business C-3, C-4, M-1, M-2, BCC-3, BCCM; (CUP): C-2, BCC-2, AP, RR

Wholesale business - no warehousing GO, RC, RBP

~~Wholesale merchandise broker office C-2, C-3, C-4, M-1, M-2, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1, BCC-1, AP, RR.~~

Wholesale ~~business~~ sales - incidental to retail sales C-2, C-3, C-4, NB, RC, RBP, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1, BCC-1

Wildlife preserve and sanctuaries OS

Wood (assembly & fab.) M-1, M-2; (CUP): C-4, RC, RBP, BCCM, AP, RR, ~~M-1, M-2~~

Woodworking shop M-1, M-2; (CUP): C-4, BCCM, AP, RR, ~~M-1, M-2~~

Y

Yarn (assembly & fab.) M-1, M-2; (CUP): C-4, RC, RBP, BCCM, AP, RR, ~~M-1, M-2~~

Truck rental - except tractor and trailer (CUP): C-3 C-4 BCC-3 BCCM

Truck rental - including tractor and trailer M-1, M-2; (CUP): AP, RR [M-1 M-2]

Trucking yard or terminal M-1, M-2; (CUP): AP, RR [M-1 M-2]

U

Upholstery shop C-3, C-4, M-1, M-2, BCC-3, BCCM, NB, RBP; (CUP): C-2, BCC-2, AP, RR, [C-3
C-4 M-1 M-2 BCC-3 BCCM NB RBP]

V

Vegetable oil (process, pack or treat) M-2; (CUP): AP, RR [M-2]

~~Video tape rental~~ NB, RC

Vinegar mfg. M-1, M-2; (CUP): AP, RR [M-1 M-2]

Vitamins mfg. M-1, M-2; (CUP): C-4, AP, RR

Fax preparation ~~NB, GO, RC, RBP~~
 Taxidermist C-3, C-4, BCC-3, BCCM; (CUP) C-2
 Telephone answering service ~~C-1, C-2, C-3, C-4, NB, GO, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
 Telephone exchange (CUP) ~~C-1, C-2, C-3, C-4, NB, GO, RC, RBP, MDC-2, MDC-3, MDC-4~~
 Tennis court All R-zones (accessory use only), OS; (CUP) C-R
 Termiticide exterminating (pest control) ~~M-1, M-2, (CUP) C-3, C-4, BCCM, AP, RR~~
 Textiles (assembly & fab.) M-1, M-2; (CUP) C-4, RC, RBP, BCCM, AP, RR, ~~M-1, M-2~~
 Textiles (process, pack or treat) M-1, M-2; (CUP) AP, RR, ~~M-1, M-2~~
 Theater - drive-in M-2; (CUP) C-4, M-1, AP, RR, ~~M-2~~
 Theater - not drive-in C-1, C-2, C-3, C-4, RC, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-3, MDC-4; (CUP) MDC-2
 Theater, outdoor (CUP) ~~C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, OS~~
~~Thrift store~~ ~~C-3, C-4, BCC-3, BCCM~~
 Ticket agency ~~C-1, C-2, C-3, C-4, M-1, M-2, NB, GO, RC, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, (CUP) AP, RR~~
 Ticket agency - incidental use only C-R
 Tire mfg. M-2; (CUP) ~~AP, RR, M-2~~
 Tire retreading or recapping M-1, M-2; (CUP) C-4, AP, RR, ~~M-1, M-2~~
 Tobacco (assembly & fab.) M-1, M-2; (CUP) C-4, RC, RBP, AP, RR, ~~M-1, M-2~~
 Tobacco shop ~~C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
 Toiletries (process, pack or treat) M-2; (CUP) ~~AP, RR, M-2~~
 Toy mfg. M-1, M-2; (CUP) C-4, BCCM, AP, RR, ~~M-1, M-2~~
 Toy store ~~C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
 Trailer sales C-3, C-4, ~~M-1, M-2~~, BCCM; (CUP) C-2, BCC-3, ~~C-3, C-4, M-1, M-2, BCCM~~
 Travel agency ~~C-1, C-2, C-3, C-4, NB, GO, RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
 Truck dealer - new C-4, M-1, M-2, BCCM; (CUP) C-3, AP, RR, ~~C-4, M-1, M-2, BCCM~~
 Truck dealer - used M-1, M-2; (CUP) C-4, BCCM, AP, RR, ~~M-1, M-2~~

Soap (process, pack & treat) M-2; (CUP) AP RR [M-2]

~~Sporting goods store C-1, C-2, C-3, C-4, NB, RC, RBP, C-R, MDC-2, MDC-3, MDC-4~~

Sports arena/athletic field (CUP) M-1, M-2, C-R, AP, RR

Stable, commercial - including housing for caretakers on premises (CUP) M-1, C-R, AP

Stables/corrals ~~non-commercial for residents only in certain area~~ R-1-H; (CUP) R-4 (Pursuant to Section 31-642)

~~Stable, rentals and boarding C-R~~

~~Stable, not commercial R-1-H~~

Starch (process, pack or treat) M-1, M-2; (CUP) AP, RR [M-1, M-2]

~~Stationery store C-1, C-2, C-3, C-4, NB, GO, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~

Stone (assembly & fab.) M-1, M-2; (CUP) C-4, RC, RBP, BCCM, AP, RR [M-1, M-2]

Stone grinding, dressing or cutting M-2; (CUP) AP, RR [M-2]

Storage ~~facility~~ (public) [M-1, M-2] BCCM; (CUP) M-1, M-2, AP, RR [M-1, M-2] BCCM

Storage facility (Public) - including housing for caretakers on premises (CUP) M-1, M-2, BCCM, AP, RR

Storage building M-1, M-2, BCCM; (CUP) ~~C-4~~ AP, RR

~~Graphic arts studio NB, GO, RC, RBP~~

~~Studio - Art RC, RBP~~

Studio - Art ~~and graphic arts~~ & photography C-1, C-2, C-3, C-4, NB, GO, C-R, ~~RBP, RC~~ BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4

Studio - Broadcasting or recording ~~C-1, C-2, C-3, C-4, M-1, M-2, RC, RBP~~ BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP) ~~BCC-1~~ AP, RR

~~Studio - Broadcasting, recording, motion picture MDC-2, MDC-3, MDC-4~~

~~Surplus store - New merchandise only in c.c.b. C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, (CUP) C-1~~

Swimming pool - Commercial C-3, C-4, C-R, BCC-3, BCCM; (CUP) C-2, BCC-2, MDC-2, MDC-3, MDC-4

Schools - public or private C-1, C-2, C-3, C-4, NB, RC, RBP, ~~C-R~~, BCC-1, BCC-2, BCC-3, BCCM,

MDC-2, MDC-3, MDC-4; (CUP): all R-zones; [AUP: ~~C-1, C-2, C-3, C-4~~, NB, RC, RBP, C-R, ~~BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~]

~~School - public or private~~ Education institutions (existing before Jan. 1, 1991) MDM-1

~~School - public or private~~ Public education institution (existing before June 1, 1987) ~~M-2, (CUP), AP, RR~~

~~Scientific equipment assembly - including mfg. small parts only~~ (CUP): ~~C-3, C-4, MDC-3, MDC-4~~

~~Scientific equip. assembly - including mfg. small parts only, restricted to rear 50% of property~~ RC

Secondhand store C-3, C-4, BCC-3, BCCM, MDC-3, MDC-4; (CUP): C-2, BCC-2, MDC-2

Senior housing (CUP): GO

~~Service station - automobile~~ M-1, M-2, (CUP): ~~C-4, C-3, C-4, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, NB, AP, RR, ~~M-1, M-2~~~~

Sewing (cloth assembly & fab.) M-1, M-2; (CUP): C-4, BCCM, AP, RR, ~~M-1, M-2~~

~~Sharpening of tools~~ C-3, C-4, BCC-3, BCCM, RBP, (CUP): C-2

Shell (assembly & fab.) M-1, M-2; (CUP): C-4, RC, RBP, AP, RR, ~~M-1, M-2~~

Shoe repair shop C-2, C-3, C-4, NB, RC, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1, ~~C-R~~, BCC-1

~~Shoe repair shop - incidental use only~~ C-R

Shoe shine stand C-1, C-2, C-3, C-4, ~~NB, GO, RBP~~, RC, C-R, BCC-1, BCC-2, BCC-3, BCCM; (CUP): MDC-2, MDC-3, MDC-4

~~Shoe store~~ C-1, C-2, C-3, C-4, NB, RC, RBP, C-R, ~~MDC-2, MDC-3, MDC-4~~

Shooting gallery ~~range~~ (CUP): C-3, C-4, M-1, M-2, BCC-3, BCCM, AP, RR

Shooting gallery ~~range~~ - in c.e.b. (CUP): C-R

Sign mfg. M-1, M-2; (CUP): C-4, RC, RBP, AP, RR, ~~M-1, M-2~~

Sign painting shop ~~in c.e.b.~~ C-3, C-4, RBP, BCC-3, BCCM; (CUP): C-2, BCC-2, MDC-2, MDC-3, MDC-4

Silkscreen mfg. or processing M-1, M-2; (CUP): C-4, RC, RBP, AP, RR, ~~M-1, M-2~~

~~Skating rink - ice or roller~~ (CUP): ~~M-1, M-2, BCCM, MDC-2, MDC-3, MDC-4, AP, RR~~

~~Skating rink - ice or roller - in c.e.b.~~ C-3, C-4, C-R, BCCM, (CUP): C-2

~~Skating rink~~ MDC-3, MDC-4, (CUP): MDC-2

~~Skating rink - in c.e.b.~~ C-3, C-4, M-1, M-2, C-R, (CUP): C-2, AP, RR

~~Restaurant (eating establishment) C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, MDM-1; (CUP): AP, RR~~

Restaurant - not resid. adjacent fast food between midnight and 6:00 a.m., and no alcohol
C-1, C-2, C-3, C-4, M-1, M-2, (GO, not to exceed 2,000 sq. ft.), RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, MDM-1; (CUP): AP, RR

Restaurant/Drinking Establishment (CUP): C-1, C-2, C-3, C-4, M-1, M-2, (GO, not to exceed 2,000 sq. ft.), RC, RBP, C-R, AP, RR, BCC-1, BCC-2, BCC-3, BCCM, MDM-1, MDC-2, MDC-3, MDC-4
(See Sec. 31-1116)

~~Restaurant not exceeding 2,000 sq. ft. w/no drive through, no fast food between midnight and 6:00 a.m. within 150 ft. of residential, alcohol per 31-1116 GO~~

Restaurant with incidental alcohol C-1, C-2, C-3, C-4, M-1, M-2, (GO, not to exceed 2,000 sq. ft.), RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, MDM-1; (CUP): AP, RR
[C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, (GO, not to exceed 2,000 sq. ft.), RC, RBP, C-R, MDC-2, MDC-3, MDC-4, MDM-1] (see Sec. 31-1116)

~~Restaurant no drive through, no fast food between midnight and 6:00 a.m. within 150 ft. of residential, alcohol pursuant to 31-1116 RC, C-R~~

Restaurant with drive-through (pursuant to 31-1608) (CUP): C-1, C-2, C-3, C-4, M-1, M-2, MDC-2, MDC-3, MDC-4, AP, RR

Fast food restaurant operating between midnight and 6:00 a.m. within 150 ft. of residential or an entirely residential planned development (CUP): C-1, C-2, C-3, C-4, M-1, M-2, GO, RC, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDM-1, MDC-2, MDC-3, MDC-4, AP, RR

~~Retail on-site incidental to exclusively serve employees MDM-1~~

~~Retail store/sales C-1, C-2, C-3, C-4, NB, GO, RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~

Retail sales - Products manufactured on premises, incidental to permitted on-site industrial use (CUP): M-1, M-2, AP, RR

Riding academy (CUP): C-R

~~Riding tack shop NB, RC, C-R~~

~~Riding and hiking trail OS~~

Rubber - except tire mfg. (assembly & fab.) M-1, M-2; (CUP): C-4, BCCM, AP, RR, M-1, M-2

~~Rug cleaning plant C-4, M-1, M-2, BCCM, (CUP): C-3, AP, RR~~

~~Rummage sales - in c.c.b. C-2, C-3, C-4, (CUP): C-1~~

R

- Racquetball courts M-1, M-2, RC, C-R, BCCM; ~~(CUP): C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, OS~~
AP, RR
- ~~Radio & TV repair - incidental sales (CUP): C-1, C-2, C-3, C-4, MDC-2, MDC-3, MDC-4~~
- ~~Radio & TV repair RBP, NB~~
- ~~Radio & TV store - incidental servicing C-1, C-2, C-3, C-4, NB, RC, RBP, MDC-2, MDC-3, MDC-4~~
- Railroad uses including freight yards, depot, control towers RR
- ~~Real estate office NB, GO, RC, RBP~~
- ~~Recording studio C-2, C-3, C-4, M-1, M-2, RC, RBP, BCC-3, BCCM, MDC-3, MDC-4,~~
~~(CUP): C-1, BCC-2, MDC-2, AP, RR~~
- ~~Recording and rehearsal studio RC, RBP~~
- Recreation related commercial (CUP): OS
- ~~Recreation facility - employee RBP, C-R~~
- ~~Recreational facilities (public parks) OS~~
- Recreational vehicle dealer - new ~~and used~~ ~~C-4, BCCM, M-1, M-2, (CUP): C-3, C-4, AP, RR, BCCM,~~
~~M-1, M-2~~
- ~~Recreational vehicle dealer - used (CUP): C-4~~
- ~~Recreational vehicle storage yard (CUP): C-3, C-4~~
- ~~Reducing salon C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, (CUP): C-1~~
- Refrigeration installation & service - incidental sales C-3, C-4, M-1, M-2, RBP, BCC-3, BCCM;
(CUP): C-2, BCC-2, AP, RR, ~~IC-3, C-4, M-1, M-2, RBP, BCC-3, BCCM~~
- Refrigeration plant - including mfg. office M-1, M-2; (CUP): AP, RR, ~~M-1, M-2~~
- Rehearsal studios - ~~except if residentially adjacent (CUP): C-2, C-3, C-4, M-1, M-2, BCCM, MDC-2,~~
~~MDC-3, MDC-4, Prohib.: C-2, C-3, C-4, M-1, M-2, BCCM, MDC-2, MDC-3, MDC-4~~
- ~~Rental equipment - unmotorized trailers C-3, C-4, (CUP): C-2~~
- Rescue mission C-3, C-4, BCC-3, BCCM; (CUP): C-2, BCC-2, MDC-2, MDC-3, MDC-4
- Residential above commercial use ~~(CUP): C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, MDC-2,~~
~~MDC-3, MDC-4~~
- Residential only (pursuant to the Burbank Center Plan) BCC-3
- Residential care home - retirement home (CUP): R-4, R-5

~~Public or private educational institution (CUP) all R-zones~~

~~Public facilities (in existence before June 1, 1991) OS~~

Public utility facility C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, AP; (CUP) all R-zones, C-R, RR

~~Publishing establishment M-1, M-2, BCCM, (CUP) AP, RR~~

~~Publishing office C-3, C-4, M-1, M-2, BCCM, MDC-4, (CUP) C-2, MDC-2, MDC-3, AP, RR~~

~~Publishing office - no printing GO, RC, RBP~~

Photographer C-1, C-2, C-3, C-4, NB, GO, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
 MDC-3, MDC-4
~~Photographic copying not to include printing C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM,
 (CUP), C-2, AP, RR~~
~~Photographic copying C-1, C-2, C-3, C-4, M-1, M-2, NB, RC, RBP, MDC-2, MDC-3, MDC-4,
 (CUP) AP, RR~~
 Physical therapist GO, RC
 Picture frame store C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
 MDC-3, MDC-4
~~Planned residential development (CUP), R-1, R-2, R-3, R-4, R-5, R-1-H~~
 Plaster (assembly & fab.) M-1, M-2; (CUP): C-4, BCCM, AP, RR, ~~[M-1, M-2]~~
 Plastics (assembly & fab.) M-1, M-2; (CUP): C-4, BCCM, AP, RR, ~~[M-1, M-2]~~
 Plastics (process, pack or treat) M-2; (CUP): AP, RR, ~~[M-2]~~
 Playlot, outdoor - in conjunction with eating establishment (CUP): C-1, C-2, C-3, C-4, M-1, M-2, C-R,
 BCC-1, BCC-2, BCC-3, BCCM, AP, RR
~~Plumbing shop - in c.e.b. (CUP), C-2, C-3, C-4, RBP~~
~~Plumbing shop M-1, M-2 (CUP), AP, RR~~
~~Plumbing service C-3, C-4, NB, GO, RC, RBP, BCC-3, BCCM, MDC-3, MDC-4 (CUP), C-2, BCC-2,
 MDC-2~~
 Police station - private or municipal, including dispatch/administration C-1, C-2, C-3, C-4, ~~[M-1, M-2]~~
 BCC-1, BCC-2, BCC-3, BCCM, ~~[MDC-2, MDC-3, MDC-4]~~; (CUP): GO, RC, RBP, ~~[C-1, C-2, C-3,
 C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4]~~
~~Police - private, dispatch & administration only GO, RC, RBP~~
~~Police station - municipal C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM~~
 Post office C-1, C-2, C-3, C-4; M-1, M-2, ~~[NB, GO, RC, RBP, C-R]~~, BCC-1, BCC-2, BCC-3, BCCM,
 MDC-2, MDC-3, MDC-4; (CUP): AP, RR
 Poultry & rabbit slaughtering M-2; (CUP): AP, RR, ~~[M-2]~~
 Print shop M-1, M-2, BCCM; (CUP): AP, RR, ~~[M-1, M-2, BCCM]~~
 Print shop except newspaper printing C-3, C-4, NB, RC, RBP, BCC-3, BCCM; (CUP): C-2, BCC-2,
 MDC-2, MDC-3, MDC-4
 Private club C-R
~~Produce market, wholesale C-4, M-1, M-2, BCCM, (CUP), C-3, MDC-3, MDC-4, AP, RR~~
~~Professional offices w/incidental retail or service commercial uses (CUP), R-5~~

P

- ~~Packaging business~~ ~~M-1, M-2, BCCM, (CUP) AP, RR~~
 Paint (process, pack or treat) M-2; (CUP) AP, RR, ~~M-2~~
 Paint spray booth C-3, C-4, M-1, M-2, BCCM; (CUP) C-2, BCC-3, AP, RR, ~~C-3, C-4, M-1, M-2, BCCM~~
~~Paint store~~ ~~C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
 Paper (assembly & fab.) M-1, M-2; (CUP) C-4, BCCM, AP, RR, ~~M-1, M-2~~
~~Paper spray booth~~ ~~M-1, M-2~~
 Paper storage or treatment M-1, M-2; (CUP) BCCM, AP, RR, ~~M-1, M-2~~
 Parcel delivery service C-3, C-4, ~~M-1, M-2, RBP, BCC-3, BCCM~~; (CUP) C-2, BCC-2, MDC-2, MDC-3, MDC-4, ~~C-3, C-4, RBP, BCC-3, BCCM, M-1, M-2~~
 Park & recreational facility ~~municipal~~ ~~C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, OS, all non-residential zones~~; (CUP) all R-zones
 Paste foods (~~info~~ process, pack or treat) M-1, M-2; (CUP) C-4, BCCM, AP, RR, ~~M-1, M-2~~
~~Paste foods mfg.~~ (CUP) C-4, BCCM
 Pawn shop (CUP) C-3, C-4, BCCM, MDC-3, MDC-4
 Payroll check cashing service C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4
 Personal or Physical Arts Studios C-1, C-2, C-3, C-4, M-1, M-2, NB, GO, RC, RBP, C-R, ~~BCC-1, BCC-2, BCC-3, BCCM~~, MDM-1, MDC-2, MDC-3, MDC-4; (CUP) AP, RR
 Personal wireless telecommunication service facility pursuant to 31-1118 R-3, R-4, R-5, all non-residential zones
 Pest control M-1, M-2; (CUP) C-3, C-4, BCCM, AP, RR, ~~M-1, M-2~~
 Pet shop - including grooming C-3, C-4, NB, RC, RBP, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP) C-2, BCC-2
 Pet shop - sales only C-2; (CUP) C-1
 Petting zoo - per BMC Chapter 6, on property w/min. 12,000 sq. ft. in area that abuts commercial land (CUP) R-1-H
 Pharmaceuticals mfg. M-1, M-2; (CUP) BCCM, AP, RR, ~~M-1, M-2~~
~~Pharmacy~~ NB, GO, RC
 Photocopy service, ~~with incidental printing~~ C-1, C-2, C-3, C-4, NB, GO, RC, RBP, ~~BCC-1, BCC-2, BCC-3, BCCM~~, MDC-2, MDC-3, MDC-4

Off-street parking lot or structure C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3; (CUP): all R-zones, MDC-2, MDC-3, MDC-4, AP, RR

~~Off-street parking lot or structure - incidental use only C-R~~

Offices - Business or professional C-1, C-2, C-3, C-4, M-1, M-2, NB, GO, RC, RBP, ~~C-R~~, MDC-2, MDC-3, MDC-4, ~~BCC-1 (Permitted on upper floors only), BCC-2, BCC-3, BCCM~~; (CUP): AP, RR

Offices - Business or professional w/incidental retail or service commercial uses (CUP): R-5

~~Offices - Business or professional, non-medical NB, RBP~~

Oleomargarine (process, pack or treat) M-1, M-2; (CUP): AP, RR, ~~M-1, M-2~~

~~On-site business signs AP~~

~~Optician RC~~

~~Orthopedic and medical appliance store C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~

~~Outdoor theater (CUP): C-R, ~~BCC-1, BCC-2, BCC-3, BCCM~~~~

N

~~Nail shop NB, RC, RBP~~

~~Nail shop - incidental use only GO, C-R~~

~~Newspaper office - no printing C-1, C-2, C-3, GO, RC, RBP, M-1, M-2, MDC-2, MDC-3, MDC-4
(CUP) AP, RR~~

Newspaper printing C-4, M-1, M-2, BCCM; (CUP): C-3, MDC-3, MDC-4, AP, RR, ~~C-4, M-1, M-2~~
~~BCCM~~

Newsstand C-1, C-2, C-3, C-4, NB, GO, RC, RBP, C-R, MDC-2, MDC-3, MDC-4; ~~(CUP) C-1, C-2~~
~~C-3, C-4, NB, GO, RC, C-R, RBP, MDC-2, MDC-3, MDC-4~~

~~Newsstand in c.e.b. C-1, C-2, C-3, C-4, NB, GO, RC, RBP, C-R, MDC-2, MDC-3, MDC-4~~

Nightclub, pursuant to 31-1116 (CUP): C-1, C-2, C-3, C-4, M-1, M-2, GO, RC, C-R, BCC-1, BCC-2,
BCC-3, BCCM, MDM-1, MDC-2, MDC-3, MDC-4, AP, RR

~~Notions store C-1, C-2, C-3, C-4, NB, GO, RC, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4~~

~~Novelty store C-1, C-2, C-3, C-4, NB, GO, RC, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4~~

Nursery - plant C-4, M-1, M-2, BCCM; (CUP): C-3, AP, RR, NB, RBP (in R-1-H on minimum
12,000 sq. ft. lot abutting commercial)

~~Nursery - plant (CUP) NB, RBP (on minimum 12,000 sq. ft. abut commercial); R-1-H~~

~~Nursing home (see convalescent home) (CUP) R-5, C-2, C-3, C-4, M-1, BCC-2, BCC-3, BCCM, AP, RR~~

Motel - including perm. retail sales in structure C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-3, MDC-4; (CUP) M-1, M-2, R-5, MDC-2, MDM-1, AP, RR [C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-3, MDC-4]

Motel - including incidental commercial uses ~~(CUP) M-1, M-2, AP, RR~~

Motion picture studio M-1, M-2, BCCM, MDM-1; (CUP) AP, RR

Motion picture studio - no outdoor sets C-3, C-4, BCC-3, MDC-3, MDC-4; (CUP) C-2, RBP, RC, BCC-2, MDC-2

Motorcycle dealer - including go-cart & trail bikes ~~M-1, M-2, BCCM, (CUP) AP, RR~~

Motorcycle dealer - including go-cart & trail bikes, no repair or testing C-3, C-4, ~~M-1, M-2, BCCM, (CUP) C-2, [C-3, C-4, M-1, M-2, BCCM]~~

Motorcycle mfg. & repair M-1, M-2; (CUP) AP, RR

Motorcycle repair & testing - in c.e.b. ~~M-1, M-2, (CUP) C-4, AP, RR~~

Moving van & storage yard C-4, M-1, M-2, BCCM; (CUP) ~~C-3, AP, RR, [C-4, M-1, M-2, BCCM]~~

Multiple family dwelling above commercial use ~~(CUP) C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3~~

Municipal Fire Station ~~C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, (CUP) All R-zones, AP, RR~~

Municipal Library ~~C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, (CUP) All R-zones~~

Municipal Park ~~OS~~

Museum C-1, C-2, C-3, C-4, RC, C-R, BCC-1, BCC-2, BCC-3, BCC-M, MDC-2, MDC-3, MDC-4

Musical instruments mfg. M-1, M-2; (CUP) C-4, RC, RBP, BCCM, AP, RR, ~~M-1, M-2~~

Music store ~~C-1, C-2, C-3, C-4, NB, RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~

M

- Machinery mfg. & repairing M-1, M-2; (CUP) ~~BCCM AP RR [M-1 M-2]~~
- Machinery sales - in c.e.b. ~~C-4, BCCM, (CUP) C-3~~
- Machinery sales ~~M-1, M-2, (CUP) AP RR~~
- Machine shop M-1, M-2; (CUP) ~~C-4 BCCM AP RR [M-1 M-2]~~
- Mailing service ~~C-3, C-4, GO, RC, RBP, BCC-3, BCCM, MDC-3, MDC-4, (CUP) C-2 BCC-2 MDC-2~~
- Malt (assembly & fab.) M-2; (CUP) ~~AP RR [M-2]~~
- Massage parlor, masseur or masseuse ~~MDC-2 MDC-3 MDC-4~~
- Masseur, or masseuse ~~C-2, C-3, C-4, M-1, M-2, BCC-2, BCC-3, BCCM, (CUP) AP RR~~
- Media related uses ~~MDM-1~~
- Medical clinic - including incidental commercial uses ~~(CUP) R-5~~
- Medical office ~~NB, GO, RC, MDC-2, MDC-3, MDC-4~~
- Medical office - including incidental commercial uses ~~C-1, C-2, C-3, C-4, M-1, M-2, CUP R-5~~
- Medical office, providing practitioner resides on premises ~~(CUP) R-3~~
- Medical & orthopedic appliance store ~~C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4 (see orthopedic & medical appliance store.)~~
- Labor union meeting hall ~~C-2, C-3, C-4, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, (CUP) C-1~~
- Messenger service C-1, C-2, C-3, C-4, ~~NB, GO, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP) [C-1 C-2 C-3 C-4 NB GO RC RBP BCC-1 BCC-2 BCC-3 BCCM MDC-2 MDC-3 MDC-4]~~
- Metal (assembly & fab.) M-1, M-2; (CUP) ~~C-4 BCCM AP RR [M-1 M-2]~~
- Metal (process, pack or treat) M-2; (CUP) ~~AP RR [M-2]~~
- Metal stamping M-2; (CUP) ~~AP RR [M-2]~~
- Mimeograph service ~~C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, (CUP) C-1~~
- Mobile home dealer - new and used ~~C-4, BCCM, M-1, M-2; (CUP) C-3, C-4 AP RR [BCCM M-1 M-2]~~
- Mobile home dealer - used ~~M-1, M-2, (CUP) C-4 BCCM AP RR~~
- Mobile home park (CUP) ~~R-5~~
- Moped or motor scooter dealer - including service, repair & testing - in c.e.b. (CUP) ~~C-3, C-4~~
- Motel - including incidental interior commercial uses ~~(CUP) R-5~~

~~Loan office MDC-2, MDC-3, MDC-4~~

~~Lodge hall C-1, C-2, C-3, C-4~~

Lubricating oil (process, pack or treat) M-2; (CUP): AP, RR, ~~TM-2~~

~~Luggage store C-1, C-2, C-3, C-4, NB, RC, RDP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~

~~Lumber yard M-1, M-2, (CUP): AP, RR, ~~RM-1, M-2~~~~

L

- Laboratory - dental or medical C-2, C-3, C-4, M-1, M-2, RBP, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1, MDM-1, AP, RR
- Laboratory - experimental or research C-4, M-1, M-2, BCCM; (CUP): C-3, MDC-3, MDC-4, AP, RR
~~C-4, M-1, M-2, BCCM~~
- Laboratory - film C-3, C-4, M-1, M-2, BCCM, MDC-4; (CUP): MDC-3, AP, RR, ~~C-3, C-4, M-1, M-2, BCCM, MDC-4~~
- Laboratory - testing, physical or chemical C-4, M-1, M-2, BCCM; (CUP): C-3, MDC-4, AP, RR, ~~C-4, M-1, M-2, BCCM~~
- Laboratory - x-ray, treatment, or clinic C-2, C-3, C-4, M-1, M-2, GO, RBP, BCC-2, BCC-3, BCCM, MDC-2, MDC-3; (CUP): C-1, AP, RR
- Lapidary mfg. M-1, M-2; (CUP): C-4, BCCM, MDC-3, MDC-4, AP, RR, ~~M-1, M-2~~
- Laundromat C-2, C-3, C-4, RC, RBP, BCC-2, BCC-3, BCCM; (CUP): C-1, MDC-2, MDC-3, MDC-4
- Laundry M-1, M-2; (CUP): C-3, C-4, RBP, BCC-3, BCCM, MDC-3, MDC-4, AP, RR, ~~M-1, M-2~~
- Laundry agency - no washing C-2, C-3, C-4, NB, ~~GO~~ RC, RBP, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1
- Leather (assembly & fab.) M-1, M-2; (CUP): C-4, BCCM, AP, RR, ~~M-1, M-2~~
- ~~Leather goods shop C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
- Library - municipal C-1, C-2, C-3, C-4, RC, BCC-1, BCC-2, BCC-3, BCCM, ~~MDC-2, MDC-3, MDC-4~~; (CUP): all R-zones, ~~C-R~~
- Library - rental C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-R
- ~~Library (CUP): C-R~~
- ~~Linen or towel supply C-3, C-4, M-1, M-2, RC, RBP, BCC-3, BCCM, (CUP): C-2, BCC-2, MDC-2, MDC-3, MDC-4, AP, RR~~
- Linoleum (process, pack or treat) M-2; (CUP): AP, RR, ~~M-2~~
- ~~Liquor store - packaged C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
- ~~Liquor sales - packaged, incidental use only (CUP): NB, GO, RC, RBP~~
- ~~Loan office - except pawn shop C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, M-1, M-2, (CUP): AP, RR~~

I

Ice cream mfg. M-1, M-2; (CUP): C-4, BCCM, AP, RR, ~~TM-1, M-2~~

Ice cream shop C-1, C-2, C-3, C-4, NB, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4

~~Ice machine - coin operated C-2, C-3, C-4, BCCM, (CUP): C-1~~

Ice machine ~~C-2, C-3, C-4, BCC-3, BCCM, MDC-3, MDC-4; (CUP): C-1, MDC-2~~

Ice manufacturing or storage M-1, M-2, BCCM; (CUP): AP, RR, ~~TM-1, M-2, BCCM~~

~~Ice skating rink - in c.c.b. C-3, C-4, BCCM, (CUP): C-2~~

~~Ice skating rink (CUP): MDC-2, MDC-3, MDC-4~~

~~Ice skating & roller skating rink - in c.c.b. C-R~~

~~Ice storage M-1, M-2, BCCM, (CUP): AP, RR~~

~~Interior decorating store C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~

~~Interior decorating service NB, GO, RC, RBP~~

J

Janitorial service C-3, C-4, NB, GO, RC, RBP, BCC-3, BCCM, MDC-3, MDC-4; (CUP): C-2, BCC-2, MDC-2

~~Jewelry store C-1, C-2, C-3, C-4, NB, RC, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~

Juice (process, pack or treat) M-1, M-2; (CUP): AP, RR, ~~TM-1, M-2~~

Junkyard (CUP): M-2, AP, RR

Jute (assembly & fab.) M-2; (CUP): AP, RR, ~~TM-2~~

K

Kennel - including housing for caretakers on premises M-2; (CUP): M-1, AP, RR, ~~TM-2~~

House mover or wrecker

M-2: (CUP) AP RR [M-2]

H

- Hair (assembly & fab.) M-1, M-2; (CUP) C-4, BCCM, AP, RR, ~~M-1, M-2~~
- Handball courts M-1, M-2, RC, C-R, BCCM; (CUP) C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, ~~OS, AP, RR~~
- Hardware store C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4
- Hazardous waste facility - eligible off- or on-site (CUP) M-1, M-2, BCCM, AP, RR
- Health facilities for inpatients & outpatients - psychiatric care & treatment (CUP) C-2, C-3, C-4, M-1, BCC-2, BCC-3, BCCM, R-5, MDM-1, MDC-2, MDC-3, MDC-4, AP, RR
- ~~Health facilities on-site incidental exclusively serving employees MDM-1~~
- ~~Health facilities (CUP) MDM-1~~
- Heating, ~~ventilation and air conditioning~~ & cooling equipment mfg. M-1, M-2; (CUP) AP, RR, ~~M-1, M-2~~
- Heating, ventilation and ~~air conditioning equipment~~ sales or service C-3, C-4, RBP, BCC-3, BCCM; (CUP) C-2, BCC-2
- Helistop (CUP) C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, MDM-1, MDC-2, MDC-3, MDC-4, RR; ~~Prohib C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, MDM-1, MDC-2, MDC-3, MDC-4, RR~~
- ~~Home Center (CUP) C-4, M-1, M-2, BCCM~~
- Home occupation All R zones
- ~~Horn (assembly & fab.) M-2, (CUP) AP, RR~~
- Hospital (in existence before Jan. 1, 1991) MDM-1
- ~~Hospital (in existence after Jan. 1, 1991) (CUP) MDM-1~~
- Hospital - except animal; ~~with incidental interior commercial uses~~ (CUP) C-2, C-3, C-4, M-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, MDM-1, AP, RR, R-5
- ~~Hospital with incidental interior commercial uses (CUP) R-5~~
- ~~Hotel - including permitted retail sales within structure C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-3, MDC-4, (CUP) MDC-2~~
- Hotel - including incidental commercial uses C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-3, MDC-4; (CUP) M-1, M-2, R-5, MDC-2, MDM-1, AP, RR, ~~C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-3, MDC-4~~
- ~~Household goods storage - in c.c.b. C-3, C-4, BCC-3, BCCM, (CUP) C-2, BCC-2~~

G

- Galvanizing (process, pack or treat) M-2; (CUP): AP, RR, [M-2]
- ~~Games of skill - in c.e.b. C-R~~
- ~~Garden supply shop - no growing stock C-1, C-2, C-3, C-4, NB, RC, RBP, MDC-2, MDC-3, MDC-4~~
- Gas storage & distribution. - acetylene, helium, hydrogen, oxygen, etc. In ICC approved cylinders
C-3, C-4, ~~M-1, M-2, BCCM; (CUP): C-2, BCC-3, [C-3, C-4, M-1, M-2, BCCM]~~
- Gelatin (process, pack or treat) M-1, M-2; (CUP): AP, RR, [M-1, M-2]
- ~~Gift shop C-1, C-2, C-3, C-4, NB, GO, RC, RBP, C-R, MDC-2, MDC-3, MDC-4~~
- Glass (assembly & fab.) M-1, M-2; (CUP): C-4, RC, RBP, BCCM, AP, RR, [M-1, M-2]
- Glass blowing M-1, M-2; (CUP): BCCM, AP, RR, [M-1, M-2]
- ~~Glass fiber (process, pack or treat) M-2; (CUP): AP, RR~~
- Glass products mfg. M-2; (CUP): AP, RR, [M-2]
- ~~Glass shop - in c.e.b. (CUP): C-2, C-3, C-4, RC, RBP~~
- ~~Glass shop M-1, M-2; (CUP): AP, RR~~
- Golf course/~~driving range~~ ~~M-1, M-2, BCCM, OS; (CUP): C-R, AP, RR~~
- ~~Golf course - pitch & putt (CUP): C-R~~
- ~~Golf driving range - pitch & putt M-1, M-2, OS; (CUP): AP, RR~~
- ~~Golf driving range (CUP): C-R~~
- ~~Golf driving range - incidental use only C-R~~
- Golf course - miniature C-3, C-4, C-R, BCCM; (CUP): C-2, BCC-3
- ~~Greenhouse C-3, C-4, M-1, M-2, RC, RBP, BCC-3, BCCM, (CUP): C-2, BCC-2, AP, RR~~
- ~~Grocery/Market (no alcohol sales) C-2, C-3, C-4, NB, GO, RC, RBP, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1~~
- ~~Grocery/Market (with alcohol sales, packaged only) C-2, C-3, C-4, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1, NB, GO, RC, RBP, [C-2, C-3, C-4, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4]~~
- Gymnasium - in c.e.b. C-2, C-3, C-4, M-1, M-2, RC, ~~C-R, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1, GO, BCC-1, AP, RR~~
- ~~Gymnasium - in c.e.b., incidental use only GO~~
- ~~Gymnasium - membership or nonprofit, in c.e.b. C-R~~
- ~~Gymnasium MDC-2, MDC-3, MDC-4~~
- Gypsum (assembly & fab.) M-2; (CUP): AP, RR, [M-2]

Frozen food locker rental C-3, C-4, BCCM; (CUP): C-2, BCC-3, [C-3, C-4, BCCM]

~~Fruit and vegetable market - wholesale C-4, M-1, M-2, (CUP) C-3, MDC-3, MDC-4, AP, RR, [C-4, M-1, M-2, BCCM]~~ See also produce market

Funeral home C-3, C-4, RBP, BCC-3, BCCM; (CUP): C-2, BCC-2

Furniture mfg. M-1, M-2; (CUP): BCCM, AP, RR, [M-1, M-2]

~~Furniture sales - new only C-1, C-2, C-3, C-4, RBP, BCC-1, BCC-2, MDC-2, MDC-3, MDC-4~~

~~Furniture sales C-3, C-4, RC, BCC-3, BCCM, MDC-3, MDC-4, (CUP) C-2, MDC-2~~

Fur (assembly & fab.) M-1, M-2; (CUP): C-4, BCCM, AP, RR, [M-1, M-2]

~~Furrier - sales, cleaning and storage C-1, C-2, C-3, C-4, NB, RC, RBP, MDC-2, MDC-3, MDC-4~~

F

- Feathers (assembly & fab.) M-2; (CUP): AP, RR, ~~M-2~~
- Feed store C-4, NB, RC, RBP, C-R, BCCM; (CUP): C-3
- Feed or flour (process, pack or treat) M-2; (CUP): AP, RR, ~~M-2~~
- Felt (assembly & fab.) M-1, M-2; (CUP): C-4, RC, RBP, BCCM, AP, RR, ~~M-1, M-2~~
- Fiber (assembly & fab.) M-1, M-2; (CUP): C-4, RC, RBP, BCCM, AP, RR, ~~M-1, M-2~~
- Fiberglass (assembly & fab.) M-1, M-2; BCCM; (CUP): C-4, AP, RR, ~~BCCM~~
- Fiberglass (manufacturing & fab.) M-1, M-2; (CUP): C-4, AP, RR, ~~M-1, M-2~~
- Film (process, pack or treat) M-1, M-2, BCCM; (CUP): AP, RR, ~~M-1, M-2~~
- Film ~~or sound~~ editing C-2, C-3, C-4, ~~M-1, M-2~~, RC, RBP, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-1, BCC-1
- ~~Film store C-1, C-2, C-3, C-4, NB, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
- ~~Financial services GO, RC~~
- Fire station - municipal C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, ~~MDC-2, MDC-3, MDC-4, MDM-1~~; (CUP): all R-zones, C-R, AP, RR, ~~C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, MDM-1~~
- ~~Fire station (CUP): C-R~~
- Fish market - wholesale C-4, M-1, M-2, BCCM; (CUP): C-3, AP, RR, ~~C-4, M-1, M-2, BCCM~~
- ~~Fish market (CUP): MDC-3, MDC-4~~
- Fix-it shop C-3, C-4, NB, RC, RBP, BCC-3, BCCM, MDC-3, MDC-4; (CUP): C-2, BCC-2, MDC-2
- Florist shop C-1, C-2, C-3, C-4, NB, GO, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4
- Food (process, pack or treat) M-1, M-2; (CUP): C-4, AP, RR, ~~M-1, M-2~~
- ~~Food (process, pack or treat) dairy or pasta M-1, M-2; (CUP): C-4, AP, RR~~
- ~~Food market - in c.c.b. C-2, C-3, C-4, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, (CUP): C-1~~
- ~~Food store - specialty C-1, C-2, C-3, C-4, RC~~
- Fortune telling C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM
- Foundry M-2; (CUP): ~~M-1~~, AP, RR, ~~M-2~~
- ~~Foundry (bench molds only) M-1; (CUP): AP~~
- Freight terminal or yard M-2; (CUP): AP, RR, ~~M-2~~

E

- Eating establishment ~~_____~~ MDC-3
- Education institutions (in existence after Jan. 1, 1991) ~~_____~~ (CUP) MDM-1
- Electrical ~~or electronic equipment or appliances~~ - (assembly & fab., including mfg. small parts only)
(CUP) C-3, C-4, RBP, MDC-3, MDC-4
- Electrical appliances mfg. ~~_____~~ M-1, M-2, (CUP) AP, RR
- Electric or electronic equipment or appliances mfg., restricted to the rear 50% of the property ~~_____~~ RC
- ~~Electric or electronic equipment or appliances mfg.~~ ~~M-1, M-2, (CUP) RC, BCCM, AP, RR, M-1~~
M-2
- ~~Electric or electronic equipment or appliances repair - incidental sales~~ ~~C-2, C-3, C-4, NB, RC, RBP~~
BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, (CUP) C-1, BCC-1
- Electric or electronic equipment assembly ~~_____~~ RBP
- Electric or electronic equipment mfg. ~~_____~~ M-1, M-2, BCCM, (CUP) AP, RR
- Electronic instruments & devices (assembly & fab., incl. mfg. small parts only) ~~_____~~ M-1, M-2, (CUP) C-4
MDC-3, MDC-4, AP, RR
- Electronic home detention program/facility (in accordance with Section 31-810) (CUP) M-2, AP, RR
- Electroplating (process, pack or treat) M-2; (CUP) AP, RR, M-2
- Employment agency C-1, C-2, C-3, C-4, M-1, M-2, GO, RC, BCC-1, BCC-2, BCC-3, BCCM,
MDC-2, MDC-3, MDC-4; (CUP) AP, RR
- Engine mfg. M-2; (CUP) AP, RR, M-2
- Engraver C-3, C-4, NB, RC, RBP, BCC-3, BCCM, MDC-3, MDC-4; (CUP) C-2, BCC-2, MDC-2
- Equestrian show (CUP) C-R
- Equipment rental - light, no trucks - in c.e.b. C-3, C-4, RBP; (CUP) C-2, BCC-3, C-3, C-4, RBP
- Equipment rental M-1, M-2, BCCM; (CUP) AP, RR, M-1, M-2, BCCM
- Erotic entertainment facility (as defined in 31-203) (CUP) C-2, C-3, C-4, M-1, M-2, BCC-2, BCC-3,
BCCM, AP, RR
Prohib. C-2, C-3, C-4, M-1, M-2, BCC-2, BCC-3, BCCM, AP, RR
- Exhibition and sales ~~_____~~ C-R
- Express mail collection ~~_____~~ RC, RBP

~~Dry goods store C-1, C-2, C-3, C-4, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3,~~

~~MDC-4~~

Dyestuffs mfg. M-1, M-2; (CUP) BCCM, AP, RR [M-1, M-2]

D

- Dairy products - (process, pack or treat) M-1, M-2; (CUP): AP, RR, ~~M-1, M-2~~
- Dairy products mfg. ~~M-1, M-2; (CUP): C-4, BCCM, AP, RR, M-1, M-2~~
- Dance hall - in c.e.b. C-2, C-3, C-4, C-R; (CUP): C-1, RC, ~~BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, C-2, C-3, C-4, C-R~~
- Dance hall ~~(CUP): MDC-2, MDC-3, MDC-4~~
- Day care home, small (eight or fewer children) all R-zones
- Day care home, large (nine to 14 children) (AUP): all R-zones
- Day nursery ~~C-1, C-2, C-3, C-4, MDC-2, MDC-3, MDC-4~~
- Dental office ~~GO, RC~~
- Department store C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4;
(CUP): RC
- Design studio ~~NB, GO, RC, RBP~~
- Die casting ~~RBP~~
- Dielectric laminating M-1, M-2; (CUP): BCCM, AP, RR, ~~M-1, M-2~~
- Dielectric laminating - testing ~~only~~ (CUP): C-3, C-4, BCC-3
- Distillery M-2; (CUP): AP, RR, ~~M-2~~
- Doctors offices ~~(CUP): R-5, (under professional offices)~~
- Dog grooming ~~C-3, C-4, BCC-3, BCCM; (CUP): C-2, BCC-2~~
- Dog and animal grooming ~~NB, RC, RBP~~
- Drapery shop C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3,
MDC-4
- Dressmaking shop C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3,
MDC-4
- ~~Drive-Through Establishments (see section 31-1509)~~
- Drugstore C-1, C-2, C-3, C-4, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4
- Dry cleaning agency - no on-site dry cleaning C-2, NB, GO, C-R, BCC-2, BCC-3, BCCM; (CUP): C-1
- Dry cleaners C-3, C-4, BCC-3, BCCM, RC, MDC-2, MDC-3, MDC-4; (CUP): C-2, ~~C-3, C-4, BCC-3, BCCM, RC, MDC-2, MDC-3, MDC-4~~
- Dry cleaning plant M-1, M-2; (CUP): C-3, C-4, ~~RBP, BCC-3, BCCM, MDC-3, MDC-4, AP, RR, M-1, M-2~~

Clay - (process, pack or treat) M-2; (CUP): AP, RR, [M-2]

Clay products mfg. - kiln not to exceed 8 cu. ft. C-3, C-4, RBP, BCC-3; (CUP): C-2, BCC-2

Clay products mfg. M-1, M-2; (CUP): BCCM, AP, RR, [M-1, M-2]

Clinic - dental C-2, C-3, C-4, M-1, M-2, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4;
(CUP): C-1, BCC-1, AP, RR

Clinic - medical C-2, C-3, C-4, M-1, M-2, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4;
(CUP): C-1, BCC-1, AP, RR

Cloth - (assembly & fab) M-1, M-2; (CUP): C-4, RC, RBP, BCCM, AP, RR, [M-1, M-2]

Clothing store C-1, C-2, C-3, C-4, NB, RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4

Club - nonprofit C-2, C-3, C-4, RC, RBP, C-R, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4;
(CUP): C-1

Cocktail lounge/bar pursuant to 31-1116 (CUP): C-1, C-2, C-3, C-4, M-1, M-2, GO, RC, C-R, BCC-1,
BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, MDM-1, AP, RR

Coffee - (process, pack or treat) M-1, M-2, BCCM; (CUP): AP, RR, [M-1, M-2]

Cold storage plant C-4, M-1, M-2, BCCM; (CUP): C-3, AP, RR, [C-4, M-1, M-2, BCCM]

Collection agency C-1, C-2, C-3, C-4, NB, GO, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM,
(CUP): MDC-2, MDC-3, MDC-4

Commercial use - incidental & serving permitted industrial use (CUP): M-1, M-2, AP, RR

Computer service center C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4

Computer/electronics store RC

Concrete - ready mix & related services M-2; (CUP): M-1, AP, RR, [M-2]

Concrete products mfg. M-2; (CUP): AP, RR, [M-2]

Contractors storage yard C-4, M-1, M-2, BCCM; (CUP): C-3, AP, RR, [C-4, M-1, M-2, BCCM]

Convalescent home (CUP): C-2, C-3, C-4, M-1, R-5, GO, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4, AP, RR

Convenience grocery store - lot less than 8,000 sq. ft. (CUP): R-2, R-3, R-4, R-5, RC

Cork - (assembly & fab.) M-1, M-2; (CUP): C-4, RC, RBP, BCCM, AP, RR, [M-1, M-2]

Cosmetics - (process, pack or treat) M-1, M-2; (CUP): AP, RR, [M-1, M-2]

~~Creamery - wholesale C-4, BCCM; (CUP): C-3~~

~~Creamery M-1, M-2; (CUP): AP, RR~~

- Camera shop - incidental film developing C-1, C-2, C-3, C-4, NB, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4
- Can mfg. M-1, M-2; (CUP): AP, RR, ~~M-1, M-2~~
- Candy mfg. M-1, M-2; (CUP): C-4, RC, RBP, BCCM, AP, RR
- Candy store C-1, C-2, C-3, C-4, NB, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, ~~MDC-2, MDC-3, MDC-4~~
- Candy store, incidental. mfg. (CUP): ~~C-3, C-4, BCC-3, BCCM~~, MDC-3, MDC-4
- Cannery M-2; (CUP): AP, RR, ~~M-2~~
- Canvas - (assembly & fab.) (CUP): C-4, RC, RBP, BCCM, AP, RR
- Canvas mfg. M-1, M-2; (CUP): AP, RR, ~~M-1, M-2~~
- Car wash M-1, M-2; (CUP): C-3, C-4, BCCM, MDC-3, MDC-4, AP, RR, ~~M-1, M-2~~
- ~~Carnival (CUP): C-3, C-4, M-1, M-2, BCCM, all R-zones, AP, RR~~
- Carnival or circus ~~M-1, M-2~~; (CUP): C-3, C-4, C-R, BCC-3, BCCM, AP, RR, all R-zones, ~~M-1, M-2~~
- Catering services C-3, C-4, RC, RBP, BCC-3, BCCM, MDC-4; (CUP): C-2, BCC-2, MDC-3
- Cellophane - (assembly & fab.) M-1, M-2; (CUP): C-4, BCCM, AP, RR, ~~M-1, M-2~~
- Cement - (assembly & fab.) M-2; (CUP): AP, RR, ~~M-2~~
- Cemetery and related uses, structures, buildings, including, on-site business signs: CEM
- Child day care facility C-1, C-2, C-3, C-4, ~~M-1, M-2~~, NB, GO, RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, ~~MDM-1~~, MDC-2, MDC-3, MDC-4; (CUP): ~~MDM-1, AP, RR~~ [(AUP): C-2, C-3, C-4, ~~M-1, M-2~~, NB, GO, RC, RBP, C-R, BCC-2, BCC-3, ~~BCCM, MDM-1~~, MDC-2, MDC-3, MDC-4]
- ~~Child day care facility - incidental use only M-1, M-2, GO, RBP, (AUP), incidental use only if residential adj. GO, RBP~~
- ~~Child care facility, on-site incidental, for employees and guests only MDM-1~~
- ~~Child care facilities (CUP), MDM-1~~
- Chromium plating - (process, pack or treat) M-2; (CUP): AP, RR, ~~M-2~~
- Church C-1, C-2, C-3, C-4, NB, GO, RC, BCC-1, BCC-2, BCC-3, BCCM, MDC-3, MDC-4; (CUP): MDC-2, all R-zones
- ~~Church school (CUP): all R-zones~~
- ~~Circus (CUP): M-1, M-2, BCC-3, BCCM, AP, RR~~
- ~~Circus - transient (CUP): C-3, C-4, BCC-3, BCCM~~

Billiard parlor ~~BCC-2, (CUP): C-1 M-1 M-2 RC C-2 C-3 C-4 C-R BCC-1 BCC-2 BCC-3~~
~~BCCM MDC-2 MDC-3 MDC-4 AP RR~~

Blacksmith shop M-1, M-2; (CUP): ~~AP RR [M-1 M-2]~~

Blacksmith - horse shoeing only RBP

Blacksmith - horse shoeing, minimum of 12,000 sq. ft. abut commercial use (CUP): R-1-H

Blueprinting C-3, C-4, M-1, M-2, GO, RBP, BCC-3, BCCM, MDC-3, MDC-4; (CUP): ~~C-2~~
~~BCC-2 MDC-2 AP RR~~

Boarding house R-5

Boat dealer C-3, C-4, M-1, M-2, BCCM; (CUP): ~~C-2 BCC-2 BCC-3 AP RR~~

Boat mfg. M-1, M-2; (CUP): ~~BCCM AP RR [M-1 M-2]~~

Bone - (assembly & fab.) M-1, M-2; (CUP): ~~C-4 BCCM AP RR [M-1 M-2]~~

Bookbinding C-3, C-4, M-1, M-2, RC, RBP, BCC-3, BCCM; (CUP): ~~C-2 BCC-2 MDC-2 MDC-3~~
~~MDC-4 AP RR [C-3 C-4 M-1 M-2 RC RBP BCC-3 BCCM]~~

Book store C-1, C-2, C-3, C-4, NB, GO, RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
 MDC-3, MDC-4

Bottling plant M-1, M-2; (CUP): ~~AP RR [M-1 M-2]~~

~~Bowling alley - in c.e.b. M-1, M-2, C-R, (CUP): C-3 C-4 BCC-3 BCCM AP RR~~

Bowling alley ~~M-1 M-2 C-R, (CUP): C-3 C-4 BCC-3 BCCM MDC-3 MDC-4 AP RR~~

Boxing arena - in c.e.b. (CUP): ~~C-3 C-4 C-R BCC-3 BCCM~~

~~Brokerage, non-inventory NB, GO, RC~~

~~Brokerage, general, non-inventory RBP~~

~~Building material mfg. & sales M-2, (CUP): AP RR~~

~~Building material sales - in c.e.b. C-4, BCC-3, BCCM; (CUP): C-3 C-4 BCCM~~

Building material sales M-1, M-2; (CUP): ~~BCCM AP RR [M-1 M-2]~~

Burglar alarm sales or service ~~(not incl. automobile alarm systems)~~ C-3, C-4, BCC-3, ~~NB, GO~~
~~RBP, RC, BCCM; (CUP): C-2 BCC-2~~

~~Burglar alarm sales or service, no on-site installation NB, GO, RBP, RC~~

Business offices w/incidental retail or service commercial uses (CUP): R-5

Bus terminal C-2, C-3, C-4, BCCM; (CUP): ~~C-1 BCC-2 BCC-3 [C-2 C-3 C-4 BCCM]~~

Butcher shop - no slaughtering C-2, C-3, C-4, NB, RC, RBP, BCC-2, BCC-3, BCCM, MDC-2, MDC-3,
 MDC-4; (CUP): C-1

B

- Bail bond broker C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM; (CUP): AP, RR;
~~[Prohib. C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM, AP, RR]~~
- Bakery C-1, C-2, C-3, C-4, NB, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3,
MDC-4
- Bakery - wholesale C-4, M-1, M-2; (CUP): C-3, AP, RR; ~~[C-4, M-1, M-2]~~
- Bank C-1, C-2, C-3, C-4, M-1, M-2, RC, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3,
MDC-4; (CUP): AP, RR
- Barber shop C-1, C-2, C-3, C-4, NB, ~~GO~~, RC, RBP, ~~C-R~~ BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4
- ~~Barber shop - incidental use only GO, C-R~~
- Baths - public C-3, C-4, BCCM; (CUP): C-2, BCC-2, BCC-3, MDC-2, MDC-3, MDC-4
- Battery mfg. and/or rebuilding M-1, M-2; (CUP): AP, RR; ~~[M-1, M-2]~~
- ~~Battery service - in c.a.b. C-3, C-4; (CUP): C-2~~
- Batting cages (CUP): C-3, C-4, C-R, BCCM
- ~~Bazaar, etc. (CUP): M-1, BCCM, AP, RR~~
- Beauty ~~salon~~ shop C-1, C-2, C-3, C-4, NB, ~~GO~~, RC, RBP, ~~C-R~~ BCC-1, BCC-2, BCC-3, BCCM,
MDC-2, MDC-3, MDC-4
- ~~Beauty shop - incidental use only GO, C-R~~
- Beauty supply store C-1, C-2, C-3, C-4, NB, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4
- Beverages (process, pack or treat) M-1, M-2, BCCM; (CUP): AP, RR; ~~[M-1, M-2]~~
- Bicycle and mini-bike sales ~~incidental repair~~ C-1, C-2, C-3, C-4, NB, RC, C-R, RBP; ~~BCC-1, BCC-2,
BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~
- ~~Bicycle and mini-bike repair shop C-2, C-3, C-4, NB, RC, RBP, BCCM; (CUP): C-1~~
- ~~Bicycle and mini-bike dealer and/or repair shop C-2, C-3, C-4, MDC-2, MDC-3, MDC-4; (CUP): C-1~~
- ~~Bicycle and mini-bike repair and/or rental, incidental use only C-R~~
- Bicycle mfg. M-1, M-2; (CUP): BCCM, AP, RR; ~~[M-1, M-2]~~
- ~~Bicycle Sales BCC-1, BCC-2, BCC-3, BCCM~~
- Billboards (advertising structures) M-1, M-2; (CUP): AP, RR; ~~[M-1, M-2]~~

Automobile painting - in c.e.b. C-3, C-4, M-1, M-2, BCCM; (CUP) C-2, BCC-3, AP, RR, IC-3
~~C-4, M-1, M-2, BCCM~~

~~Automobile parts and accessories - no installation of parts C-1, C-2, C-3, C-4, (CUP) C-1~~

~~Automobile parts and accessories - no installation of parts, in c.e.b. BCC-2, BCC-3~~

Automobile parts and accessories in c.e.b. (incl. audio/alarm systems installation) C-3, C-4, BCC-2, BCC-3
 BCCM; (CUP) C-1, C-2, IC-3, C-4, BCC-2, BCC-3, BCCM

Automobile rental C-3, C-4, M-1, M-2, BCCM, MDC-4; (CUP) C-2, MDC-2, MDC-3, BCC-3, AP, RR, IC-3
~~C-4, M-1, M-2, BCCM, MDC-4~~

~~Automobile rental - in c.e.b. (CUP) BCC-3~~

Automobile repair garage - in c.e.b. C-3, C-4, M-1, M-2, BCCM; (CUP) C-2, BCC-2, BCC-3, AP, RR, IC-3, C-4, M-1, M-2, BCCM

Automobile storage yard M-1, M-2; (CUP) C-4, BCCM, AP, RR, Prohib. C-4, M-1, M-2, BCCM, AP, RR

Automobile top shop/upholstery in c.e.b. C-3, C-4, BCCM; (CUP) C-2, BCC-3, IC-3, C-4, BCCM

Automobile towing C-3, C-4, M-1, M-2, BCCM; (CUP) C-2, AP, RR, IC-3, C-4, M-1, M-2, BCCM

Automobile wrecking yard (CUP) M-2, AP, RR, Prohib. M-2, AP, RR

Automobile service station M-1, M-2, BCCM; (CUP) C-2, C-3, C-4, NB, BCC-2, BCC-3, MDC-2, MDC-3, MDC-4, AP, RR, M-1, M-2, BCCM

Awning shop C-3, C-4, NB, RC, RBP, BCCM; (CUP) C-2, BCC-2, BCC-3

Household Appliance store C-1, C-2, C-3, C-4, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4
Appliance store - limited to 15,000 sq. ft. RC

Arcade - pursuant to 31-1115 C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM;
(CUP): AP, RR, ~~C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM~~

Archery range - in c.e.b. C-R; (CUP): C-3, C-4

Archery range M-2, BCCM; (CUP): M-1, MDC-3, MDC-4, AP, RR, ~~M-2, BCCM~~

Architecture studio ~~NB, GO, RC, RBP~~

Art gallery C-1, C-2, C-3, C-4, NB, GO, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4

Art shop C-1, C-2, C-3, C-4, NB, ~~GO~~, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, MDC-2,
MDC-3, MDC-4

Asbestos (assembly & fab.) M-2; (CUP): AP, RR, ~~M-2~~

Athletic field C-R

Auction - in c.e.b. ~~C-2~~ C-3, C-4, BCCM; (CUP): C-1, ~~BCC-1, BCC-2, BCC-3~~

Auction (new merchandise only) ~~C-1, BCC-1, BCC-2, BCC-3 (CUP): BCCM~~

Auditorium, ~~labor union meeting hall, lodge hall~~ C-1, C-2, C-3, C-4, RC, C-R, BCC-1, BCC-2, BCC-3,
BCCM, ~~MDC-2, MDC-3, MDC-4; (CUP): MDC-2, MDC-3, MDC-4, CUP: C-1, C-2, C-3, C-4, RC, C-R,~~
~~BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4~~

Automated teller machine (freestanding) ~~C-1, C-2, C-3, C-4, M-1, M-2, NB, GO, RC, RBP, C-R,~~
~~BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, MDM-1 (CUP): AP, RR, C-1, C-2, C-3,~~
~~C-4, M-1, M-2, NB, GO, RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4,~~
~~MDM-1~~

Automobile body or fender repair - in c.e.b. M-1, M-2; (CUP): C-3, C-4, BCCM, AP, RR, ~~Prohib~~
~~C-3, C-4, M-1, M-2, BCCM, AP, RR~~

Automobile dealer - new cars only in c.e.b. ~~C-2, C-3, C-4, M-1, M-2, BCCM, (CUP): C-1, AP, RR~~

Automobile dealer - new and used, C-3, C-4, M-1, M-2, BCCM; (CUP): C-2, BCC-2, BCC-3, AP,
RR, ~~C-3, C-4, M-1, M-2, BCCM~~

Automobile detailing - in c.e.b. C-3; (CUP): C-2, BCC-3

Automobile detailing C-4, M-1, M-2, BCCM; (CUP): C-3, AP, RR, ~~C-4, M-1, M-2, BCCM~~

Automobile maneuvering event - auto & cycle racing M-1, M-2; (CUP): AP, RR, ~~M-1, M-2~~

Automobile manufacturing M-2; (CUP): AP, RR, ~~M-2~~

A

- Acids - noncorrosive, nontoxic (process, pack or treat) M-2; (CUP): AP, RR, ~~M-2~~
- ~~Addressograph service C-3, C-4, MDC-3, MDC-4; (CUP): C-2, MDC-2~~
- ~~Administrative services NB, RC, C-R, RBP~~
- Advertising signs and structures - Billboards M-1, M-2; (CUP): AP, RR, ~~M-1, M-2~~
- ~~Aerobics studio RC~~
- ~~Air Conditioning, ventilation and heating, installation & service - incidental sales C-3, C-4, RBP, BCC-3~~
- ~~Air Conditioning, ventilation and heating - installation and service RBP~~
- Aircraft factory - incl. missile or related mfg. M-2; (CUP): AP, RR, ~~M-2~~
- Aircraft fabrication, testing, servicing AP
- Aircraft landing fields, for aircraft, helicopters, runways, control towers, etc. AP
- Air passenger facilities AP
- Alcoholic beverages - Sale and consumption on or off premises pursuant to 31-1116 (CUP): C-1, C-2, C-3, C-4, M-1, M-2, NB, GO, RC, RBP, C-R, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4, MDM-1, OS, AP, RR
- Aluminum ingots (assembly & fab.) M-2; (CUP): AP, RR, ~~M-2~~
- Ambulance service C-3, C-4, MDC-3, MDC-4, BCCM; (CUP): C-2, MDC-2, BCC-2, BCC-3, ~~C-3, C-4, MDC-3, MDC-4, BCCM~~
- Amusement enterprise - in c.e.b. C-3, C-4, C-R; (CUP): C-2, RC
- Amusement enterprise BCCM, MDC-3, MDC-4; (CUP): BCC-1, BCC-2, BCC-3, MDC-2, ~~BCCM, MDC-3, MDC-4~~
- ~~Amusement rides (CUP): C-R~~
- ~~Animal grooming C-3, C-4, NB, RC, RBP, BCC-3, BCCM, MDC-2, MDC-3, MDC-4; (CUP): C-2, BCC-2~~
- Animal hospital M-1, M-2; (CUP): C-3, C-4, RBP, BCCM, AP, RR, ~~M-1, M-2~~
- Animal hospital - overnight care, no boarding. ~~C-3, C-4, BCCM; (CUP): NB, BCC-2, BCC-3, C-3, C-4, BCCM~~
- Animal hospital - no boarding- min 12,000 sq. ft. land area, abut commercial use (CUP): R-1-H
- Antique shop C-1, C-2, C-3, C-4, NB, RBP, RC, BCC-1, BCC-2, BCC-3, BCCM, MDC-2, MDC-3, MDC-4
- Household Appliance repair - incidental sales C-2, C-3, C-4, BCC-2, BCC-3, BCCM, NB, RBP, MDC-2, MDC-3, MDC-4; (CUP): C-1

PROPOSED CHANGES TO CITY WIDE ZONING USE LIST

EXAMPLE:

These zones where uses are permitted are not underlined

Arcade- pursuant to 31-1115 C-1, C-2, C-3, C-4, M-1, M-2, BCC-1, BCC-2, BCC-3, BCCM;

(CUP): AP. RR. [C-1] [C-2] [C-3] [C-4] [M-1] [M-2] [BCC-1] [BCC-2] [BCC-3] [BCCM]

The zones in which the use is conditional or prohibited are underlined

Highlight indicates a proposed addition

Brackets surround proposed requirements or restrictions when the use is residentially adjacent

Although not a part of this example "strikeout" signifies a proposed deletion

CITY OF BURBANK ZONING USE LIST

Page 18 of 18

LAND USE	C-2		C-3		C-4		M-1		M-2		MDM-	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	Ap	RR	
	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P																				CUP
Vegetable oil (process, pack or treat)																														
Vinegar mfg.																														
Vitamins mfg.																														
Warehouse																														
Wax - no rendering																														
Wedding Chapel																														
Welding																														
Welding service - o. o. b.																														
Wholesale business																														
Wholesale business - no warehousing																														
Wholesale business - incidental to retail sales																														
Wholesale preserve and sanctuaries																														
Wood (assembly and fab.)																														
Woodworking shop																														
Yarn																														

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Last Revised: 10/20/98

LAND USE

CITY OF BURBANK ZONING USE LIST

	G-2	C-3	C-4	M-1	M-2	MDM	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MFC-1	MPC-2	MPC-3	OS	AP	RR
Textiles (assembly & lab)			CUP	P [CUP]	P [CUP]																		CUP	CUP
Textiles (process, pack or treat)				P [CUP]	P [CUP]																		CUP	CUP
Theater - drive-in			CUP	CUP	P [CUP]																		CUP	CUP
Theater - not drive-in	P	P	P																				CUP	CUP
Theater, outdoor																								
Thrift Store		P	P																					
Ticket agency - incidental use only																								
Tire mfg.																								
Tire retreading or rescaping			CUP	P [CUP]	P [CUP]																		CUP	CUP
Tobacco (assembly & lab)			CUP	P [CUP]	P [CUP]																		CUP	CUP
Tobacco (process, pack or treat)				P [CUP]	P [CUP]																		CUP	CUP
Toy Mfg.			CUP	P [CUP]	P [CUP]																		CUP	CUP
Trailer sales			CUP	P [CUP]	P [CUP]																		CUP	CUP
Truck dealer - new			CUP	P [CUP]	P [CUP]																		CUP	CUP
Truck dealer - used			CUP	P [CUP]	P [CUP]																		CUP	CUP
Truck rental - except tractor and trailer			CUP	P [CUP]	P [CUP]																		CUP	CUP
Truck rental - including tractor and trailer				P [CUP]	P [CUP]																		CUP	CUP
Trucking yard or terminal				P [CUP]	P [CUP]																		CUP	CUP
Upholstery shop	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]																		CUP	CUP

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LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR	
Shooting gallery/range		CUP																								
Shooting gallery/range - c.s.b.																										
Sign mfg.																										
Sign painting shop - in c.s.b.																										
Silkscreen mfg. or processing																										
Skating rink - ice or roller																										
Skating rink - ice or roller - in c.s.b.																										
Soap (process, pack & treat)																										
Sports Arena/Athletic field																										
Stable, commercial - including housing for caretakers on premises																										
Stables/commercial, noncommercial																										
Starch (process, pack or treat)																										
Stone assembly & fab																										
Stone grinding, dressing or cutting																										
Storage facility (public)																										
Storage facility (public) - including housing for caretakers on premises																										
Storage building																										
Studio - art and graphic arts																										
Studio - broadcasting or recording																										
Swimming pool - commercial																										
Tendermist																										
Tennis court																										

PERMITTED IN R-1, R-2, R-3, R-4 ZONE, CUP IN R-4 ZONE (PURSUANT TO SECTION 31.64.2)

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CITY OF BURBANK ZONING USE LIST

LAND USE	C-2		C-3		C-4		M-1		M-2		MDM-1		MDC-2		MDC-3		MDC-4		NB		GO		RC		C-R		RBP		BCC-1		BCC-2		BCC-3		BCCM		MPC-1		MPC-2		MFC-3		OS		AP		HR		
	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P					
Rescue mission	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	
Residential above commercial use	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	
Residential only (pursuant to the Burbank Center Plan)																																																	
Residential care home																																																	
Restaurant - not res. adj. fast food between midnight and 6:00 and no alcohol	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Restaurant/Drinking Establishment, see Section 31-1116	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	
Restaurant with incidental alcohol, see Section 31-1118	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Restaurant with drive-through pursuant to 31-1608	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	ICUP	
Fast food restaurant operating between midnight and 6:00am within 150 ft. of res. or in res. PD	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	CUP	P	
Retail stores/banks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Retail sales - products manufactured on premises, incidental to permitted on site land use																																																	
Riding academy																																																	
Rubber - except tire mfg (assembly & fab.)																																																	

* NOT TO EXCEED 2,000 SQ. FT.

Schools - public or private
 School - public or private (existing before Jan. 1, 1991)
 Secondhand store
 Sewing (cloth assembly & fab.)
 Shell (assembly & fab.)
 Shoe repair shop
 Shoe shine shop

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CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDM-2	MDM-3	MDM-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Photography service with incidental printing																								
Photographer	P	P	P																					
Picture frame store	P	P	P																					
Printer (assembly & lab.)	P	P	P																					
Plastics (assembly & lab.)																								
Plastics (process, pack & treat)																								
Reynold, outdoor - in conjunction with eating establishment	CUP	CUP	CUP																					
Plumbing Service	CUP	P	P																					
Police Station - private or municipal, including dispatch/administration	P	P	P																					
Post office	P	P	P																					
Podium																								
Print shop																								
Print shop except newspaper printing	CUP	P	P																					
Public utility facility	P	P	P																					
Racquetball courts	CUP	CUP	CUP																					
Railroad uses including freight yards, depot, control towers																								
Recreation related commercial																								
Recreational vehicle dealer - new and used	CUP	CUP	CUP																					
Refrigeration installation & service - incidental sales	CUP	P	P																					
Refrigeration plant - including mfg. office																								
Research studios	CUP	CUP	CUP																					

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LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDM-2	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Off-street parking lot or structure	P	P	P	P	P																				
Offices - business or professional	P	P	P	P	P																				
Offices - business or professional w/ incidental retail or service commercial uses	P	P	P	P	P																				
Overnighting (process, pack or treat)																									

* PERMITTED ON UPPER FLOORS ONLY

Paint (process, pack or treat)																									
Paint spray booth	CUP	P	P	P	P																				
Paper (assembly & job)																									
Paper storage or treatment																									
Parcel delivery service	CUP	P	P	P	P																				
Park & recreational facility - municipal																									
Pre-ate foods (mfg, process, pack or treat)																									
Print shop																									
Physical check cashing service																									
Personal or Physical Arts Studios	P	P	P	P	P																				
Personal Wireless telecommunications service facility pursuant to 31-1118	P	P	P	P	P																				
Pest Control																									
Pet shop - including grooming	CUP	P	P	P	P																				
Pet shop - sales only	P	P	P	P	P																				
Putting zoo - per BMC Chapter 8, on property w/ min. 12,000 sq. ft. in area that abuts comm. land																									
Pharmaceutical mfg.																									

PERMITTED IN ALL ZONES

CUP IN R-1-H ZONE

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 Last Revised: 10/20/98

LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDM-2	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Messenger service	P [CUP]	P [CUP]	P [CUP]																						
Metal assembly & fab.)			CUP	P [CUP]	P [CUP]																				
Metal (process, pack or treat)																									
Metal Stamping																									
Mobile home dealer - new and used		CUP	CUP																						
Mobile home park																									
Maped or motor scooter dealer - including service, repair & testing in c.a.b.		CUP	CUP																						
Motel																									
Motion picture studio	P [CUP]	P [CUP]	P [CUP]																						
Motion picture studio - no outdoor sets	CUP	P	P																						
Motorcycle dealer - including repair or testing	CUP	P	P																						
Motorcycle mfg. & repair																									
Moving van & storage yard																									
Museum																									
Musical instruments mfg.																									
Newspaper printing																									
Newsstand																									
Newsstand in c.a.b.																									
Nightclub, pursuant to 31-1116																									
Nursery - plant																									

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LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR					
Kennel - including housing for caretakers on premises				CUP	P [CUP]																			CUP	CUP				
Laboratory - dental or medical	P	P	P	P	P	CUP																			CUP	CUP			
Laboratory - experimental or research		CUP		P [CUP]	P [CUP]																					CUP	CUP		
Laboratory - film			P	P [CUP]	P [CUP]																					CUP	CUP		
Laboratory - testing, physical or chemical				P [CUP]	P [CUP]																					CUP	CUP		
Laboratory - X-ray, treatment, or clinic	P	P	P	P	P																					CUP	CUP		
Lapidary mfg.																											CUP	CUP	
Landmark	P	P	P	P	P																						CUP	CUP	
Laundry			CUP	CUP	P [CUP]																						CUP	CUP	
Laundry agency - no washing	P	P	P	P	P																						CUP	CUP	
Leather (assembly & fab.)				CUP	P [CUP]																						CUP	CUP	
Library - municipal	P	P	P	P	P	CUP IN ALL R ZONES																					CUP	CUP	
Library	P	P	P	P																								CUP	CUP
Lindens (process, pack or treat)																												CUP	CUP
Lubricating oil (process, pack or treat)																												CUP	CUP
Machinery mfg. & repairing				P [CUP]	P [CUP]																						CUP	CUP	
Machine shop				CUP	P [CUP]																						CUP	CUP	
Mail (assembly & fab)					P [CUP]																						CUP	CUP	

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LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDM-2	MDC-2	MDC-3	MDC-4	NB	GO	RC	CR	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Hazardous waste facility - eligible off or on site	P	P	P																						
Health facilities for inpatients & outpatients - psychiatric care treatment	CUP	CUP	CUP	CUP																					
Hearing, ventilation, and air conditioning equipment mfg.				P	P																				
Heating, ventilation and air conditioning sales or service	CUP	P	P																						
Heliport	CUP	CUP	CUP	CUP	CUP																				
Home Center	CUP	CUP	CUP	CUP	CUP																				
Home occupation																									
Hospital (in existence before Jan. 1, 1991)																									
Hospital - except animal - with incidental interior commercial uses	CUP	CUP	CUP	CUP																					
Hotel - including incidental commercial uses	P	P	P	P	CUP																				
House mover or wrecker																									
Ice Cream mfg.				CUP	P																				
Ice Cream shop	P	P	P																						
Ice machine	P	P	P																						
Ice manufacturing or storage																									
Janitorial service	CUP	P	P																						
Juice (process, pack or treat)																									
Junkyard																									
Auto assembly & fab.																									

PERMITTED IN ALL RESIDENTIAL ZONES PURSUANT TO SECTION 31.671

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 [PRH] = Prohibited if residentially adjacent
 Last Revised: 10/20/98

LAND USE

CITY OF BURBANK ZONING USE LIST

	G-2	C-3	C-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR	
Freight terminal or yard					P (CUP)																		CUP	CUP	
Frozen food locker rental		CUP	P (CUP)	P (CUP)																				CUP	CUP
Funeral home		CUP	P (CUP)	P (CUP)																					
Furniture mfg.					P (CUP)																				
Fur assembly & lab.)					P (CUP)																				

Galvanizing (process, pack or treat)																									
Gas storage & distribution - acetylene, helium, hydrogen, oxygen, etc.		CUP	P (CUP)	P (CUP)	P (CUP)	P (CUP)																			
Gelatin (process, pack or treat)																									
Glass (assembly & lab.)																									
Glass blowing																									
Glass products mfg.																									
Soil cover/drying range																									
Soil course - radiative																									
Grocery/Market (no alcohol sales)																									
Grocery/Market (with alcohol sales, packaged only)																									
Gymnasium - c.e.b.																									
Gypsum (assembly & lab.)																									
Hair (assembly & lab)																									
Handball courts																									

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LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Equipment rental - light, no trucks - In c.e.b.	CUP	P	P																					
Equipment rental		[CUP]	[CUP]											[CUP]										
Ecotic entertainment facility - as defined in Section 31.203	CUP [PRH]	CUP [PRH]	CUP [PRH]	CUP [PRH]	CUP [PRH]																			
Feathers (assembly & lab.)																								
Feed store		CUP	P																					
Feed or flour (process, pack or treat)																								
Felt (assembly & lab.)																								
Fiber (assembly & lab.)																								
Fiberglass (assembly & lab.)																								
Fiberglass (manufacturing & lab.)																								
Film (process, pack or treat)																								
Film or sound editing																								
Fire station																								
Fish market - wholesale																								
Flax shop																								
Florist shop																								
Food (process, pack or treat)																								
Fortune telling																								
Foundry																								

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 Last Revised: 10/20/88

LAND USE

CITY OF BURBANK ZONING USE LIST

REFER TO SECTION 31.1609

LAND USE	G-2	G-3	G-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MFC-3	OS	AP	RR	
Dielectric laminating				P [CUP]	P [CUP]																		CUP	CUP	
Dielectric laminating - testing only		CUP	CUP																					CUP	CUP
Distillery					P [CUP]																			CUP	CUP
Dragery shop	P	P	P																						
Dressmaking shop	P	P	P																						
Dive-through establishments																									
Drugstore	P	P	P																						
Dry cleaning agency - no on-site dry cleaning	P																								
Dry cleaners	CUP			P [CUP]	P [CUP]																				
Dry cleaning plant		CUP	CUP	P [CUP]	P [CUP]																				
Dyeing/dyeing mfg.				P [CUP]	P [CUP]																				
Electrical or electronic equipment or appliances - assembly & fab., including mfg. small parts only		CUP	CUP																						
Electrical or electronic equipment or appliances mfg.				P [CUP]	P [CUP]																				
Electric or electronic equipment or appliances repair - incidental sales	P	P	P																						
Electronic home detention program/facility (in accordance with Section 31.810)						CUP																			
Electroplating (process, pack or treat)					P [CUP]																				
Employment agency	P	P	P																						
Engine mfg.				P [CUP]	P [CUP]																				
Engraver		CUP	P																						
Equestrian show	CUP	P	P																						

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[Blank] = Prohibited
[PRH] = Prohibited if residentially adjacent

LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Commercial use - incidental & serving permitted industrial use																								
Computer service center																								
Concrete - ready mix & related services																								
Concrete products mfg.																								
Contractors storage yard																								
Convalescent home																								
Convenience grocery store - lot less than 8,000 sq. ft.																								
Cook - (assembly & fab.)																								
Cosmetics - (process, pack or treat)																								
Day care home, small (eight or fewer children)																								
Day care home, large (more than 14 children) - pursuant to Section 31.683																								
Department store																								
Dairy products - (process, pack or treat)																								
Dairy products mfg.																								
Dance hall - in c.a.h.																								
Day care home, small (eight or fewer children)																								
Day care home, large (more than 14 children) - pursuant to Section 31.683																								
Department store																								

c.a.h. = completely enclosed building
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LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	G-2	G-3	C-4	M-1	M-2	MDM-1	MDG-2	MDG-3	MDG-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Candy store	P	P	P																					
Candy store, incidental mfg.		CUP	CUP																					
Cannery																								
Canvas - (assembly & fab.)			CUP																					
Canvas avg.																								
Car wash			CUP																					
Carnival or circus		CUP	CUP																					
Catering services		CUP	P																					
Cellophane - (assembly & fab.)			CUP																					
Cement - (assembly & fab.)																								
Cemetery and related uses, structures, buildings, including on-site business signs																								
Child day care facility																								
Chromium plating - (process, pack or treat)																								
Church																								
Clay - (process, pack or treat)																								
Clay products mfg. - kiln not to exceed 8 cu. ft.																								
Clay products mfg.																								
Clinic - dental																								
Clinic - medical																								
Clonk - (assembly & fab)																								

PERMITTED IN CEMETARY ZONE ONLY

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 (Blank) = Prohibited
 [PRH] = Prohibited if residentially adjacent

LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	CITY OF BURBANK ZONING USE LIST																								
	C-2	C-3	C-4	M-1	M-2	MDM-	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR	
Blacksmith - horse shoeing only																									
Blacksmith - horse shoeing, minimum of 12,000 sq. ft. abut commercial use																									
Blueprinting																									
Boarding house																									
Boat dealer																									
Boat mfg.																									
Boat (assembly & lab.)																									
Bookbinding																									
Book store																									
Bottling plant																									
Brewing alley																									
Brewing arena - in c.e.b.																									
Building material sales - in c.e.b.																									
Building material sales																									
Burglar alarm sales or service (not incl. automobile alarm systems)																									
Business offices w/incidental retail or service commercial uses																									
Bus terminal																									
Butcher shop - no slaughtering																									
Camera shop - incidental film developing																									
Can mfg.																									
Candy mfg.																									

CUP FOR R-1-1H

PERMITTED IN R-5 ZONE

CUP IN R-5 ZONE

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 [AUP] = AUP required if residentially adjacent
 [Blank] = Prohibited
 [PRH] = Prohibited if residentially adjacent
 Last Revised: 10/20/99

LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDM-2	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	R1P	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Automobile top shop/wholesaler - In c.a.b.	CUP	P	P																CUP						
Automobile towing	CUP	P	P																CUP						
Automobile wreacking yard																									
Automobile service station	CUP	CUP	CUP																CUP						
Auto shop	CUP	P	P																CUP						
Beer bond broker																									
Bakery																									
Bakery - Wholesale																									
Bank																									
Barber shop																									
Barber - public																									
Battery mfg. and/or rebuilding																									
Bartending																									
Beauty salon																									
Beauty supply store																									
Beverages (process, pack or treat)																									
Bicycle and mini-bike sales/functional repair																									
Bicycle mfg.																									
Billboards (advertising structures)																									
Billiard parlor																									
Blacksmith shop																									

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 [PRH] = Prohibited if residentially adjacent

LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	G-2	G-3	G-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	G-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR
Archery range - in c.a.b.		CUP	CUP																					
Archery range				CUP				CUP	CUP															
Art gallery		P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Art shop		P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Asbestos (assembly & lab.)																								
Auction - in c.a.b.		P	P	P																				
Auditorium, labor union meeting hall, lodge hall		P	P	P																				
Automated teller machine (freestanding)		P	P	P																				
Automobile body or fender repair - in c.a.b.		CUP	CUP	CUP																				
Automobile dealer - new and used		CUP	P	P																				
Automobile detailing - in c.a.b.		CUP	P	P																				
Automobile detailing																								
Automobile maneuvering event - auto & cycle racing																								
Automobile manufacturing																								
Automobile painting - in c.a.b.		CUP	P	P																				
Automobile parts and accessories - in c.a.b. (incl. audio/visual systems installation)		CUP	P	P																				
Automobile rental		CUP	P	P																				
Automobile repair garage - in c.a.b.		CUP	P	P																				
Automobile storage yard																								

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LAND USE

CITY OF BURBANK ZONING USE LIST

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	R/R
Acids - noncorrosive, nontoxic (process, pack or treat)					P [ICUP]																		CUP	CUP
Advertising signs & structures - Billboards				P [ICUP]	P [ICUP]																		CUP	CUP
Aircraft factory - incl. missile or related mfg.					P [ICUP]																		CUP	CUP
Aircraft fabrication, testing, servicing																								P
Aircraft landing fields, for aircraft, helicopters, runways, control towers, etc.																								P
Air Passenger facilities																								P
Alcoholic beverages - Sale and consumption on or off premises pursuant to 31-1116	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Aluminum ingots (assembly & fab.)					P [ICUP]																			CUP
Ambulance service	CUP	P [ICUP]	P [ICUP]			CUP									CUP	CUP	CUP	P [ICUP]						CUP
Amusement enterprise - in c.e.b.	CUP	P	P																					CUP
Amusement enterprise						CUP																		CUP
Animal grooming	CUP	P	P																					CUP
Animal hospital		CUP	CUP																					CUP
Animal hospital - overnight care, no boarding		P	P																					CUP
Animal hospital - no boarding - min 12,000 sq. ft. land area, abut commercial use																								CUP
Antique shop	P	P	P																					P
Appliance repair - incidental sales	P	P	P																					P
Appliance store	P	P	P																					P
Appliance store - limited to 15,000 sq. ft.	P	P	P																					P
Arcade - pursuant to 31-1115	P	P	P																					P

CUP FOR R-1H

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 [Blank] = Prohibited
 [P/R] = Prohibited if residentially adjacent
 Last Revised: 10/20/98

EXHIBIT A

(b) a project for which an application for a planned development has been submitted prior to 12/26/98 [effective date of this Ordinance].

PASSED and ADOPTED this 17th day of November, 1998.

Dave Golonski
Dave Golonski
Mayor of the City of Burbank

Attest:

Judie Sarquiz
Judie Sarquiz, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BURBANK)

I, Judie Sarquiz, City Clerk of the City of Burbank, do hereby certify that the foregoing Ordinance No. 3504 was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 17th day of November, 1998, by the following vote:

AYES: Council Members Kramer, McConkey, Murphy, Wiggins and Golonski.

NOES: Council Members None.

ABSENT: Council Members None.

I further certify that said Synopsis was published as required by law in a newspaper of general circulation in the City of Burbank, California on the 25th day of November, 1998.

Judie Sarquiz
Judie Sarquiz, City Clerk

45. Section 31-2509 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2509. Uses in the BCC-2 Zone.

In the BCC-2 Zone, uses are allowed as set forth in Section 31-502.

46. Sections 31-2510, 31-2511, and 31-2512 of the Burbank Municipal Code are hereby deleted.

47. Section 31-2515 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2515. Uses in the BCC-3 Zone.

In the BCC-3 Zone, uses are allowed as set forth in Section 31-502.

48. Sections 31-2516, 31-2517, and 31-2518 of the Burbank Municipal Code are hereby deleted.

49. Section 31-2521 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2521. Uses in the BCCM Zone.

In the BCCM Zone, uses are allowed as set forth in Section 31-502.

50. Sections 31-2522 and 31-2523 of the Burbank Municipal Code are hereby deleted.

51. The City Clerk shall certify to the passage of this ordinance and cause the City Attorney Synopsis of this ordinance to be published once in a newspaper of general circulation, published and circulated in the City of Burbank, California.

52. This Ordinance shall become effective at 12:01 a.m. of the thirty-first day after publication.

53. This ordinance shall not effect the establishment of a use that was permitted prior to the effective date of this ordinance if such use is included in the plans or application for either of the following:

(a) a project that has received an approved development review letter prior to 12/26/98 [effective date of this Ordinance], or;

Sec. 31-2421. Uses in the GO Zone.

In the GO Zone, uses are allowed as set forth in Section 31-502.

36. Sections 31-2422, 31-2423, and 31-2424 of the Burbank Municipal Code are hereby deleted.

37. Section 31-2429 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2429. Uses in the RC Zone.

In the RC Zone, uses are allowed as set forth in Section 31-502.

38. Sections 31-2430, 31-2431, and 31-2432 of the Burbank Municipal Code are hereby deleted.

39. Section 31-2437 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2437. Uses in the CR Zone.

In the CR Zone, uses are allowed as set forth in Section 31-502.

40. Sections 31-2438, 31-2439, and 31-2440 of the Burbank Municipal Code are hereby deleted.

41. Section 31-2445 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2445. Uses in the RBP Zone.

In the RBP Zone, uses are allowed as set forth in Section 31-502.

42. Sections 31-2446, 31-2447, and 31-31-2448 of the Burbank Municipal Code are hereby deleted.

43. Section 31-2504 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2504. Uses in the BCC-1 Zone.

In the BCC-1 Zone, uses are allowed as set forth in Section 31-502.

44. Sections 31-2505 and 31-2506 of the Burbank Municipal Code are hereby deleted.

26. Section 31-2105 of the Burbank Municipal Code is hereby deleted.

27. Section 31-2110 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2110. Uses in the MDC-2 Zone.

In the MDC-2 Zone, uses are allowed as set forth in Section 31-502.

28. Sections 31-2111 and 31-2111.5 of the Burbank Municipal Code are hereby deleted.

29. Section 31-2115 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2115. Uses in the MDC-3 Zone.

In the MDC-3 Zone, uses are allowed as set forth in Section 31-502.

30. Sections 31-2116 and 31-2116.5 of the Burbank Municipal Code are hereby deleted.

31. Section 31-2120 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2120. Uses in the MDC-4 Zone.

In the MDC-4 Zone, uses are allowed as set forth in Section 31-502.

32. Sections 31-2121 and 31-2121.5 of the Burbank Municipal Code are hereby deleted.

33. Section 2413 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2413. Uses in the NB Zone.

In the NB Zone, uses are allowed as set forth in Section 31-502.

34. Sections 31-2414, 2415, and 31-2416 of the Burbank Municipal Code are hereby deleted.

35. Section 31-2421 of the Burbank Municipal Code is hereby amended to read as follows:

17. Section 31-902 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-902. Uses in the Airport Zone.

In the Airport Zone, uses are allowed as set forth in Section 31-502.

18. Sections 31-903 and 31-904 of the Burbank Municipal Code are hereby deleted.

19. Section 31-907 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-907. Uses in the Cemetery Zone.

In the Cemetery Zone, uses are allowed as set forth in Section 31-502.

20. Sections 31-907.5 and 31-908 of the Burbank Municipal Code are hereby deleted.

21. Section 31-911 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-911. Uses in the Railroad Zone.

In the Railroad Zone, uses are allowed as set forth in Section 31-502.

22. Sections 31-912 and 31-913 of the Burbank Municipal Code are hereby deleted.

23. Section 31-922 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-922. Uses in the Open Space Zone.

In the Open Space Zone, uses are allowed as set forth in Section 31-502.

24. Section 31-923 of the Burbank Municipal Code is hereby deleted.

25. Section 31-2104 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-2104. Uses in the MDM-1 Zone.

In the MDM-1 Zone, uses are allowed as set forth in Section 31-502.

Sec. 31-709. Uses in the C-2 Zone.

In the C-2 Zone, uses are allowed as set forth in Section 31-502.

8. Sections 31-710, 31-710.5, and 31-711 of the Burbank Municipal Code are hereby deleted.

9. Section 31-715 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-715. Uses in the C-3 Zone.

In the C-3 Zone, uses are allowed as set forth in Section 31-502.

10. Sections 31-716, 31-716.5, and 31-717 of the Burbank Municipal Code are hereby deleted.

11. Section 31-721 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-721. Uses in the C-4 Zone.

In the C-4 Zone, uses are allowed as set forth in Section 31-502.

12. Sections 31-722, 31-722.5, and 31-723 of the Burbank Municipal Code are hereby deleted.

13. Section 31-802 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-802. Uses in the M-1 Zone.

In the M-1 Zone, uses are allowed as set forth in Section 31-502.

14. Sections 31-803 and 31-804 of the Burbank Municipal Code are hereby deleted.

15. Section 31-809 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-809. Uses in the M-2 Zone.

In the M-2 Zone, uses are allowed as set forth in Section 31-502.

16. Sections 31-810 and 31-811 of the Burbank Municipal Code are hereby deleted.

NB	Neighborhood Business Zone.
GO	Garden Office Zone.
RC	Rancho Commercial Zone.
C-R	Commercial-Recreational Zone.
RBP	Rancho Business Park Zone.
BCC-1	Burbank Center Commercial Retail-Professional Zone.
BCC-2	Burbank Center Commercial Limited Business Zone.
BCC-3	Burbank Center Commercial General Business Zone.
BCCM	Burbank Center Commercial Manufacturing Zone.
MPC-1	Magnolia Park Commercial Retail-Professional Zone.
MPC-2	Magnolia Park Commercial Limited Business Zone.
MPC-3	Magnolia Park Commercial General Business Zone.

2. The title of Chapter 31, Article 5 of the Burbank Municipal Code is hereby amended to read as follows:

ARTICLE 5. USE TABLE AND GENERAL USE REGULATIONS.

3. Section 31-501 of the Burbank Municipal Code is amended to read as follows:

Sec. 31-501. Authorized Uses.

Uses in all zones are only allowed as described in the Use table comprising Section 31-502, unless authorized pursuant to the provisions of Section 31-503 or authorized by other provisions of this Code. Unless otherwise provided, uses not authorized shall not be carried on where not authorized, except as lawful nonconforming uses.

4. Section 31-502 of the Burbank Municipal code is amended to read as follows:

Sec. 31-502. Uses in All Zones (except Residential Zones).

[table to be inserted, attached hereto as Exhibit A]

5. Section 31-702 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-702. Uses in the C-1 Zone.

In the C-1 Zone, uses are allowed as set forth in Section 31-502.

6. Sections 31-703 and 31-704 of the Burbank Municipal Code are hereby deleted.

7. Section 31-709 of the Burbank Municipal Code is hereby amended to read as follows:

1701
1703

AN ORDINANCE OF THE COUNCIL OF THE CITY OF BURBANK DELETING THE USE SECTIONS IN THE NON-RESIDENTIAL ZONES AND SETTING FORTH USES IN ALL ZONES IN ONE TABLE (ZTA No. 96-4, Part III).

City Attorney Synopsis

This ordinance deletes all of the use sections in non-residential zones and sets forth the uses in all non-residential zones, including the new Magnolia Park zones, in one table. The ordinance makes changes to several uses that were previously permitted, including requiring a conditional use permit for new media-related uses in the Magnolia Park zones. This ordinance also updates the description of all zones in the City.

THE COUNCIL OF THE CITY OF BURBANK DO ORDAIN:

1. Section 31-301 of the Burbank Municipal Code is hereby amended to read as follows:

Sec. 31-301. Establishment of Zones.

The following class of zones are established:

Symbol	Description
R-1-E	Residential Estate Zone.
R-1	Residential Single Family Zone.
R-2	Residential Two Family Zone.
R-3	Residential Multiple Low Density Zone.
R-4	Residential Multiple Medium Density Zone.
R-5	Residential Multiple High Density Zone.
C-1	Commercial Retail-Professional Zone.
C-2	Commercial Limited Business Zone.
C-3	Commercial General Business Zone.
C-4	Commercial Unlimited Business Zone.
M-1	Manufacturing Limited Industrial Zone.
M-2	Manufacturing General Industrial Zone.
Airport	Airport Zone.
Cemetery	Cemetery Zone.
Railroad	Railroad Zone.
Open Space	Open Space Zone.
MDM-1	Media District Industrial Zone.
MDC-2	Media District Limited Commercial Zone.
MDC-3	Media District General Business Zone.
MDC-4	Media District Commercial/Media Production Zone.
R-1-H	Residential Single Family-Horse Zone.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BURBANK)

I, Judie Sarquiz, City Clerk of the City of Burbank, do hereby certify that the foregoing Ordinance No. 3465 was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 27th day of May, 1997, by the following vote:

AYES: Council Members McConkey, Murphy, Wiggins and Kramer.

NOES: Council Members None.

ABSENT: Council Members None.

ABSTAIN: Council Member Golonski.

I further certify that said Synopsis was published as required by law in a newspaper of general circulation in the City of Burbank, California on the 4th day of June, 1997.

Judie Sarquiz

Judie Sarquiz, City Clerk

(d) If all or part of an establishment fits within the definition of grocery/market, such establishment shall be governed by the provisions of this ordinance, regardless of the establishment's use classification for zoning purposes and regardless of the establishment's business license classification.

34. Upon the request by any establishment that entered into an administrative food market permit agreement pursuant to Ordinance No. 3432, the City Planner is hereby directed and authorized to execute any necessary documents to cancel and release the establishment from such agreement. Upon the cancellation and release of such agreement, the establishment shall fully comply with the requirements of this Ordinance as if such establishment were a new residentially adjacent grocery/market.

35. Ordinance No. 3432 is hereby terminated.

36. This Ordinance shall become effective at 12:01 a.m. of the thirty-first day after publication.

PASSED and ADOPTED this 27th day of May, 1997.

Bob Kramer
Bob Kramer
Mayor of the City of Burbank

Attest:
Judie Sarquiz
Judie Sarquiz, City Clerk

28. Section 31-2430 of the Burbank Municipal Code is amended by adding the following uses, in alphabetical order, to the list of conditionally permitted uses:

Convenience grocery store, pursuant to Section 31-1119 of this Code

Liquor sales, packaged, incidental use only, pursuant to Section 31-1116 and Section 31-1119 of this Code

29. Section 31-2445 of the Burbank Municipal Code is amended by deleting the following use from the list of permitted uses:

Drug store

30. Section 31-2445 of the Burbank Municipal Code is amended by adding the following use, in alphabetical order, to the list of permitted uses:

Drug store, pursuant to Section 31-1119 of this Code

31. Section 31-2446 of the Burbank Municipal Code is amended by deleting the following use from the list of conditionally permitted uses:

Liquor sales, packaged; incidental use only

32. Section 31-2446 of the Burbank Municipal Code is amended by adding the following use, in alphabetical order, to the list of conditionally permitted uses:

Liquor sales, packaged, incidental use only, pursuant to Section 31-1116 and 31-1119 of this Code

33. Section 31-1119 is hereby added to the Municipal Code to read as follows:

Sec. 31-1119. Grocery/Market; Conditional Use Permit Required.

(a) No new residentially adjacent grocery/market may operate between the hours of midnight and 6 a.m. unless a conditional use permit for operation during those hours has been granted.

(b) No residentially adjacent grocery/market may extend its hours of operation for any period of time between the hours of midnight and 6 a.m. unless a conditional use permit for operation during such hours has been granted.

(c) No residentially adjacent grocery/market operating between the hours of midnight and 6 a.m. may increase the amount of floor area of such grocery/market unless a conditional use permit for the additional floor area has been granted.

21. Section 31-2421 of the Burbank Municipal Code is amended by deleting the following use from the list of permitted uses:

Pharmacy

22. Section 31-2421 of the Burbank Municipal Code is amended by adding the following use, in alphabetical order, to the list of permitted uses:

Pharmacy, pursuant to Section 31-1119 of this Code

23. Section 31-2422 of the Burbank Municipal Code is amended by deleting the following use from the list of conditionally permitted uses:

Liquor sales, packaged; incidental use only

24. Section 31-2422 of the Burbank Municipal Code is amended by adding the following use, in alphabetical order, to the list of conditionally permitted uses:

Liquor sales, packaged, incidental use only, pursuant to Section 31-1116 and Section 31-1119 of this Code

25. Section 31-2429 of the Burbank Municipal Code is amended by deleting the following uses from the list of permitted uses:

Drug store
Food specialty store
Pharmacy

26. Section 31-2429 of the Burbank Municipal Code is amended by adding the following use, in alphabetical order, to the list of permitted uses:

Drug store, pursuant to Section 31-1119 of this Code
Food specialty store, pursuant to Section 31-1119 of this Code
Pharmacy, pursuant to Section 31-1119 of this Code

27. Section 31-2430 of the Burbank Municipal Code is amended by deleting the following uses from the list of conditionally permitted uses:

Convenience Grocery store
Liquor sales, packaged; incidental use only

13. Section 31-2116 of the Burbank Municipal code is amended by adding, in alphabetical order, the following use to the list of conditionally permitted uses:

Liquor store, pursuant to Section 31-1116 and Section 31-1119 of this Code

14. Section 31-2120 of the Burbank Municipal Code is amended by deleting the following uses from the list of permitted uses:

Drug Store
Food Markets
Liquor store-packaged

15. Section 31-2120 of the Burbank Municipal Code is amended by adding the following uses, in alphabetical order, to the list of permitted uses:

Drug store, pursuant to Section 31-1119 of this Code
Food market, pursuant to Section 31-1119 of this Code

16. Section 31-2121 of the Burbank Municipal code is amended by adding the following use, in alphabetical order, to the list of conditionally permitted uses:

Liquor store, pursuant to Section 31-1116 and Section 31-1119 of this Code

17. Section 31-2413 of the Burbank Municipal Code is amended by deleting the following use from the list of permitted uses:

Pharmacy

18. Section 31-2413 of the Burbank Municipal Code is amended by adding the following use, in alphabetical order, to the list of permitted uses:

Pharmacy, pursuant to Section 31-1119 of this Code

19. Section 31-2414 of the Burbank Municipal Code is amended by deleting the following use from the list of conditionally permitted uses:

Liquor Sales, packaged; incidental use only

20. Section 31-2414 of the Burbank Municipal Code is amended by adding the following use, in alphabetical order, to the list of conditionally permitted uses:

Liquor sales, packaged, incidental use only, pursuant to Section 31-1116 and Section 31-1119 of this Code

6. Section 31-709 of the Burbank Municipal Code is amended by deleting the following use from the list of permitted uses:

food market--in completely enclosed building

7. Section 31-709 of the Burbank Municipal Code is amended by adding the following use, in alphabetical order, to the list of permitted uses:

food market--in completely enclosed building, pursuant to Section 31-1119 of this Code

8. Section 31-2110 of the Burbank Municipal Code is amended by deleting the following uses from the list of permitted uses:

Drug store
Food markets
Liquor Store, packaged

9. Section 31-2110 of the Burbank Municipal Code is amended by adding the following uses, in alphabetical order, to the list of permitted uses:

Drug store, pursuant to Section 31-1119 of this Code
Food market, pursuant to Section 31-1119 of this Code

10. Section 31-2111 of the Burbank Municipal code is amended by adding the following use to the list of conditionally permitted uses:

Liquor store, pursuant to Section 31-1116 and Section 31-1119 of this Code

11. Section 31-2115 of the Burbank Municipal Code is amended by deleting the following uses from the list of permitted uses:

Drug Store
Food Markets
Liquor store-packaged

12. Section 31-2115 of the Burbank Municipal Code is amended by adding the following uses, in alphabetical order, to the list of permitted uses:

Drug store, pursuant to Section 31-1119 of this Code
Food market, pursuant to Section 31-1119 of this Code

Hardware store
Ice cream shop
Interior decorating store
Jewelry store
Leather goods shop
Luggage store
Music store
Newsstand
Notions store
Novelty store
Orthopedic and medical appliance store
Paint store
Pet shop; includes grooming
Pharmacy
Picture frame store
Radio and television store; incidental servicing
Shoe store
Sporting goods store
Stationery store
Tobacco shop
Toy store
Wholesale sales; incidental to retail sales

(b) SERVICES:

Administrative services
Aerobics studio
Auditorium
Automated teller machine
Awning shop
Bank
Barber shop
Beauty shop
Bicycle and mini-bike repairs
Bookbinding
Catering service
Child care facility
Church
Club; non-profit
Collection agency
Computer service center
Dog and animal grooming
Dry cleaners
Engraver
Express mail collection
Film editing
Fix-it shop
Glass shop; in completely enclosed building
Gymnasium; in completely enclosed building
Interior decorating service
Janitorial service
Laundromat
Laundry agency; no washing

Alcoholic beverages; sale of, consumption on premises
 Amusement enterprise; in completely enclosed building
 Convenience grocery store
 Department Store
 Liquor sales, packaged; incidental use only
 Billiard parlor
 Dance hall; in completely enclosed building
 Assembly of goods from the following: canvas, cloth, cork,
 felt, fiber, glass, shell, stone, textiles, tobacco, wax (no
 rendering), wood, yarn.
 Manufacturing of the following: candy, musical instruments,
 signs, silk screens.

Sec. 31-2431. Administrative Uses.

The following uses are permitted in a RC Zone upon the granting of an administrative use permit:
 Child care facility--if residentially adjacent
 Schools--public or private--if residentially adjacent.

Sec. 31-2432. Prohibited Uses.

The following uses are prohibited in a RC Zone:
 Advertising structure or sign not expressly permitted
 Agricultural use
 Airport use
 Auto and truck sales
 Auto body shops
 Auto part sales
 Cemetery use
 Pawn shop
 Residential use
 Warehouse retail sales

Sec. 31-2433. Property Development Standards.

The following property development standards shall apply in a RC Zone:

(a) STRUCTURE HEIGHT.

- (1) The maximum height of a structure shall be thirty-five (35) feet measured from grade as defined in this article.
- (2) Maximum height shall be measured to the ceiling height of highest room permitted for human occupancy.
- (3) Tower projections may exceed ridgeline height by ten (10) feet.
- (4) A conditional use permit is required for a structure higher than thirty-five (35) feet.

(b) OPEN SPACE.

(1) Distance Requirements.

Each lot which abuts or is adjacent to an R-1, R-1-E, R-1-H or R-2 lot shall provide open space not less than twenty (20)

feet wide along the area that abuts the residential property. Lots abutting or adjacent to R-3, R-4, and R-5 lots shall provide a minimum five (5) foot open space between the properties.

(2) Determination of Open Space.

This open space shall be measured from the lot line of the residential property to the commercial structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section.

(3) Landscaping Requirement.

When the commercial property abuts or is adjacent to R-1, R-1-E, R-1-H, or R-2 property, a five (5) foot strip of the open space which lies adjacent to the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.

(4) Parking Allowed in Open Space.

When the commercial property abuts property other than R-1, R-1-E, R-1-H, or R-2, open space may be used for surface parking.

(c) YARDS.

(1) Front Yard - Definition.

For the purpose of this section, side yards on corner lots shall be considered as front yards.

(2) Setbacks.

(a) Front Yards.

The first story shall be set back a minimum of twenty-five (25) feet from the front lot line; the second story, excluding balconies, shall be set back a minimum of thirty (30) feet from the front lot line; the third story, excluding balconies, shall be set back thirty-five (35) feet from the front lot line. A minimum of a ten (10) foot setback from the front lot line to any surface parking area is required.

(b) Side Yards.

A minimum of a ten (10) foot side yard building setback is required. A minimum of a five (5) foot setback from the side lot line to any surface parking is required.

(c) Rear Yards.

A minimum of a five (5) foot rear yard building setback is required. A minimum of a five (5) foot setback from the rear lot line to any surface parking area is required.

(3) Landscaping.

(a) Californian native plants and California Sycamore trees shall be used as required landscaping materials. California Sycamore trees shall be used as the required street trees.

(b) The landscaping requirements of Section 31-705(c)(3) shall apply in the RC Zone.

(c) The landscaping requirements for parking structures and surface parking lots in Sections 31-1113.1(i) and 31-1418 shall apply in the RC zone.

(4) Retail Structures.

On retail structures, bay windows at least three (3) feet high may project over seventy-five (75) percent of the required front yard not to exceed three (3) feet into the front yard. The bay windows shall be spaced to allow adequate sunlight to reach required landscaping.

(5) Parking.

(a) No surface parking area frontage shall comprise more than fifty (50) percent of any street frontage.

(b) Surface parking shall be organized into parking courts not to exceed forty (40) stalls, surrounded on all sides with a minimum five (5) foot landscape buffer.

(c) Parking structures shall not be allowed in the rear fifty (50) percent of the property if the property abuts or is adjacent to a residential zone.

(d) Commercial retail requires five (5) parking spaces per 1,000 square feet of floor area and professional office requires three (3) parking spaces per 1,000 square feet of floor area.

(e) For additional parking area requirements, see Article 14 of this Chapter.

(6) Restriction on Walls and Fences.

During such period of time as authorized commercial and retail uses are conducted in existing structures, and no new construction or improvements requiring development review are proposed, no wall, fence or similar barrier shall be erected within an existing surface parking area along or parallel to that portion of a common property line which extends beyond a required setback adjacent to Alameda Avenue.

(d) ADDITIONAL STANDARDS.

For additional standards see the remainder of this Chapter.

Sec. 31-2434. Development Review.

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected in the RC Zone, nor shall any permits related thereto be issued until an application for Development Review has been submitted to and approved by the Director, as provided in Division 2, Article 19 of this Chapter. These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

Sec. 31-2435. Design Standards for the RC Zone.

The following design criteria shall apply in the RC Zone:

(a) Pitched roofs with overhangs are required. Mansard roofs are prohibited.

(b) Architectural design--Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements: verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings, walkways, archways, colonial columns and heavy posts.

(c) Color--Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. No bright colors may be used.

(d) Materials and Finishes--A number of following may be incorporated, if otherwise permitted by the Burbank Municipal Code: wood, rough cut timbers, river rock, Spanish tile and textured stucco.

(e) The design standards of Section 31-1113.1 shall apply in the RC Zone.

DIVISION 7. C-R COMMERCIAL-RECREATION ZONE.

Sec. 31- 2436. Purpose.

The C-R or Commercial-Recreational Zone is intended for recreational uses which are privately owned and operated for commercial purposes.

Sec. 31- 2437. Permitted Uses.

The following uses are permitted in a C-R Zone:

(a) RETAIL SALES:

- Art gallery
- Art shop
- Bakery
- Bicycle and mini-bike sales
- Book store
- Camera shop; incidental film developing
- Candy store
- Clothing store
- Eating establishment, no drive through
- Feed store
- Film store
- Gift shop
- Ice cream shop
- Music store
- Newsstand
- Notions store
- Shoe store
- Sporting goods store

(b) SERVICES:

- Administrative services
- Amusement enterprise; in completely enclosed building
- Archery range; in completely enclosed building
- Athletic field
- Auditorium
- Automated teller machine
- Barber shop; incidental use only
- Beauty shop; incidental use only

Bicycle and mini-bike repair and/or rental; incidental use only
Billiard parlor
Bowling alley; in completely enclosed building
Child care facility
Club; non-profit
Dance hall; in completely enclosed building
Driving range; incidental use only
Dry cleaning agency; no on-site dry cleaning
Employee recreation facilities
Exhibition and sales
Games of skill; in completely enclosed building
Gymnasium -- membership or nonprofit; in completely enclosed building
Handball courts
Ice skating and roller skating rink; in completely enclosed building
Miniature golf course
Museum
Nail Shop; incidental use only
Off-street parking lot or structure; incidental use only
Private club
Racquetball courts
Riding tack shop
Shoe repair shop; incidental use only
Shoeshine stand
Stables; rentals and boarding
Studio; art and photography
Swimming pool; commercial
Theater; no drive-in
Ticket Agency; incidental use only
Travel agency

Sec. 31-2438. Conditional Uses.

The following uses are permitted in a C-R Zone upon the granting of a conditional use permit:

Alcoholic beverages; sale of, consumption on premises
Amusement rides
Batting cage
Boxing arena; in completely enclosed building
Carnival or circus
Equestrian show
Fire station
Golf course
Golf driving range
Library
Outdoor play lot; in conjunction with eating establishment
Outdoor theater
Pitch and putt golf course
Public utility facility

of-way may be included within the calculation of such area, except as otherwise provided in this section.

(3) Landscaping Requirement.

When the commercial property abuts or is adjacent to R-1, R-1-E, R-1-H or R-2 property, a five (5) foot strip of the open space which lies adjacent to the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.

(4) Parking Allowed in Open Space.

When the commercial property abuts property other than R-1, R-1-E, R-1-H, or R-2, the open space may be used for surface parking.

(c) YARDS.

(1) Front Yard - Definition.

For the purpose of this section, side yards on corner lots shall be considered as front yards.

(2) Setbacks.

(a) Front Yards. All structures shall be set back at least twenty-five (25) feet from the front lot line. A minimum of a ten (10) foot setback from the front lot line to any surface parking area is required.

(b) Side Yards. A five (5) foot side yard building setback is required; provided, however, if the side yard abuts or is adjacent to a residentially zoned property, a minimum ten (10) foot setback is required. A minimum of a five (5) foot setback from the side lot line to any surface parking is required.

(c) Rear yards. A five foot rear yard building setback is required; provided, however, if the rear yard abuts or is adjacent to a residentially zoned property, a minimum ten (10) foot setback is required. A minimum five (5) foot setback from the rear lot line to any surface parking area is required.

(3) Landscaping.

(a) Californian native plants and California Sycamore trees shall be used as landscaping materials. California Sycamore trees shall be used as required street trees.

(b) The landscaping requirements of Section 31-705(c) (3) shall apply in the CR zone.

(c) The landscaping requirements for parking structures and surface parking lots in Sections 31-1113.1(i) and 31-1418 shall apply in the CR zone.

(4) Retail Structures.

On retail structures, bay windows at least three (3) feet high may project over seventy-five (75) percent of the required front yard not to exceed three (3) feet into the front yard. The bay windows shall be spaced to allow adequate sunlight to reach required landscaping.

(5) Parking.

(a) No surface parking area frontage shall comprise more than fifty (50) percent of any street frontage.

(b) If surface parking is visible from the public right-of-way, parking shall be organized into parking courts not to exceed forty (40) stalls, surrounded on all sides with a minimum five (5) foot landscape buffer.

(c) Parking structures shall not be allowed in the rear fifty (50) percent of the property if the property abuts or is adjacent to a residential zone.

(d) ADDITIONAL STANDARDS.

For additional standards see the remainder of this Chapter.

Sec. 31-2442. Development Review.

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected in the C-R Zone, nor shall any permits related thereto be issued until an application for Development Review has been submitted to and approved by the Director, as provided in Division 2, Article 19 of this Chapter. These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

Sec. 31-2443. Design Review Standards for C-R Zone.

The following design criteria shall apply to proposed improvements in the CR Zone:

(a) Pitched roofs are required. Mansard roofs are prohibited.

(b) Architectural design--Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements; verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings or walkways, archways, colonial columns and heavy posts.

(c) Color--Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. No bright colors may be used.

(d) Materials and Finishes--A number of following may be incorporated, if otherwise permitted by the Burbank Municipal Code: wood, rough cut timbers, river rock, Spanish tile and textured stucco.

(e) The design standards of Section 31-1113.1 shall apply in the RC Zone.

DIVISION B. RBP - RANCHO BUSINESS PARK ZONE.

Sec. 31-2444. Purpose.

The RBP or Rancho Business Park Zone is intended for the development of offices, media-related uses and restricted light manufacturing activities.

Sec. 31-2445. Permitted Uses.

The following uses are permitted in a RBP Zone:

(a) RETAIL SALES.

Air conditioning, ventilation and heating
Antique shop
Art gallery
Art shop
Bakery
Beauty supply store
Bicycle and mini-bike sales
Book store
Burglar alarm sales and service; no on-site installation
Butcher shop; no slaughtering
Camera shop; incidental film developing
Candy store
Clothing store
Drapery shop
Dressmaking shop
Drug store
Dry goods store
Feed store
Film store
Florist shop
Furniture sales
Furrier sales
Garden supply shop
Gift shop
Greenhouse
Hardware store
Ice cream shop
Interior decorating store
Leather goods shop
Luggage store
Music store
Newsstand
Orthopedic and medical appliance store
Paint store
Pet shop; includes grooming
Picture frame store
Radio and television store
Shoe store
Sporting goods store
Stationery store
Tobacco shop
Toy store
Wholesale sales; incidental to retail sales

(b) SERVICES:

Administrative services
Air conditioning, ventilation and heating; installation and service.
Automated teller machine
Awning shop
Barber shop

Beauty shop
 Bicycle and mini-bike repairs
 Blueprinting
 Blacksmith; horse shoeing only
 Bookbinding
 Catering service
 Child care facility; incidental use only
 Clay products manufacturing; kiln not to exceed 8 cubic feet
 Club; non-profit
 Collection agency
 Computer service center
 Die casting
 Dog and animal grooming
 Employee recreation facility
 Engraver
 Equipment rental; light, no trucks; in completely enclosed
 building
 Express mail collection
 Film editing
 Fix-it shop
 Funeral home
 Glass shop; in completely enclosed building
 Household appliance repair; incidental sales
 Interior decorating service
 Janitorial service
 Laboratory; dental
 Laboratory; medical
 Laundromat
 Laundry agency; no washing
 Linen or towel supply
 Mailing service
 Nail Shop
 Photocopy service
 Photographer
 Photographic copying
 Plumbing shop; in completely enclosed building
 Police, private; dispatch and administration only
 Print Shop; no newspaper printing
 Radio and television repair
 Recording and rehearsal studio
 Refrigeration; installation and service; incidental sales
 School; public or private
 Sharpening of tools
 Sign painting shop
 Studio; art
 Telephone answering service
 Telephone exchange
 Travel agency
 Upholstery shop
 (c) COMMERCIAL AND PROFESSIONAL OFFICE:
 Architecture studio

- Brokerage, general, non-inventory
- Design studio
- Graphic arts studio
- Laboratory, x-ray; treatment
- Newspaper office; no printing
- Offices; business or professional, non-medical
- Publishing office; no printing
- Real estate office
- Tax Preparation
- (d) WHOLESALE:
 - Wholesale business; no warehousing
- (e) ASSEMBLY OF THE FOLLOWING:
 - Electric or electronic equipment
 - Scientific equipment; including manufacturing of small parts only

Sec. 31-2446. Conditional Uses.

The following uses are permitted in a RBP Zone upon the granting of a conditional use permit:

- Alcoholic beverages; sale of, consumption on premises
- Animal hospital
- Laundry
- Liquor sales, packaged; incidental use only
- Plant nursery
- Welding service; in completely enclosed building
- Assembly of goods from the following processed materials:
 - canvas, cloth, cork, felt, fiber, glass, shell, stone, textiles, tobacco, wax-(no rendering), wood, yarn.
- Manufacturing of candy, musical instruments, signs, and silk screens.

Sec. 31-2447. Administrative Uses.

The following uses are permitted in a RBP Zone upon the granting of an administrative use permit:

- Child care facility; incidental use only; if residentially adjacent
- Schools-public or private; if residentially adjacent.

Sec. 31-2448. Prohibited Uses.

The following uses are prohibited in a RBP Zone:

- Advertising structure or sign not expressly permitted
- Agricultural use
- Airport use
- Auto and truck sales
- Auto body shops
- Auto part sales
- Cemetery use
- Pawn shop

Residential use
Warehouse retail sales

Sec. 31-2449. Location and Operation of Uses.

The following requirements shall apply to all uses in an RBP Zone:

- (a) All processing and assembly of goods shall be conducted completely within a building that is enclosed on all sides, unless otherwise specified.
- (b) Operations that create noise, smoke, ash, dust, odor, ground vibration, heat, glare, humidity, radio disturbance, or radiation shall be so located, and conducted in such a manner, that they do not exceed the standards prescribed in Article 17 of this Chapter, measured at the property lines of the use in question.

Sec. 31-2450. Property Development Standards.

The following property development standards shall apply in an RBP Zone:

- (a) **STRUCTURE HEIGHT.**
 - (1) The maximum height of a structure shall not exceed twenty-five (25) feet as measured from grade as defined in this Article.
 - (2) Maximum height shall be measured to the ceiling height of highest room permitted for human occupancy.
 - (3) A conditional use permit is required for a structure higher than twenty-five (25) feet.
- (b) **OPEN SPACE.**
 - (1) Distance Requirements.
Each lot which abuts or is adjacent an R-1, R-1-E, R-1-H or R-2 lot shall provide open space not less than twenty (20) feet wide along the area that abuts the residential property. Lots abutting or adjacent R-3, R-4 and R-5 lots shall provide a minimum of fifteen (15) foot open space between the properties.
 - (2) Determination of Open Space.
This open space shall be measured from the lot line of the residential property to the RBP structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section.
 - (3) Landscaping Requirement.
When the RBP property abuts any residential property, a five (5) foot strip of the open space which lies adjacent the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.
 - (4) Parking Allowed in Open Space.

Surface parking is allowed in the open space as long as the requirements of this section are satisfied.

(c) YARDS.

(1) Front Yard - Definition.

For the purpose of this section side yards on corner lots shall be considered as front yards.

(2) Setbacks.

(a) All structures, except above-grade and semi-subterranean parking structures, shall be set back an average of at least five (5) feet from the front lot line or twenty (20) percent of the building height, whichever is greater. Such setback shall be required for that portion of a building that is within twenty (20) feet above grade and shall be calculated for the length of the building frontage only. Any open space or surface parking lots not in front of a structure shall not be included in calculating average setbacks. Portions of buildings over twenty (20) feet in height may extend over required front yard setbacks, except in areas where required trees are planted.

(b) Above-grade and semi-subterranean parking structures shall be set back from the front lot line an average of at least five (5) feet or twenty (20) percent of building height, whichever is greater provided, however, that the structure must be set back a minimum of three (3) feet. When abutting or adjacent R-1, R-1-E, R-1-H or R-2 zones, above-grade and semi-subterranean parking structures must be set back a minimum of twenty (20) feet from the residential property line. When abutting or adjacent R-3, R-4 or R-5 zones, above-grade and semi-subterranean parking structures must be set back a minimum of ten (10) feet from the residential property line. Public rights-of-way may be used in this calculation.

(3) Landscaping.

(a) Californian native plants and California Sycamore trees shall be used as landscape materials.

(b) The landscaping requirements of Section 31-705(c) (3) shall apply in the RBP Zone.

(c) All required front yards shall be landscaped.

(d) MASONRY WALL.

A six (6) foot high decorative masonry wall shall be erected along every property line forming a boundary with a residential zone, except that along the property line in any required front setback area the height of the wall shall be three (3) feet.

(e) ADDITIONAL STANDARDS.

For additional standards see the remainder of this Chapter.

Sec. 31-2451. Development Review.

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected in the RBP Zone, nor shall any permits related thereto be issued until an application for Development Review has been submitted to and approved by the Director, as provided in Division 2, Article 19 of this Chapter.

These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

Sec. 31-2452. Design Review Standards for the RBP Zone.

The following design criteria shall apply to proposed improvements in the RBP Zone:

- (a) Pitched roofs are required. Mansard roofs are prohibited.
- (b) Architectural design--Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements: verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings, walkways, archways, colonial columns and heavy posts.
- (c) Color--Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. No bright colors may be used.
- (d) Materials and Finishes--A number of following may be incorporated if otherwise permitted by the Burbank Municipal Code; wood, rough cut timbers, river rock, Spanish tile and textured stucco.
- (e) The design standards of Section 31-1113.1 shall apply in the RBP Zone.

DIVISION 9. RANCHO REVIEW BOARD.

Sec. 31-2453. Rancho Review Board

A Rancho Review Board shall be formed to review all development projects in the Rancho Master Plan Area that are subject to development review for compliance with this Article pursuant to procedures established by the Community Development Director. The composition of the Rancho Review board shall be determined by the Community Development Director.

DIVISION 10. COMMERCIAL STABLES.

Sec. 31-2454. Conditional Use Permit To Operate.

A commercial stable is permitted in the Rancho Master Plan Area upon the granting of a conditional use permit.

Sec. 31-2455. Construction; Setbacks.

Commercial stables shall be of Type I construction and shall be located no closer than twenty (20) feet from a door, window or opening of a structure used or designed to be used for human habitation. If the stables are completely enclosed by walls and a roof and the walls or portion thereof facing the setback area are constructed of reinforced masonry at least eight (8) inches thick or reinforced concrete at least six (6) inches thick with a

smooth, hard, non-absorbent interior finish, the twenty (20) feet may be reduced to fifteen (15) feet. Other Type I materials may be used if approved by the Building Official as being equally strong, durable and resistant to sounds and odors arising from within the stables.

Commercial stables shall be of Type I construction and shall be set back a minimum five (5) feet from any side or rear property line, zero (0) feet if abutting an alley].

Corrals shall be located no closer than twenty (20) feet to the doors, windows or other openings of any building or structure on the same or adjacent lot used or designed to be used for human habitation.

Sec. 31-2456. Number of Horses to be Kept in Commercial Stable.

Commercial stables shall have a minimum lot area of five hundred square feet for each horse.

EXCEPTION:

Wherever completely enclosed individual box stalls are provided with minimum dimensions eight (8) feet in width and twelve (12) feet in length, an additional number of horses above the total allowed by this section may be allowed equal to the number of box stalls provided, but in no case shall the total number of horses exceed the ratio of one (1) horse per four hundred (400) square feet of lot area.

Sec. 31-2457. Stable Areas to be Kept Free from Standing Water.

All areas used in connection with the keeping of horses shall be so arranged as to prevent an accumulation of standing water.

Sec. 31-2458. Public Sanitary Facilities.

Every commercial stable, or portion thereof, where the public is served shall be provided with a minimum of one public toilet located so as to be reasonably convenient to the stable clientele.

The floors and walls of toilet room(s) and all surfaces within two (2) feet of the front and sides of urinals shall be finished with a smooth, hard, non-absorbent material of portland cement, ceramic tile, or other approved materials. Walls shall be finished to a height of four (4) feet above the floor.

Sec. 31-2459. Fences and Gates.

The perimeter of that portion of the commercial stable used for horses shall be completely enclosed with a fence and gates having a minimum height of five (5) feet. The perimeter structure shall be capable of supporting a force of one hundred and fifty (150) pounds per foot with the load applied three (3) feet from the ground surface.

Locks, latches and other gate fastening hardware capable of holding gates in a closed position shall be used on all gates referred to in this section.

Sec. 31-2460. Exits in Horse Stables.

At commercial stables, each building or enclosure used in connection with the keeping of ten (10) or more horses shall have at least two exits (unless in the R-1-H zone) of a minimum width of eight (8) feet. If two exits are required, they shall be placed a distance apart equal to not less than one-fifth of the perimeter of the area served.

Sec. 31-2361. Horses to be Kept in Building.

All horses maintained on any lot or parcel used for commercial stable purposes shall be tethered or stabled within a building except when being ridden or when being exercised, groomed, trained by an attendant or attended to by a veterinarian.

Sec. 31-2462. Signs to be Posted--Smoking Prohibited.

On property used for commercial stable purposes, smoking shall be prohibited in any structure housing horses and in any area or structure used for the storage of feed and grain. There shall be posted at all points of ingress to any such structures or area, a sign stating "Smoking Prohibited". Such sign shall be easily readable upon approaching any such structures or area. It shall be the responsibility of the commercial stable operator to cause compliance with this section.

Sec. 31-2463. Nuisance Conditions--Prohibited.

Any operation or use of any property as a commercial stable, shall not make, cause, or permit to be made or caused, any unnecessary noises, sounds or vibrations either of a continuing or of an intermittent nature, or produce, cause or emit any dust, fumes, odors or vapors which are annoying to persons of ordinary sensitivity or which are so harsh or so prolonged or unnatural or unusual in their intensity, time or place of occurrence as to occasion discomfort to the inhabitants of the City or any number thereof.

Sec. 2464. Parking.

(a) COMMERCIAL STABLES IN NON-RESIDENTIAL ZONES.

All commercial stables in non-residential zones shall provide a minimum of two off-street parking spaces.

(b) COMMERCIAL STABLES IN THE R-1-H ZONE.
All commercial stables located in the R-1-H zone shall provide a minimum of one off-street parking space.

4. The City Clerk shall certify to the passage of this Ordinance and cause the title, number, date, and synopsis of this Ordinance to be published once in the Burbank Leader, a newspaper of general circulation, published and circulated in the City of Burbank, California.

5. This Ordinance shall become effective at 12:01 A.M. of the thirty-first day after publication.

PASSED and ADOPTED this 18th day of May, 1993.

George Battey, Jr.
George Battey, Jr.
Mayor of the City of Burbank

Attest:

M M Lauerman
Margaret M. Lauerman, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF BURBANK)

I, Margaret M. Lauerman, City Clerk of the City of Burbank, do hereby certify that the foregoing Ordinance No. 3343 was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 18th day of May, 1993, by the following vote:

AYES: Council Members Golonski, Spanos, Wiggins, and Battey.

NOES: Council Member Bowne.

ABSENT: Council Members none.

I further certify that said synopsis was published as required by law in the Burbank Leader as a newspaper of general circulation in the City of Burbank, California on the 26th day of May, 1993.

M M Lauerman
Margaret M. Lauerman, City Clerk

RESOLUTION NO. 23,927

A RESOLUTION OF THE COUNCIL OF THE CITY OF
BURBANK APPROVING GENERAL PLAN AMENDMENT NO.
93-1.

1101-2

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. A noticed public hearing was held by the Council of the City of Burbank on May 11, 1993, on General Plan Amendment No. 93-1 involving an amendment to the Land Use Element.

B. Said hearing was properly noticed in accordance with the provisions of Section 65351 of the Government Code of the State of California.

C. General Plan Amendment No. 93-1 is part of the Rancho Master Plan Project. The overall project, including the General Plan Amendment, was examined in a Negative Declaration dated February 23, 1993. In Resolution No. 23,926, the City Council approved the Negative Declaration in accordance with California Environmental Quality Act ("CEQA") Guidelines Sec. 15074, adopted findings in accordance with Public Resources Code Sections 21083 and 21087 and the City's CEQA procedures.

D. The Council considered the testimony and evidence presented at the public hearing, including the report and recommendation of the Community Development Director, the action of the City Planning Board as evidenced by its Resolution No. 2342 recommending approval of the proposed amendment, and the environmental assessment prepared in conjunction with the proposed amendment.

THE COUNCIL OF THE CITY OF BURBANK RESOLVES:

1. General Plan Amendment No. 93-1 will not have a substantial adverse impact on the environment.

2. General Plan Amendment No. 93-1, as shown on Exhibit "A" to this Resolution, is hereby approved.

3. The City Clerk is directed to attach certified copies of this Resolution and the Resolution of the Planning Board of the City of Burbank to the General Plan and General Plan Map of the City of Burbank maintained in the Office of the City Clerk, and to endorse on said General Plan and said General Plan Map the

GENERAL PLAN AMENDMENT NO. 93-1 RANCHO MASTER PLAN
Changes to Land Use Element

- page 1. Add "RANCHO MASTER PLAN"
- page 13. Adjust land use acreages per attached
- page 14. Adjust land use acreages per attached
- page 30. Adjust land use acreages per attached
- page 30. Add to "a. SHOPPING CENTER"
final paragraph:
See page 58 for a discussion of the areas designated for Shopping Center use in the Rancho Master Plan. Special development guidelines regulate development in the Rancho Master Plan area.
- page 31. Add to "b. LIMITED COMMERCIAL"
final paragraph:
See pages 58 and 60 for a discussion of the areas designated as Limited Commercial in the Rancho Master Plan area. Special development guidelines regulate development in the Rancho Master Plan area.
- page 31. In Section "d. COMMERCIAL RECREATION"
Delete motels from last sentence of the first paragraph of this section
Add paragraph:
See page 60 for a discussion of the Commercial Recreation land use designation in the context of the Rancho Master Plan.
- page 34. Adjust land use acreages per attached
- page 34. Add to "b. RESTRICTED INDUSTRY"
Add second paragraph:
See page 58 for a discussion of the area designated as Restricted Industry in the Rancho Master Plan area. Special development considerations regulate development in this unique horsekeeping area.

gp1.add

EXHIBIT A

LAND USE	IN ACRES		OF TOTAL	
<u>Residential</u>	3,847	-3,846-		<u>35.0</u>
Single Family	3,082	-3,081-		28.0
Multiple Family - Low Density		185		1.7
Multiple Family - Medium Density		511		4.7
Multiple Family - High Density		69		0.6
<u>Commercial</u>	538	-537-		<u>4.9</u>
City Center Commercial		112		1.0
Shopping Center	69	-65-	0.6	-0.5-
Limited Commercial	300	-287-	2.7	-2.5-
Unlimited Commercial		50		0.5
Commercial Recreation	7	-23-	0.1	-0.5-
<u>Industrial</u>	1,171	-1,173-	10.7	-10.8-
Restricted Industry	290	-292-	2.6	-2.7-
General Manufacturing		872		8.0
Horse Compatible		9		0.1
<u>Mountain Reserve*</u>		<u>2,257</u>		<u>20.6</u>
<u>Open Space</u>		<u>428</u>		<u>3.9</u>
Public Parks		341		3.1
Private Open Space		87		0.8
<u>Public Facilities</u>		<u>164</u>		<u>1.5</u>
Public School Sites		164		1.5
Other**				
<u>Circulation</u>		<u>2,518</u>		<u>23.0</u>
Freeways		180		1.6
Streets		1,903		17.4
Railroad		80		1.0
Airport		355		3.0
<u>Miscellaneous</u>		<u>43</u>	0.4	-0.3-
Flood Control		34		0.3
Other***		9		
TOTAL AREA		10,966		100.00

Does not include 228 acres of public park land in the Mountain Reserve.
 Acreage of other public facilities has been calculated as part of surrounding land use categories.
 A 0.0008 deviation due to graphic reproduction scale and rounding of calculations.

Figure 1: Summary of Land Use

Introduction, the following policies are established:

- Provide a full complement of public facilities to adequately and efficiently serve the people who reside in all residential areas of the City;
- Prohibit incompatible uses in or adjacent to residential areas;
- Actively encourage rehabilitation and maintenance in older residential areas in order to prevent blight, decay and depreciation of land values;
- Promote strict Code enforcement to be implemented as part of a comprehensive rehabilitation program;
- Continue municipal support for civic beautification programs, tree planting and other public measures aimed at creating and maintaining attractive residential neighborhoods;
- Provide adequate streets, utilities, water, sewers, storm drainage and street lighting in all residential areas;
- Limit densities to the capability of the infrastructure and service systems.

The distribution of residential land among the four density categories is as follows:

	ACRES	PERCENTAGE OF TOTAL RESIDENTIAL LAND
SINGLE FAMILY - Low Density	3,082 3,081	80%
MULTIPLE FAMILY - Low Density	185	5%
MULTIPLE FAMILY - Medium Density	511	13%
MULTIPLE FAMILY - High Density	69	2%
TOTAL	3,846 3,847	100%

A summary of residential densities is given in Figure 4, page 26.

a. SINGLE FAMILY - LOW DENSITY RESIDENTIAL

The Single Family Low Density Residential classification of land use is intended to provide for neighborhoods of single family detached dwelling units. The overall density in this category will not exceed seven dwelling units per net residential acre, with a minimum lot area of 6,000 square feet for each unit, except in the case of a Planned Development. In the case of a Planned Development, density shall not ex-

- Commercial parking rates which favor the short-term user;
- Cooperation between the City and commercial property owners in exploring potential solutions to the parking problems of specific areas; these potential solutions may include: shared parking, parking districts and parking structures.

Area

A total of about 537 acres have been designated for commercial purposes as follows:

Shopping Center	69	-- 65 acres
Limited Commercial	300	-- 267 acres
Unlimited Commercial		50 acres
Commercial Recreation	7	-- 23 acres
City Center Commercial		112 acres

a. SHOPPING CENTER

The Shopping Center land use designation is intended for grouped commercial facilities which are primarily related to and dependent upon the adjacent and surrounding areas for the majority of their customers. A shopping center is usually planned, developed, owned and/or managed as a unit and the location, size and type of shops relate directly to the trade area. The shopping center provides on-site parking in proportion to the types and sizes of the stores it includes. The predominant uses would be those types of commerce which provide essential goods and services to the adjacent land uses, i.e., food, drug and clothing stores, service shops and offices, professions and services related to the needs and requirements of the surrounding areas.

It is the intent of this Plan that shopping centers have only retail sales and neighborhood-oriented services on the ground floor, with commercial and professional offices limited to upper floor occupancy.

b. LIMITED COMMERCIAL

The Limited Commercial land use designation encompasses more than half of the commercial land in the City. This designation is intended to provide land primarily for general commercial uses such as business and professional offices, retail sales and commercial services. Appropriate uses in the Limited Commercial areas include groupings of professional

- Limit the height of industrial structures adjacent to single family areas in order to ensure privacy, light and a compatible scale between the industrial and residential structures. This can be best achieved by a graduated height limit in which that portion of the industrial structure closest to a single family property is comparable in scale to the single family structure. Portions of the industrial structure further from the single family property may increase in height in proportion to the distance from the single family property line. Any industrial structure over three stories requires a conditional use permit.

Area

1,171

This Plan designates 1,173 acres for industrial purposes; this land is divided among the industrial subcategories as follows:

General Manufacturing	872 acres
Restricted Industry	290 acres
Horse Compatible	9 acres

a. GENERAL MANUFACTURING

The intent of the General Manufacturing classification of land use is to provide land for manufacturing, assembly and fabrication, including large scale or specialized industrial operations and airport-related industrial uses. Convenient access by arterial streets, freeways and/or railroad is to be provided for these areas. Much of the land designated for General Manufacturing use lies within the Golden State Redevelopment Project area.

b. RESTRICTED INDUSTRY

The intent of the Restricted Industry land use classification is to provide land for those industrial operations which require an environment free from nuisances such as odors, noise, vibration or smoke, and which themselves are relatively non-obtrusive. Included in this category are non-manufacturing industries, hospitals, media-related industry, wholesale and warehousing enterprises engaged in the business of storage, supply and distribution of products.

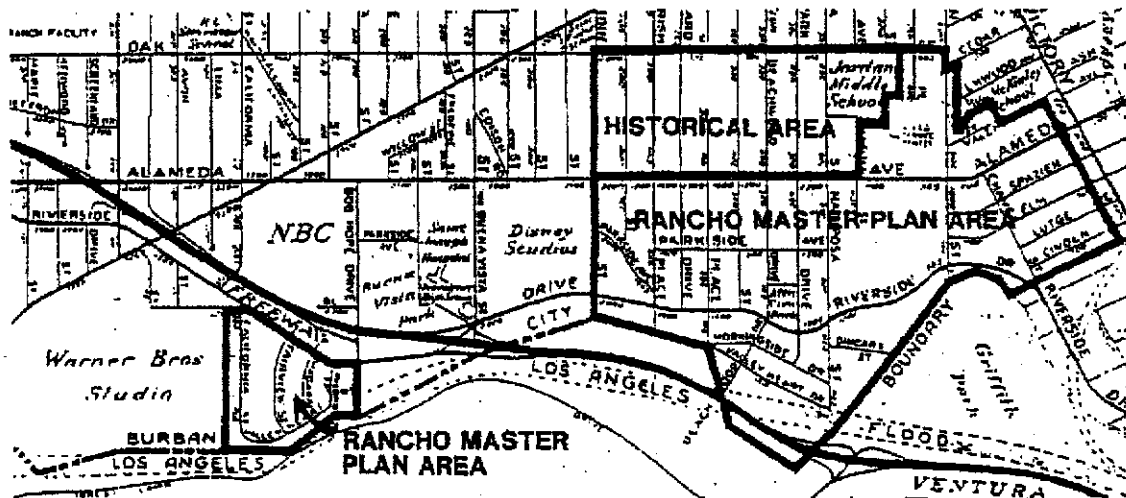
Area of New Restricted Industrial Use East of the Airport

Whereas the majority of the land designated for Restricted

GENERAL PLAN AMENDMENT NO. 93-1
Add to Land Use Element

In Section III--Land Use Plan
Add Subsection F. RANCHO MASTER PLAN (pages 57-60)

The Rancho areas designated in the map below contain both historical and active horsekeeping areas of the City. Burbank is one of the few cities in the metropolitan area which still provides single family residential areas in which horses may be kept. There are 114 acres of residential land currently set aside for single family horsekeeping use (see pp. 15-18).



It is a policy of this General Plan to preserve and maintain all existing designated horsekeeping property in the City. Furthermore, it is policy to protect these areas from encroachment by any incompatible land use which could adversely impact the use of horsekeeping property for equestrian-related activities. This Land Use Element calls for protecting the uniqueness of the horsekeeping areas and establishment of an equestrian trail system in the Transportation Element of the General Plan.

The Rancho Master Plan is intended to preserve and protect the existing equestrian neighborhood character of the Rancho area. The Master Plan has three separate components which together are designed to achieve this intent:

1. The Neighborhood Protection Plan--this component deals with traffic impacts and mitigation;
2. The Neighborhood Identity Plan--this component deals with streetscape, thematic street design and signage; and
3. The Land Use Plan--this component deals with all the non-residential land uses in the Rancho area.

Together, these three components of the Rancho Master Plan comprise a document which addresses the concerns of the Rancho area residents and serves to protect the horsekeeping atmosphere and amenities unique to this area of the City.

The land use component of the Rancho Master Plan is incorporated into this Land Use Element. The various land uses and development guidelines for the non-residential areas of the Rancho are specified below and will be implemented in Article 22 of the City Code, "Rancho Master Plan Zones".

The Rancho Master Plan Land Use Map (p. 59) identifies seven distinct land use areas, each with its own character and design guidelines, designed to protect and enhance the horsekeeping environment of the Rancho.

AREA 1 RANCHO BUSINESS PARK

The Rancho Business Park area is intended for the development of offices, media-related uses and restricted light industrial and quasi-industrial activities. The uses in this area are compatible with the horsekeeping neighborhood and require an environment that is free of common industrial nuisances such as odors, noise, vibrations and smoke. The type of permitted uses would include recording or rehearsal studio, film editing, medical laboratory, architecture studio and publishing office. An adequate residential open space buffer is required.

AREAS 2 AND 3 RANCHO COMMERCIAL

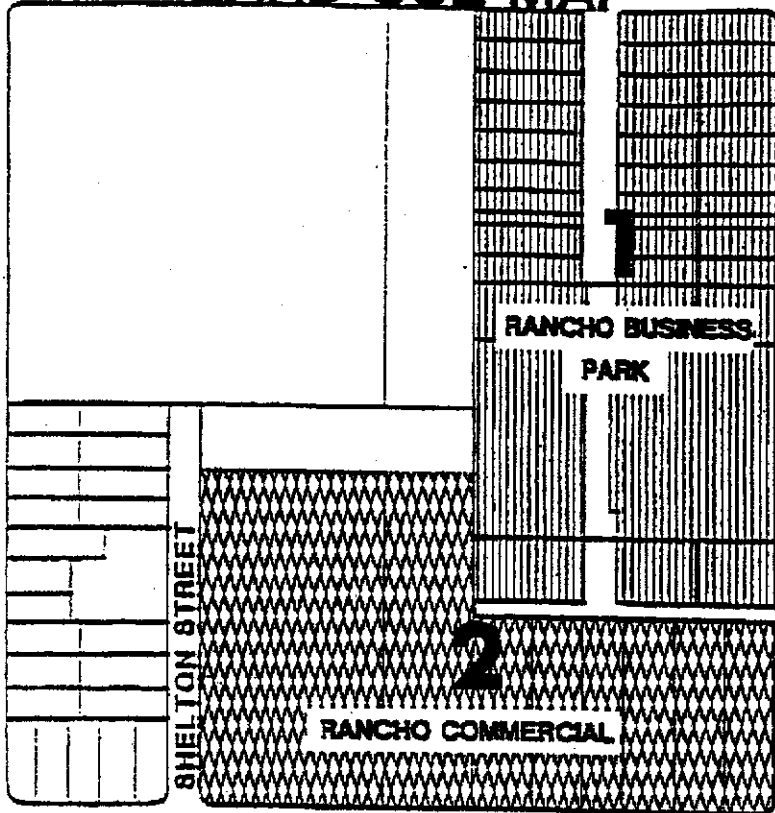
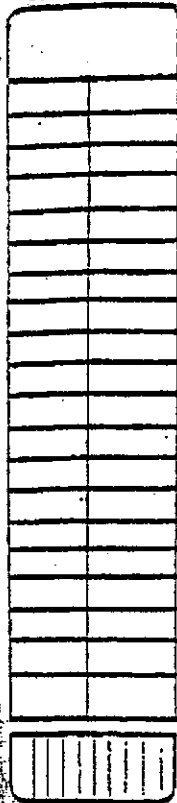
The Rancho Commercial areas are intended to encourage and support the development of community-oriented retail shops and services in conjunction with professional offices. These areas will be the primary retail, service and professional office centers serving the Rancho area. These areas will provide essential goods and services to the Rancho such as appliance store, drug store, paint store, dry cleaners, laundromat, post office, theaters and medical offices. It is the intent of the Master Plan that development in the Rancho Commercial areas have retail sales and community-oriented services on the ground floor with professional offices limited to the second floor.

AREAS 4 AND 5 GARDEN OFFICE

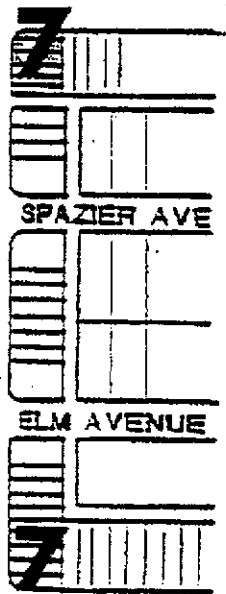
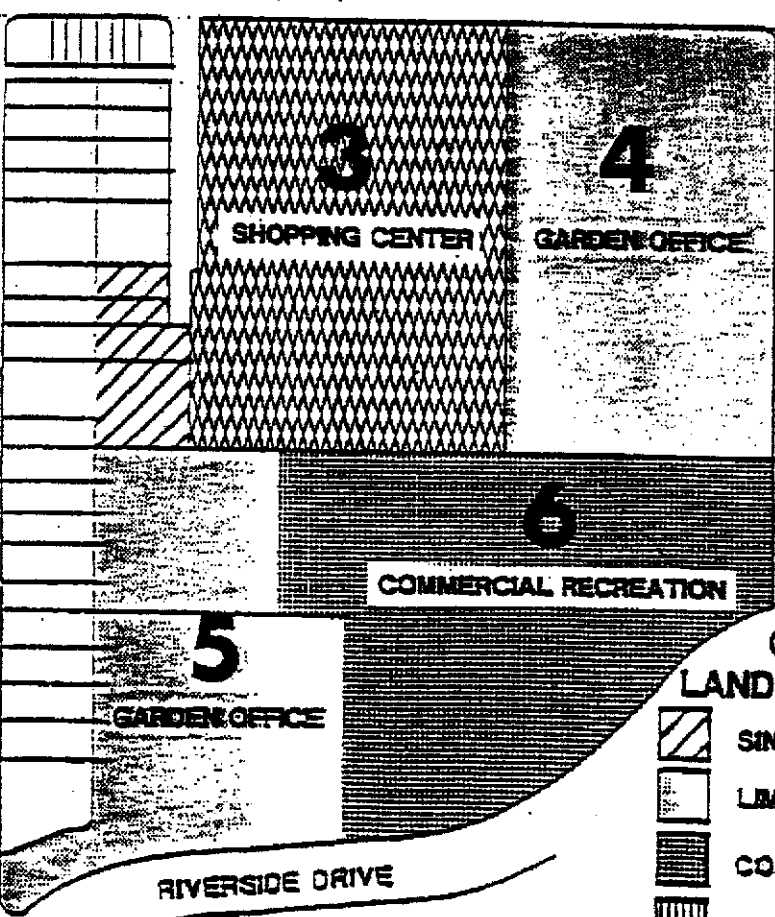
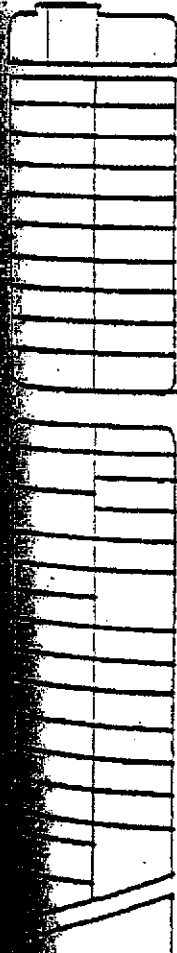
The Garden Office areas are intended to provide for professional offices in a well-landscaped environment. These areas are also appropriate for the development of senior housing. Incidental retail sales and services are encouraged in order to maintain a self-contained development that discourages the mid-day use of the automobile. The incidental retail and service uses are especially important when these areas are developed with senior housing. Development in these areas is not to exceed three stories and landscaped courtyards which are visible to the public right-of-way are encouraged.

OAK STREET






LAND USE MAP



ALAMEDA AVENUE



GENERAL PLAN LAND USE DESIGNATION

-  SINGLE FAMILY LOW DENSITY
-  LIMITED COMMERCIAL
-  COMMERCIAL RECREATION
-  RESTRICTED INDUSTRY
-  SHOPPING CENTER

AREA 6 COMMERCIAL RECREATION

The intent of the Commercial Recreation area is to provide suitable land for commercial recreation facilities which require large areas for parking and access related to regional highways. Commercial recreation facilities function as essential supplements to the public recreational facilities, providing such facilities as bowling alleys, theaters, skating rinks and stables. Related commercial uses which are compatible with the primary use intended for this area include restaurants and lounges.

Any development in the area designated for commercial recreation must be carried out as a planned development.

AREA 7 NEIGHBORHOOD BUSINESS

The Neighborhood Business areas are intended to accommodate a mix of retail and office uses requiring visibility and convenient access. These areas are intended to primarily serve the surrounding residential and business neighborhoods. The development in these areas is not to exceed two stories in height and should have an ample landscaped open space buffer at the interface with the adjacent equestrian residential neighborhood.


The following design criteria shall apply to all proposed new development in the Rancho as a means of enhancing the special character of the area.

- Rancho, Mission or Spanish Colonial style of architecture shall be used, incorporating verandas, arbors, patios, courtyards, plazas, arches, tile roofs or simulated wood roofs, open beam ceilings or walkways, archways, colonial columns and heavy posts.
- Whites, natural wood grain finishes, earthtones, pale tones, tans, rusts, adobe pink, and copper patina shall be used on all buildings and fences. Bright colors are prohibited.
- Materials and finishes shall be primarily wood, rough-cut timbers, river rock, Spanish tile and/or textured stucco.

rangpa.c

amendment approved by this Resolution, together with notations making reference to this Resolution, in accordance with the provisions of Sections 65353 and 65359 of the Government Code of the State of California.

PASSED and ADOPTED this 11th day of May, 1993.


George Battey, Jr.
Mayor of the City of Burbank

Attest:


Michael J. McIninch
Assistant City Clerk


STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss:
CITY OF BURBANK)

I, Michael J. McIninch, Assistant City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the city of Burbank at its regular meeting held on the 11th day of May, 1993, by the following votes:

AYES: Council Members Bowne, Spanos, Wiggins, and Battey.

NOES: Council Member Golonski.

ABSENT; Council Members None.


Michael J. McIninch
Assistant City Clerk