

Title 17, Chapter 17.08, of the Monrovia Municipal Code is hereby amendment by replacing Section 17.08.010 in its entirety and shall read as follows:

**17.08.010 Uses Permitted in Each Zone.**

- (A) *ANF Zone.* Properties in the ANF zone are subject to the requirements in Chapter 17.18.
- (B) *HCD Zone.* Properties in the HCD zone are subject to the requirements in Chapter 17.14.
- (C) *HR and HWP Zone.* Properties in the HR or HWP zone are subject to the provisions of the Land Use Element of the General Plan.
- (D) *PD Zones.* Properties in the PD zones are subject to the provisions in the Land Use Element of the General Plan. A use not specifically listed in the General Plan as permitted in a PD zone may be approved by the Development Review Committee; provided that the use is not expressly prohibited by the General Plan in that PD zone, and upon the Development Review Committee finding that the use is comparable to the uses permitted in the zone and compatible with adjacent uses. The Development Review Committee may also determine that such a use will require approval of either a minor conditional use permit or major conditional use permit.
- (E) *All Other Zones.* Use types permitted in each zone shall be as shown in the following tables. Designations shall have the following meanings:

<b>Legend:</b>	
Blank	Means the use is not permitted
“P”	Means the use is permitted
“C”	Means the use requires a major conditional use permit
“Cm”	Means the use requires a minor conditional use permit
“S”	Means certain specific uses <u>may not</u> be permitted on street level in the HCD Zone (see §17.08.020)
“LUE”	See the Land Use Element of the General Plan
“**”	On a parcel having a minimum area of two (2) acres
<ol style="list-style-type: none"> <li>1. The minor conditional use permit process is not permitted when the subject property is directly adjacent to any residentially zoned property. A major conditional use permit shall be required.</li> <li>2. All new construction and additions (regardless of use) over 10,000 square feet in area and/or with an occupant load of 30 persons or more shall require a conditional use permit.</li> <li>3. Theatres in the HCD Zone and PD-5 Zone shall not exceed a maximum of 12 screens.</li> <li>4. Any business that operates between the hours of 12:00 a.m. and 6:00 a.m. shall be subject to the provisions of § 17.44.103</li> </ol>	

Use	Reference	RF RE RL	RM RM/R H	RH	NC	CRS RCC	RCM	O/RD/LM	BE	M	P/QP
<b>Residential Uses</b>											
Accessory dwelling unit	17.44.160	P									
Accessory dwelling unit (Junior)	17.44.165	P									
Affordable Housing (with incentives)	17.44.020		C	C	C						
Animal Keeping	6.28	P	P	P							
Bed and breakfast	17.44.030	C	C	C							
Group Dwelling			C	C							
Group Dwelling (state mandated)		P	P	P							
Guest House		P									
Mobile Home Park				C						C	
Multiple-family dwelling			P/C	P/C	C		LUE				
Senior citizen housing	17.44.170		C	C	C						
Single family dwelling		P	P	P							
<b>Commercial Uses</b>											
Administrative/Professional Services (i.e. architects, physicians, real estate.)				C	P	P	P	P	P	P	
Adult Business	17.44.010									C	
Adult Day Care					Cm	Cm	Cm	Cm	Cm	Cm	
Alcoholic beverage sales (within 500 ft. of specific uses)	17.44.025				C	C	C	C	C	C	
Animal boarding					C	C	C		Cm	Cm	
Antique Store					P						
Arcade	9.40.040				C	C	C				
Athletic clubs/Health spa	17.08.030				P	P	P	P	P	P	
Automobile accessory services (radio installation, window tinting, etc.)					Cm			Cm		P	
Automobile parking					P	P	P	P	P	P	P

Use	Reference	RF RE RL	RM RM/R H	RH	NC	CRS RCC	RCM	O/RD/LM	BE	M	P/QP
Automobile parking structure						C	C	C	C	C	C
Automobile parking, transitional			C	C							
Automobile rentals on-site						Cm				P	
Automobile repair (light)						C		C		Cm	
Automobile repair (heavy)								C		C	
Automobile sales	LUE									Cm**	
Automobile service station	17.44.180	-	-	-	C	C	-	C	-	Cm	-
Bar	17.44.025					C	C		C	C	
Business support services				C	P	P	P	P	P	P	
Car wash	17.44.180(N)					C	C			C	
Child care services				C	C	C	C	C	P	Cm	C
Communication services								P	P	P	C
Construction services								C	C	P	
Entertainment facilities	17.44.055				C	C		C	C	C	
Family day care home: small/large	17.44.060	P	P	P	P		P				
Financial institutions					P	P	P	P	P		
Firearms/ammunition Retail						C				C	
Firearms/ammunition Wholesale								C		C	
Food and beverage sales					P	P	P		P		
Fortunetelling	5.76				C						
Funeral services	5.60				C						
Hotel/Motel						C	C				
Instructional services					P	P	P	P	P	P	
Laundromat					Cm	Cm					
Medical Laboratory services								P	P	P	
Medical out-patient					Cm	Cm	Cm	Cm	P	Cm	
Personal Services	17.44.105				Cm*	C Cm*	C Cm*	Cm*		C Cm*	
Recreational facilities						C	C	C	C	C	

Use	Reference	RF RE RL	RM RM/R H	RH	NC	CRS RCC	RCM	O/RD/LM	BE	M	P/QP
Restaurant					P	P	P	Cm	P	P	
Retail (indoor)					P	P	P		P	C	
Retail (outdoor)						C	C		C	C	
Second hand dealers/Pawnshop	5.56.020				C				C	C	
Service commercial					P	P	P	Cm	P	C	
Swap meet (indoor)	17.44.190									C	
Theme shopping					C				C	C	
Veterinary services					C	C	C	C	P	P	
<b>Industrial Uses</b>											
Hazardous waste facilities										C	
Heavy manufacturing										C	
Light manufacturing								P	P	P	
Plant cultivation										P	
Postal services					P	P	P	P	P	P	P
Recycling collection facilities Large						Cm			Cm	C	
Recycling collection facilities Small							Cm			P	
Recycling processing facilities										C	
Research and development								P	P	P	
Salvage operations										C	
Truck and equipment yards										C	
Warehousing/Wholesaling						C		P	P	P	
Wireless communications facilities on existing structures	17.44.220					P	P	P	P	P	P
Wireless communications facilities: freestanding antennae	17.44.220					C	C	C	C	C	C
<b>Institutional Uses</b>											
Cemeteries											C

Use	Reference	RF RE RL	RM RM/R H	RH	NC	CRS RCC	RCM	O/RD/LM	BE	M	P/QP
Club and lodge facilities					C	C	C		Cm	Cm	C
Convalescent and recovery facilities				C	C				C	C	
Cultural exhibits				C	P	P	P	P	P	P	
Educational institutions				C	C			C	C	C	C
Governmental services											P
Hospitals				C		C		C		C	C
Public maintenance facilities								C	C	C	P
Public transportation facilities					C	C	C	C	C	C	P
Religious assembly		C	C	C	C	C	C	C	C	Cm	C
Utility distribution facilities		P	P	P	P	P	P	P	P	P	P
Utility operations facilities		C	C	C	C	C	C	C	C	P	P
<b>Other Uses</b>											
Other uses		C	C	C	C	C	C	C	C	C	C
*Applies to businesses that offer massage services as a secondary or ancillary activity pursuant to 17.44.105 of this code.											
**On a parcel having a minimum area of two (2) acres											