FOUNDED 1771

City of San Gabriel

Planning Division

425 S. Mission Drive, San Gabriel, CA 91776
Website: www.sangabrielcity.com
Tel: (626) 308-2806 Fax: (626) 458-2830

DEVELOPMENT REGULATIONS FOR THE C-1, C-3, AND M-1 ZONE
(Retail Commercial, General Commercial and Light Manufacturing)
For constructing new buildings, the following regulations apply

For a complete description of all regulations, please see Chapter 153 of the Municipal Code

DEVELOPMENT STANDARDS	CODE REGULATION C-1	C-3	M-1	NOTES
Minimum Lot Size	None	None	None	*See § 153.162 regarding automobile service stations and hotel / motels*
Minimum Lot Width	50 Feet	50 Feet	50 Feet	
Maximum Building Height	5 Stories / 70 Ft., whichever is lower	5 Stories / 70 Ft., Whichever is lower	2 Stories / 35 Ft., whichever is lower	*An additional 10 feet allowed to enclose elevator tower or fire stairway. See also § 153.157*
Setbacks				
Front	0 Feet	0 Feet	0 Feet	a. Front setback may be required through Precise Plan of Design review or CUP b. See § 153.162 regarding automobile service stations
Side Yard: Abutting C-1, C-3, or M-1 Abutting any other zone district	0 Feet 5 Feet	0 Feet 10 Feet	0 Feet 10 Feet	*See § 153.162 regarding automobile service stations*
Rear Yard: Abutting C-1, C-3, or M-1 Abutting any other zone district	10 Feet 10 Feet	10 Feet 15 Feet	15 Feet 20 Feet	*Structures may locate on rear property line abutting C-1, C-3, and M-1 where structure is of solid masonry construction and no windows, doors, or other openings are on the wall located on the property line*
Max. Floor Area Ratio	0.5	0.7	0.5	*FAR may be increased for mixed-use development in C-1 and C-3 zones; see § 153.164*
Distance Between Buildings	As required by Fire Code	As required by Fire Code	As required by Fire Code	

PERMITTED PROJECTIONS INTO SETBACK AREAS

Feature	Rear Yard	Side Yard
Architectural adornment such as cornices, eaves, sills, etc.	Not more than 5 inches for each 1 foot of required yards	Not more than 5 inches for each 1 foot of required yards
Balconies and stairways (unenclosed)	Not Permitted	Not Permitted
Bay window or similar feature which does not extend building foundation	36 Inches	36 Inches
Chimneys	4 Feet	4 Feet
Fire escapes	Not more than 5 inches for each 1 foot of required yard	Not more than 5 inches for each 1 foot of required yard

HEIGHT RESTRICTIONS & PERMITTED MATERIALS FOR FENCES, WALLS, AND HEDGES

Type of Lot	Maximum Height in Front Yard		Maximum Height in Rear Yard		Maximum Height in Side Yard - Interior Lot Line		Max. Height in Side Yard - Street Side Lot Line	
	C-1, C-3	M-1	C-1, C-3	M-1	C-1, C-3	M-1	C-1, C-3	M-1
Interior	4 Feet	6 Feet	6 Feet	8 Feet	6 Feet	8 Feet	N/A	N/A
Corner or Reversed Corner Lot	4 Feet; See note (a)	6 Feet; See note (a)	6 Feet	8 Feet	6 Feet	8 Feet	6 Feet; See note (a)	8 Feet; See note (a)
All Other Lots: [See note (a)]								
Solid Fence or Wall	4 Feet	6 Feet	6 Feet	8 Feet	6 Feet	8 Feet	N/A	N/A
Entirely Open Fence	6 Feet	6 Feet	6 Feet	8 Feet	6 Feet	8 Feet		
Permitted Materials in the C-1 and C-3 zones:				Permitted fencing and wall materials shall include wood, masonry, and wrought iron. Chain link fencing is prohibited in all front and side yards.				
Permitted Materials in the M-1 zone:				Permitted fencing and wall materials shall include wood, masonry, wrought iron, chain link, and barbed wire, when placed atop fences six feet or greater in height.				

Notes:

N/A = Not Applicable

(a) Any fence, wall, or hedge along the front or side line of a corner lot within 35 feet of a street intersection shall be limited in height to two feet, as measured from the elevation of the top of the adjacent curb.

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Land Use Regulations For Commercial and Light Manufacturing Zones

TYPE OF USE	C-1	C-3	M-1	*Notes*
RETAIL SALES AND RENTAL OF GOODS, MERCHANDISE, & EQUIPMENT				
Uses involving no outdoor display or storage:				
High-Volume Traffic Generator: (a)				
Convenience Store	**C**	**P**	**P**	*Any use involving the sale of alcoholic beverages requires a CUP (See § 153.162)*
Other	**C**	**P**	**P**	
Low-Volume Traffic Generator: (b)				
Wholesale Sales	**P**	**P**	**P**	
Other	**P**	**P**	**P**	
Groceries: (c)	**C**	**C**	**C**	
Use with outdoor storage and display:				
High-Volume Traffic Generator: (a)	**X**	**P**	**P**	*See § 153.159 regarding outdoor storage and display*
Low-Volume Traffic Generator: (b)	**X**	**P**	**P**	
Wholesale Sales	**X**	**P**	**P**	
Groceries: (c)	**C**	**C**	**C**	
Uses involving the sale of used or secondhand goods, including antique sales	**C**	**C**	**X**	*Pawnshops are a specifically prohibited use. See § 153.162 for special conditions on use for secondhand stores*
OFFICE USES				
Professional Office (Non-Medical)	**P**	**P**	**X**	
Medical Office	**P**	**P**	**X**	
Veterinarian Office	**C**	**P**	**X**	
Accupressure Office	**C**	**C**	**X**	
PERSONAL SERVICE USES				
Barber and Beauty Shops	**P**	**P**	**X**	
Laundries and Drycleaning Establishments:				
Oriented toward individuals	**P**	**P**	**X**	
Large-Scale, Industrial Type	**X**	**C**	**P**	
Tattoo Parlors, and the like	**X**	**C**	**X**	
Fortune telling, and the like	**P**	**X**	**X**	*See Chapters 110 and 118 for additional requirements*
Small-scale, consumer-oriented service and repair businesses, but not including automobile repair	**P**	**P**	**X**	

TYPE OF USE	C-1	C-3	M-1	*Notes*
PERSONAL SERVICE USES cont.				
All Other Personal Service Uses: High-Volume Traffic Generator: (a) Low-Volume Traffic Generator: (b)	 **C** **P**	 **P** **P**	 **X** **X**	
RESTAURANTS, BARS, & NIGHT CLUBS				
Fast Food or Drive-Through Restaurant	**P**	**P**	**P**	*Any use involving the sale of alcoholic beverages requires a CUP (See § 153.162)*
Restaurant With No Alcoholic Beverage Sales	**P**	**P**	**P**	
Restaurant With Alcoholic Beverage Sales	**C**	**C**	**C**	
Bars	**C**	**C**	**C**	
Night Clubs	**C**	**C**	**C**	*See § 153.162 regarding live entertainment*
Any Business Offering Live Entertainment	**C**	**C**	**C**	
MOTOR VEHICLE-RELATED SALES & SERVICE OPERATIONS				
Motor Vehicle Sales or Rental; New Vehicles	**C**	**C**	**C**	
Motor Vehicle Sales or Rental; Used Vehicles In Conjunction With New Vehicle Sales: Used Vehicle Sales / Rental Only:	 **C** **C**	 **C** **C**	 **C** **X**	
Parts and Accessories Sales with Incidental Installation of Motor Vehicle Parts or Accessories (e.g., Tires, Mufflers, etc.)	**X**	**C**	**C**	
Motor vehicle repair and maintenance, not including substantial body work	**C**	**C**	**P**	
Motor Vehicle Painting and Body Work	**X**	**C**	**P**	
Gasoline Service Station	**C**	**C**	**X**	*See § 153.162 (b)*
Oil Change; Lube and Tune Facilities	**C**	**P**	**X**	
Car Wash; Self-Service Other	 **X** **X**	 **C** **C**	 **X** **X**	
RECREATION, AMUSEMENT, & ENTERTAINMENT				
Activity conducted entirely within building or substantial structure: a. Bowling Alleys, Skating Rinks, Indoor Tennis and Squash Courts, Billiard and Pool Halls, Indoor Athletic and Exercise Facilities and similar uses b. Movie Theaters (In a single structure) c. Karaoke KTV d. Arcades, including "Virtual Reality" Arcades	 **X** **X** **C** **C**	 **C** **C** **C** **C**	 **C** **X** **X** **X**	*See § 153.162*

TYPE OF USE	C-1	C-3	M-1	*Notes*
RECREATION, AMUSEMENT, & ENTERTAINMENT cont.				
Activity conducted primarily outside enclosed buildings or structures:				
a. Privately-Owned Golf and Country Clubs	**P**	**C**	**C**	
b. Privately-Owned and operated outdoor recreational facilities such as athletic fields, tennis courts, swimming pools, etc.	**X**	**C**	**C**	
c. Golf driving ranges not accessory to golf courses, par 3 golf courses, skateboard parks, water slides, and similar uses	**X**	**C**	**C**	
d. Drive-In movie theaters	**X**	**X**	**X**	
Adult-Oriented Entertainment and other	**X**	**X**	**P**	*See Ch. 121*
LIGHT INDUSTRIAL, PACKAGING, REPAIRING, PAINTING, STORAGE & ASSEMBLING OF GOODS, MERCHANDISE, & EQUIPMENT				
Light manufacturing and production	**X**	**C**	**P**	*All uses subject to performance standards requirements set forth in § 153.152*
Moderate and heavy manufacturing and production	**X**	**X**	**P**	
Warehouse and freight movement	**X**	**X**	**P**	*All uses subject to performance standards requirements set forth in §153.152*
Industrial equipment servicing	**X**	**C**	**P**	
Wholesale Sales	**X**	**C**	**P**	
Scrap materials, recycling centers, salvage yards, and the like	**X**	**X**	**C**	*All uses subject to performance standards requirements set forth in §153.152*
Self storage warehouse	**C**	**C**	**C**	
EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, & FRATERNAL USES				
Schools (Private)				
a. Elementary and secondary (including associated grounds and athletic and other facilities)	**C**	**C**	**C**	
b. Trade or vocational schools, traffic schools, language schools, and similar adult-oriented schools	**C**	**C**	**C**	*See special conditions set forth in § 153.162*
c. Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	**C**	**C**	**C**	
Churches, synagogues, and temples (including associated residential structures for religious personnel and associated building but not including elementary school or secondary school buildings)	**C**	**C**	**C**	
Museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)	**P**	**P**	**P**	

TYPE OF USE	C-1	C-3	M-1	*Notes*
EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, & FRATERNAL USES cont.				
Social, fraternal clubs, and lodges, union halls, and similar uses	**C**	**C**	**C**	*Any use involving the sale of alcoholic beverages requires a CUP; see § 153.162*
INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES				
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 sq. ft. of floor area	**C**	**C**	**C**	
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	**C**	**C**	**C**	
Childcare facilities	**P**	**C**	**C**	*Childcare facilities are subject to requirements of the Cal. Health & Safety Code*
PARKING				
Automobile parking garages or parking lots located on a separate lot from the principal use to which the parking is related	**C**	**C**	**C**	*See § 153.170 through 153.174*
RESIDENTIAL USES				
Single-family detached units	**X**	**X**	**X**	
Multiple-family units	**X**	**X**	**X**	
Mixed-use multiple-family with retail or service commercial	**C**	**C**	**X**	*See § 153.164 for use regulations and development standards*
OTHER USES				
Kennel	**X**	**X**	**C**	
Open air markets and horticultural sales: a. Open air markets held on a recurring basis (farm and craft markets, flea markets, produce markets, and similar use) b. Single-event open air market c. Horticultural sales with outdoor display d. Seasonal sales (Christmas tree lots, pumpkin sales, and similar uses)	 **C** **T** **C** **T**	 **C** **T** **C** **T**	 **C** **T** **C** **T**	
Vending carts on private property in conjunction with a retail establishment	**P**	**P**	**X**	*See § 153.163*
Funeral home	**C**	**C**	**C**	
Cemetery	**X**	**X**	**X**	*Permitted only within designated cemetery district; see § 94.02*
Crematory	**X**	**X**	**X**	

Legend:
C = Conditional Use
P = Permitted Use
T = Temporary Use Permit
X = Use Not Permitted

Notes and Definitions:

(a) A high volume traffic generator is one which generates 118 or more average daily weekday vehicle trips per 1,000 gross square feet of leasable area, as defined by the latest version of the Institute of Transportation Engineers "Trip Generation" manual.

(b) A low volume traffic generator is one which generates less than 118 average daily weekday vehicle trips per 1,000 gross square feet of leasable area, as defined by the latest version of the Institute of Transportation Engineers "Trip Generation" manual.

(c) Retail, sales areas of 15,000 square feet or more in either a freestanding store or as a component of a larger store or building

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PARKING SPACES REQUIREMENTS

USE	REQUIRED NUMBER OF SPACES
RESIDENTIAL USES	
Single-Family	Minimum 2-car garage (20 feet × 20 feet)
Multi-Family	Minimum 2-car garage / unit + 1 guest space for every 3 units
Senior Citizen Housing	0.75 space / unit (covered or uncovered)
PUBLIC ASSEMBLY AND COMMUNITY USES	
Church, Chapel, Cemetery, Religious Facility, Mortuary	1 / 3 fixed seats (or 54" bench seating), or 1 per 25 SF-GFA of assembly area where there are no fixed seats, + additional parking as required for other on-site uses
Theaters: Movie - Multiple Screen Movie - Single Screen Live Performance	 1 space / 5 seats + 7 spaces for employees 1 space / 5 seats + 5 spaces for employees 1 space / 4 fixed seats
Union Halls, Lodges, Clubs	1 space / 50 SF-GFA
Day Care, Nursery School	1 space / employee + 1 space / 5 children based on facility capacity
Elementary and Junior High School	1.5 spaces / classroom + 1 space / 5 fixed seats in auditorium, gymnasium or similar public assembly facility, or 1 space / 35 SF-GFA of assembly area where there are no fixed seats
High School	1.5 spaces / classroom + 1 space / 5 students based on maximum student capacity
College of University	1 space / employee + 1 space / 3 students based on maximum student capacity
Trade School, Business School, Adult Education, Traffic School	1 space / 3 students + 1 for each staff, faculty and employee
Museum, Art Galleries	1 space / 300 SF-GFA
Libraries	1 space / 300 SF-GFA
Convalescent or Nursing Facility	0.5 space / patient bed
Hospitals and Medical Centers (Providing acute care, clinical, surgical, teaching, research and office services)	4 spaces / 1,000 SF-GFA New Hospital: 1.75 spaces / licensed bed
INDUSTRIAL USE	
Research and Development	1 space / 400 SF-GFA
General Manufacturing (See Code for Further Detail)	1 space / 500 SF of industrial / manufacturing area + 1 space / 250 SF of office use + 1 space / 1,000 SF of warehouse area
Warehouses Used Exclusively for Storage	1 space / 1,000 SF warehouse area + 1 space / 300 SF office use
Self-Storage Warehousing	1 space / 2,500 SF=GFA of warehouse area + additional spaces as required for any residential use
OFFICE USES	
Medical and Dental Offices	1 space / 200 SF-GFA, with a minimum of 4 spaces
Veterinary Office	1 space / 250 SF-GFA, with a minimum of 4 spaces
Business and professional Up to 2,000 SF-GFA 2,001 to 5,000 SF-GFA 5,001 and over SF-GFA	 1 space / 200 SF-GFA 1 space / 250 SF-GFA 1 space / 300 SF-GFA
Banks, Savings, Loans, Credit Unions	1 space / 225 SF-GFA, with a minimum of 4 spaces

USE	REQUIRED NUMBER OF SPACES

COMMERCIAL USES

Automotive Service and Repair	2 spaces + 3 spaces / service bay
Automotive Car Wash	1 space per employee, with 3 spaces minimum
Automotive: Self-Service Car Wash	2 spaces / wash bay
Automotive Sales	1 space / 2,000 SF-GFA
Dance Studio, Karate Studio, etc.	1 space / 150 SF-GFA
Furniture Stores	1 space / 500 SF-GFA
General Retail (<10,000 SF-GFA)	1 space / 250 SF-GFA, with a minimum of 4 spaces
General Retail (≥10,000 SF-GFA)	1 space / 300 SF-GFA
Hotels and Motels	1 space / guest room + 2 spaces for on-site manager residence + additional spaces for restaurant and public assembly areas as required for those uses
Laundromat	1 space / 3 washing machines
Plant Nurseries	1 space / 1,000 SF indoor GFA + 1 space / 2,000 SF gross outdoor retail area
Outdoor Sales, including Lumber Yards, Salvage Yards	1 space / 1,000 SF gross outdoor retail area + additional parking as required for indoor sales areas, service facilities, and other uses
Restaurants and Bars:	
Full-Service Restaurant	1 space / 100 SF-GFA
Drive-Through or Fast Food	5 spaces + 1 space / 3 seats in dining area, or 1 space / 100 SF-GFA, whichever is greater
Bars with Live Entertainment	1 space / 75 SF-GFA
Bars without Live Entertainment	1 space / 150 SF-GFA
Wholesale establishments	1 space / 400 SF-GFA

RECREATION USES

Arcades, Billiard Parlor	1 space / 150 SF-GFA
Bowling Alley	3 spaces / lane + auxiliary uses calculated separately as required by this section
Dance Halls	1 space / 20 gross SF dance floor area + 1 space / 3 fixed seats. Where there are no fixed seats, 1 space / 20 SF of seating area
Driving Ranges	1 space / tee + other uses calculated separately as required by this section
Golf Course – Regulation and Pitch and Putt	4 spaces / hole + other uses calculated separately as required by this section
Gym, Spa, Health Club	1 space / 200 SF of exercise area
Miniature Golf	1.5 spaces / hole + other uses calculated separately as required by this section
Skating Rink – Ice or Roller	1 space / 100 SF of rink + other uses calculated separately as required by this section
Handball / Racquetball – Commercial Facility	3 spaces / court + other uses calculated separately as required by this section
Tennis Courts – Commercial Facility or associated with Private Club	3 spaces / court + other uses calculated separately as required by this section
Temporary Christmas Tree, Pumpkin, and other Seasonal Sales	As required by Temporary Use Permit for each individual use
Temporary Residential Home or Lot Sales	1 space / 200 SF office sales area, with a minimum of 4 spaces
Abbreviations:	SF = Square Feet GFA = Gross Floor Area GLA = Gross Land Area

SEE SECTION 153.220 FOR DETAILED PARKING REGULATIONS

Revised February 4, 2000