

# Zoning Code Update Introduction

## What is a zoning code?

The City's zoning code is a set of rules that governs how land in Glendale can be used and developed. The current code was originally adopted in 1963 and has remained largely unchanged for more than six decades.

## Why is Glendale updating its zoning code?

Much of the current code predates today's development practices, building types, and community priorities. The update is a natural next step following the adoption of Blueprint Glendale, the City's first Comprehensive Plan. The zoning code update translates the Plan vision into specific zoning districts, standards, and procedures, using the Future Land Use Map as a guide.

## What are the changes in the zoning code update?

The update to the zoning code is primarily concerned with making the code easier to administer and understand by clarifying definitions, updating certain rules and modifying provisions to account for the specific pattern of development for neighborhoods, homes and business in Glendale. It does not create any major changes to the kinds of uses permitted in residential or commercial districts, or create any major adjustments to the boundaries of the current districts. Specific updates include:

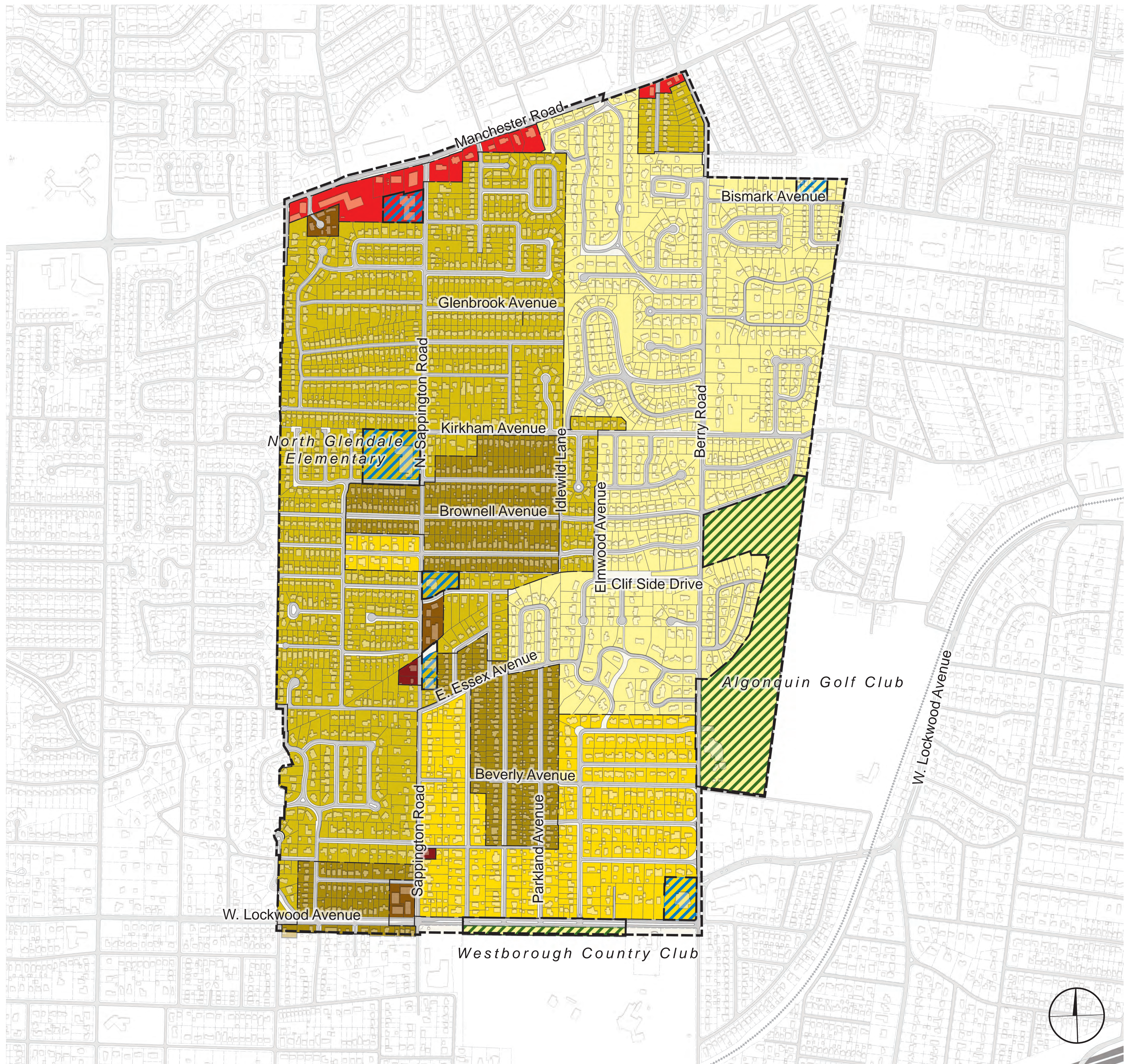
- **Elimination of separate zoning regulations for existing “lots of record” versus newly-platted lots;**
- **Additional residential districts calibrated to the existing built conditions of different parts of Glendale;**
- **Changes to residential front yard requirements to promote a more uniform relationship of houses to the street;**
- **Limits on new lot sizes to mitigate new homes that are much larger than their existing neighbors; and**
- **Clarification of conditional uses and conditional use approval.**

## Will the zoning of my property change?


No. If your property is currently zoned residential or commercial, it will remain residential or commercial. The only exception to this is a few cases where the underlying zoning did not match the current use of the land.



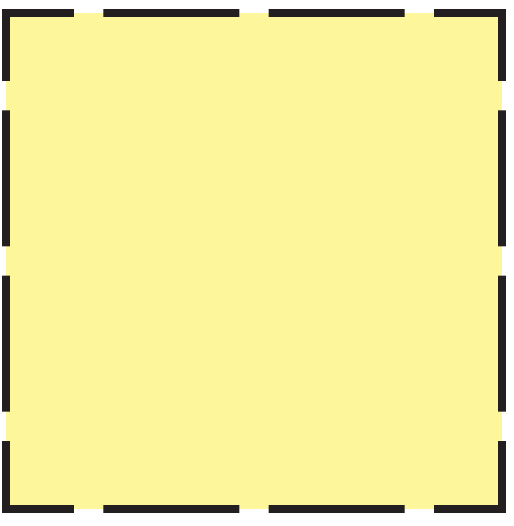
# Glendale Proposed New Zoning Districts and Map



## MAP KEY

- |  |                                 |   |                               |
|--|---------------------------------|---|-------------------------------|
|  | "R-1" Single-Family Residential |  | "C-1" Neighborhood Commercial |
|  | "R-2" Single-Family Residential |  | "C-2" Corridor Mixed-Use      |
|  | "R-3" Single-Family Residential |  | "CVO" Civic Overlay           |
|  | "R-4" Single-Family Residential |  | "RCO" Recreation Overlay      |
|  | "R-5" Multi-Family Residential  |   |                               |

# Zoning District Revisions



## New “R-1” Single-Family Residential

A Portion of Existing “R-1” Single-Family Residential

Separate “Lots of Record” Regulations:

**Separate “Lots of Record” Regulations Are Eliminated)**

Minimum Lot Area:

No Change (10,000 Square Feet)  
*Note: Applies Only to Newly-Platted Lots*

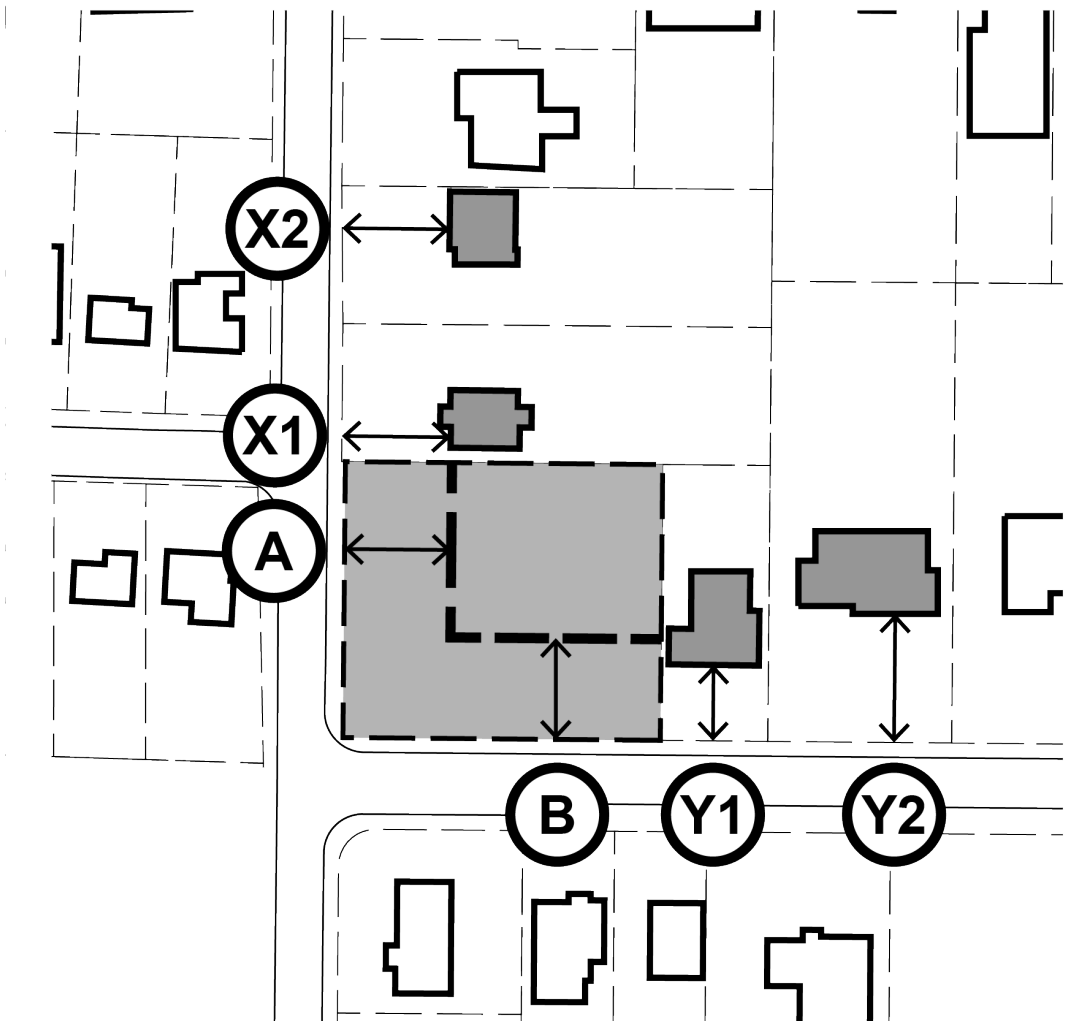
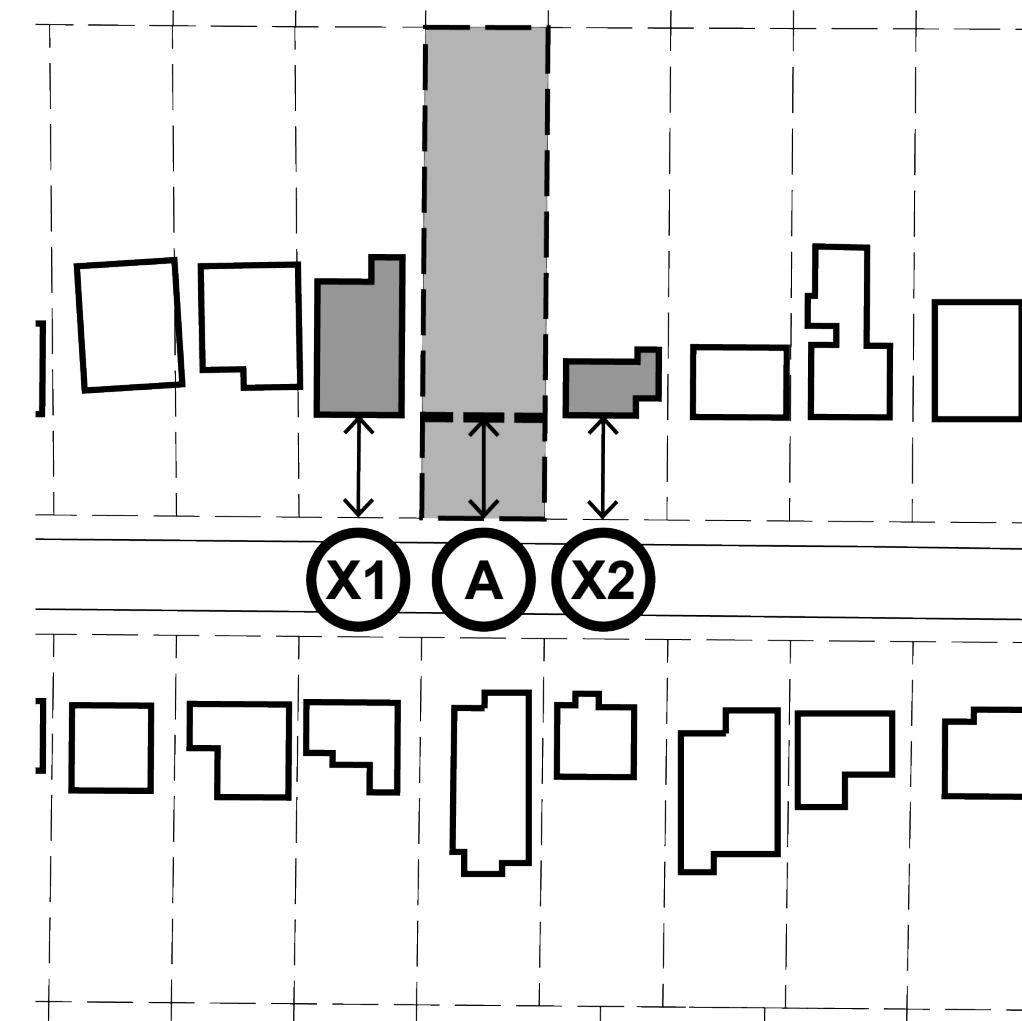
Minimum Lot Width:

**100 Feet (Increased from 80 Feet)**  
*Note: Applies Only to Newly-Platted Lots*

Front Yard  
Minimum Depth:

**Average of the two (2) existing front yards located on each side of the subject lot (Changed from 35 Feet)**

Front Yard A is the average of X1 and X2  
Front Yard B is the average of Y1 and Y2



Side Yard  
Minimum Depth:

**12% of Lot Width, Not Less than 10 Feet (Changed from 10 Feet)**

Rear Yard  
Minimum Depth:

No Change (30 Feet)

Maximum Impervious Coverage, Total Lot:

No Change (55%)

Maximum Impervious Coverage, Front Yard:

No Change (45%)

Maximum Building Height:

No Change (35 Feet)

Maximum Floor Area Ratio (FAR):

No Change (0.30)

Permitted Uses:

No Change from Existing “R-1” Single-Family Residential

Conditional Uses:

No Change from Existing “R-1” Single-Family Residential

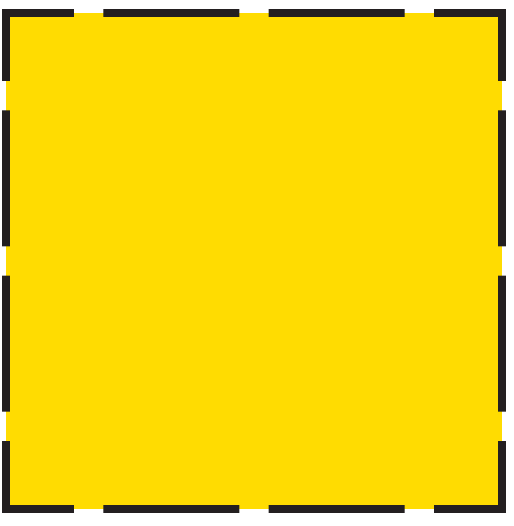


### Glendale Zoning Code Update

Public Open House  
June 29, 2026

# Zoning District Revisions

## New “R-2” Single-Family Residential Portions of Existing “R-1” and “R-2” Single-Family Residential



Separate “Lots of Record” Regulations:

**Separate “Lots of Record” Regulations Are Eliminated**

Minimum Lot Area:

No Change (10,000 Square Feet)  
*Note: Applies Only to Newly-Platted Lots*

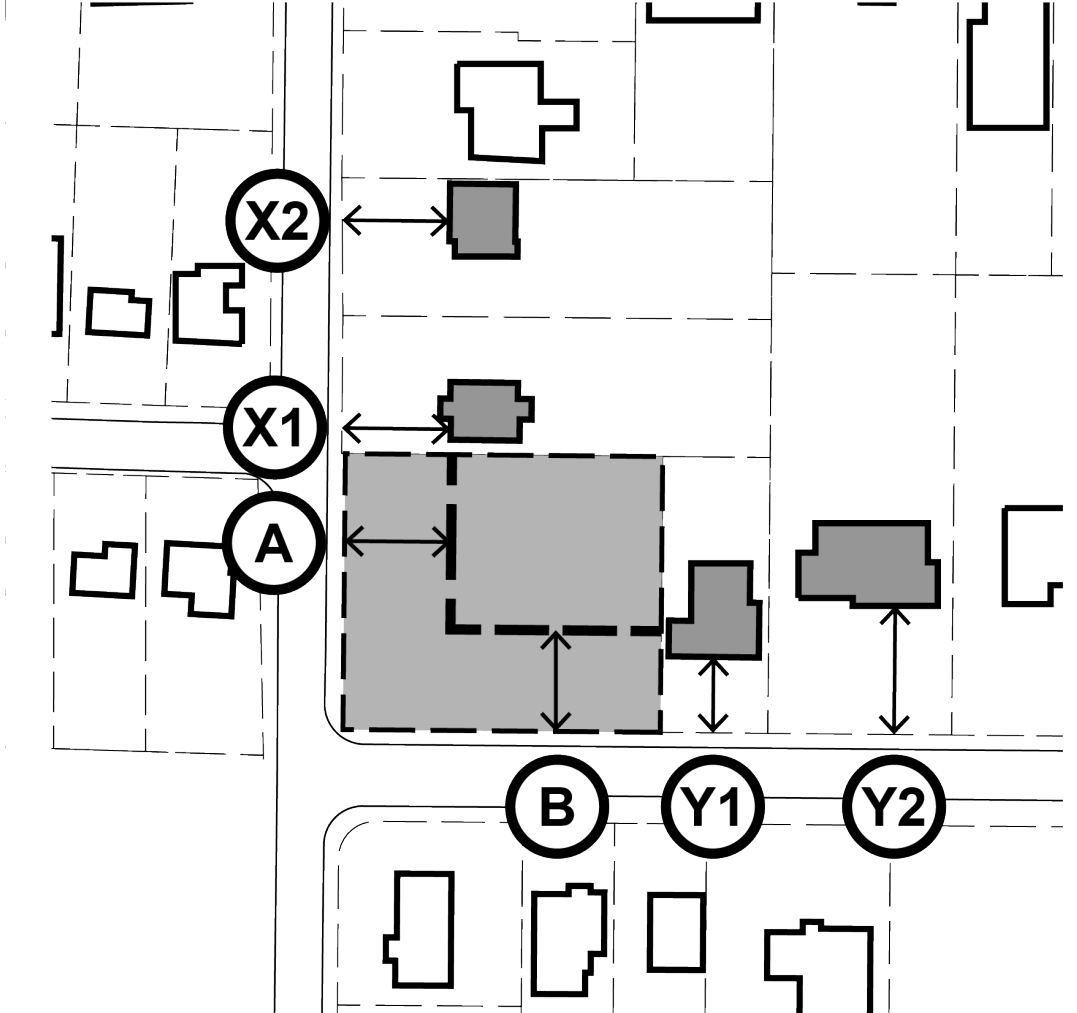
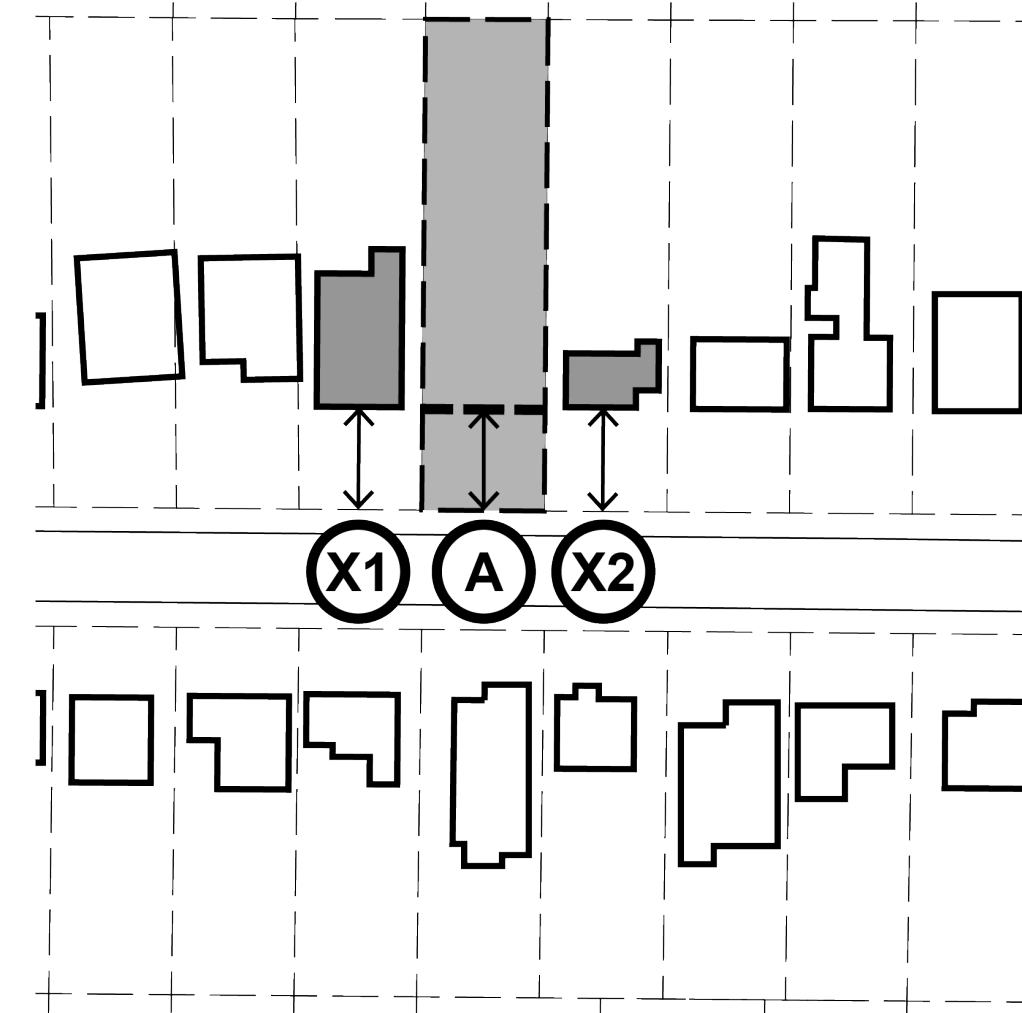
Minimum Lot Width:

**85 Feet** (Increased from 80 Feet or 65 Feet)  
*Note: Applies Only to Newly-Platted Lots*

Front Yard  
Minimum Depth:

**Average of the two (2) existing front yards located on each side of the subject lot**  
**(Changed from 30 Feet)**

Front Yard A is the average of X1 and X2  
Front Yard B is the average of Y1 and Y2



Side Yard  
Minimum Depth:

**12% of Lot Width, Not Less than 10 Feet**  
**(Changed from 10 Feet or 7 Feet)**

Rear Yard  
Minimum Depth:

No Change (30 Feet)

Maximum Impervious Coverage, Total Lot:

No Change (55%)

Maximum Impervious Coverage, Front Yard:

No Change (45%)

Maximum Building Height:

No Change (35 Feet)

Maximum Floor Area Ratio (FAR):

No Change (0.30)

Permitted Uses:

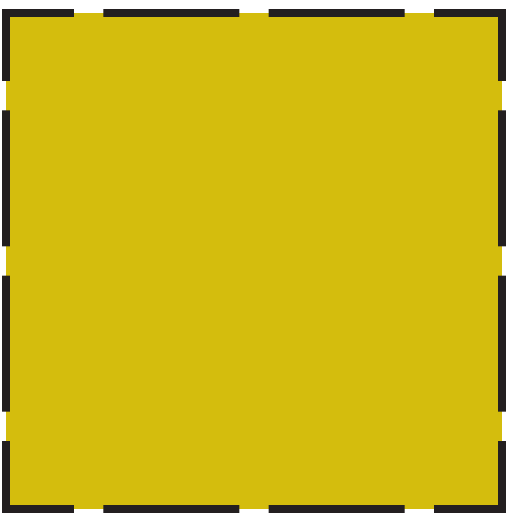
No Change from Existing “R-1” and “R-2” Single-Family Residential

Conditional Uses:

No Change from Existing “R-1” and “R-2” Single-Family Residential



# Zoning District Revisions



## New “R-3” Single-Family Residential

Existing “R-2” and a Portion of “R-1” Single-Family Residential

Separate “Lots of Record” Regulations:

**Separate “Lots of Record” Regulations Are Eliminated)**

Minimum Lot Area:

**7,000 Square Feet** (Reduced from 7,500 Square Feet)  
*Note: Applies Only to Newly-Platted Lots*

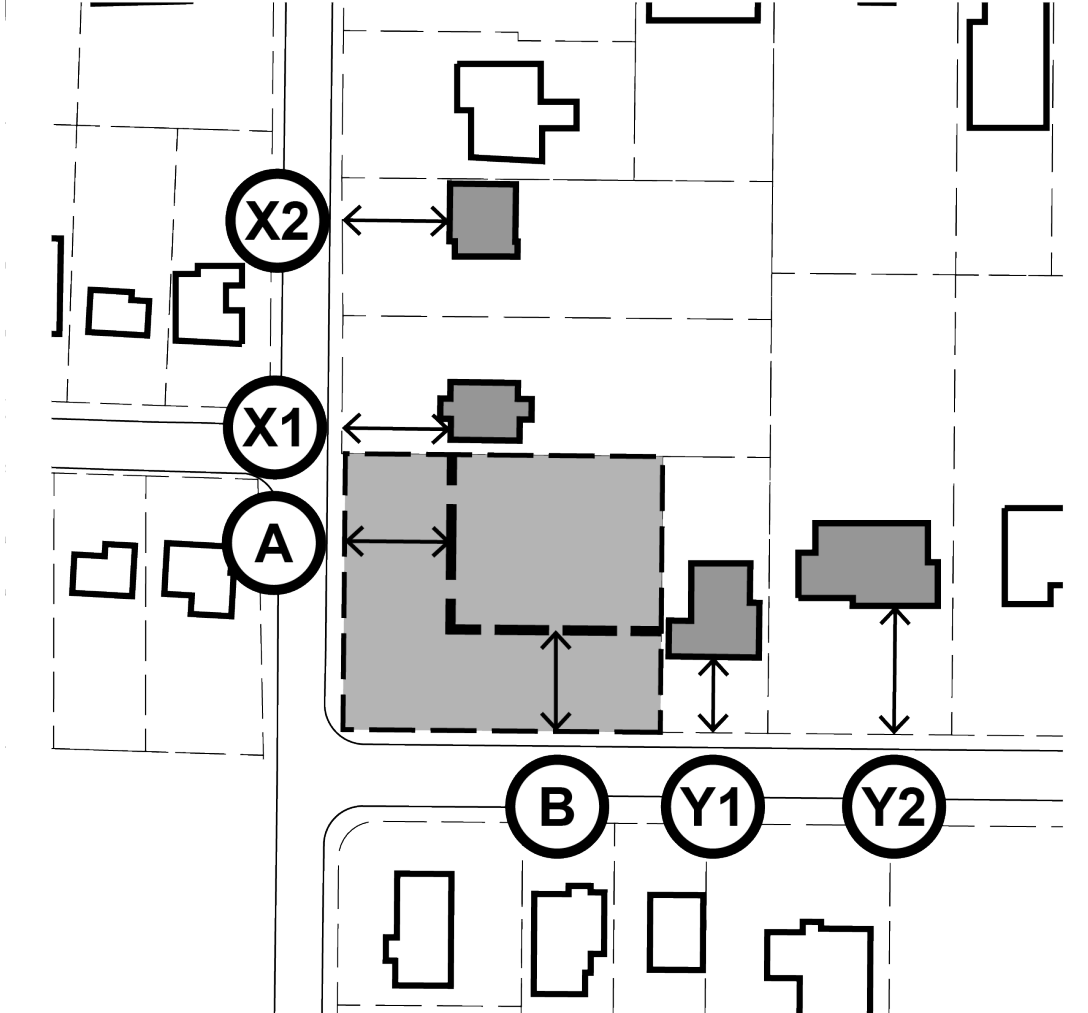
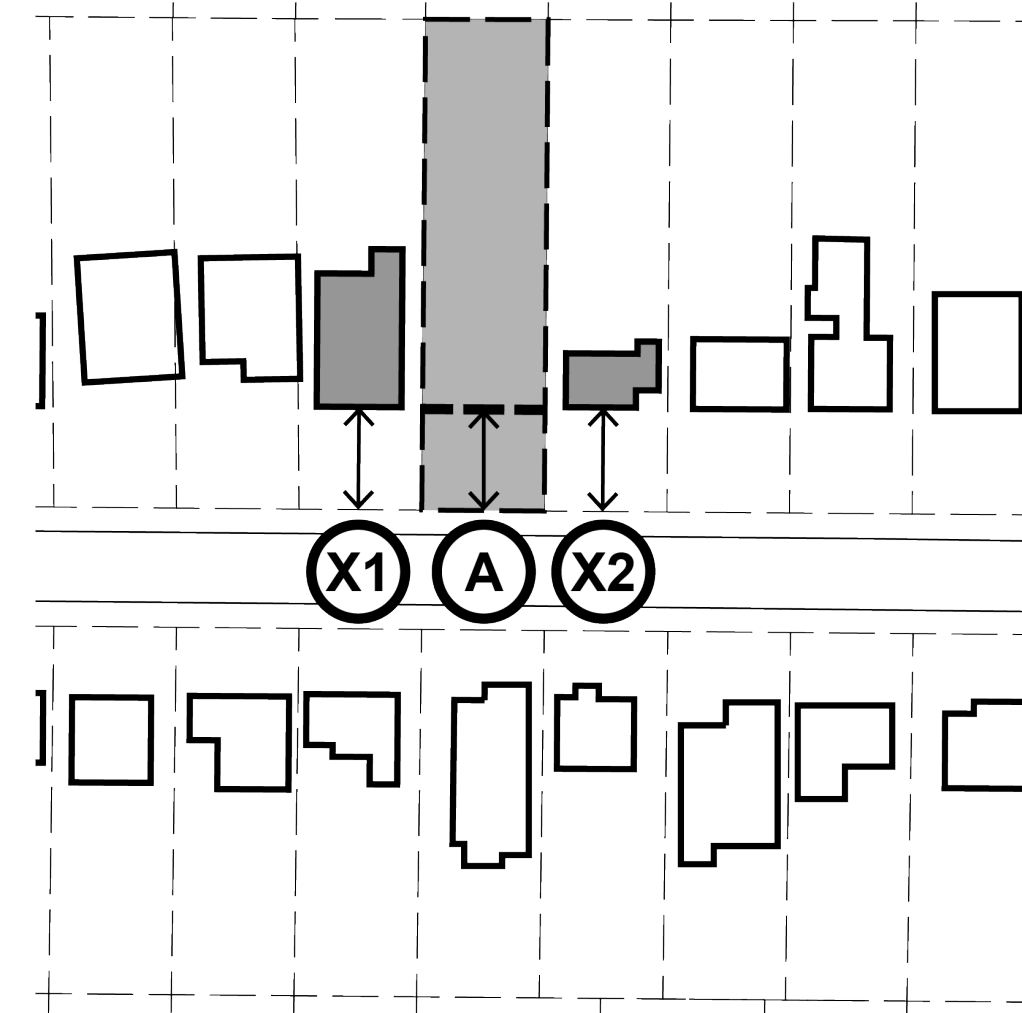
Minimum Lot Width:

**50 Feet** (Reduced from 80 Feet or 65 Feet)  
*Note: Applies Only to Newly-Platted Lots*

Front Yard  
Minimum Depth:

**Average of the two (2) existing front yards located on each side of the subject lot**  
**(Changed from 30 Feet)**

Front Yard A is the average of X1 and X2  
Front Yard B is the average of Y1 and Y2



Side Yard  
Minimum Depth:

**10% of Lot Width, Not Less than 6 Feet**  
**(Changed from 7 Feet or 6 Feet)**

Rear Yard  
Minimum Depth:

No Change (30 Feet)

Maximum Impervious Coverage, Total Lot:

No Change (55%)

Maximum Impervious Coverage, Front Yard:

No Change (45%)

Maximum Building Height:

**30 Feet** (Reduced from 35 Feet)

Maximum Floor Area Ratio (FAR):

No Change (0.30)

Permitted Uses:

No Change from Existing “R-1” and “R-2” Single-Family Residential

Conditional Uses:

No Change from Existing “R-1” and “R-2” Single-Family Residential



# Zoning District Revisions



## “R-4” Single-Family Residential

### Portions of Existing “R-1” and “R-2” Single-Family Residential

Separate “Lots of Record” Regulations:

**Separate “Lots of Record” Regulations Are Eliminated)**

Minimum Lot Area:

**6,500 Square Feet (Reduced from 7,500 Square Feet)**  
*Note: Applies Only to Newly-Platted Lots*

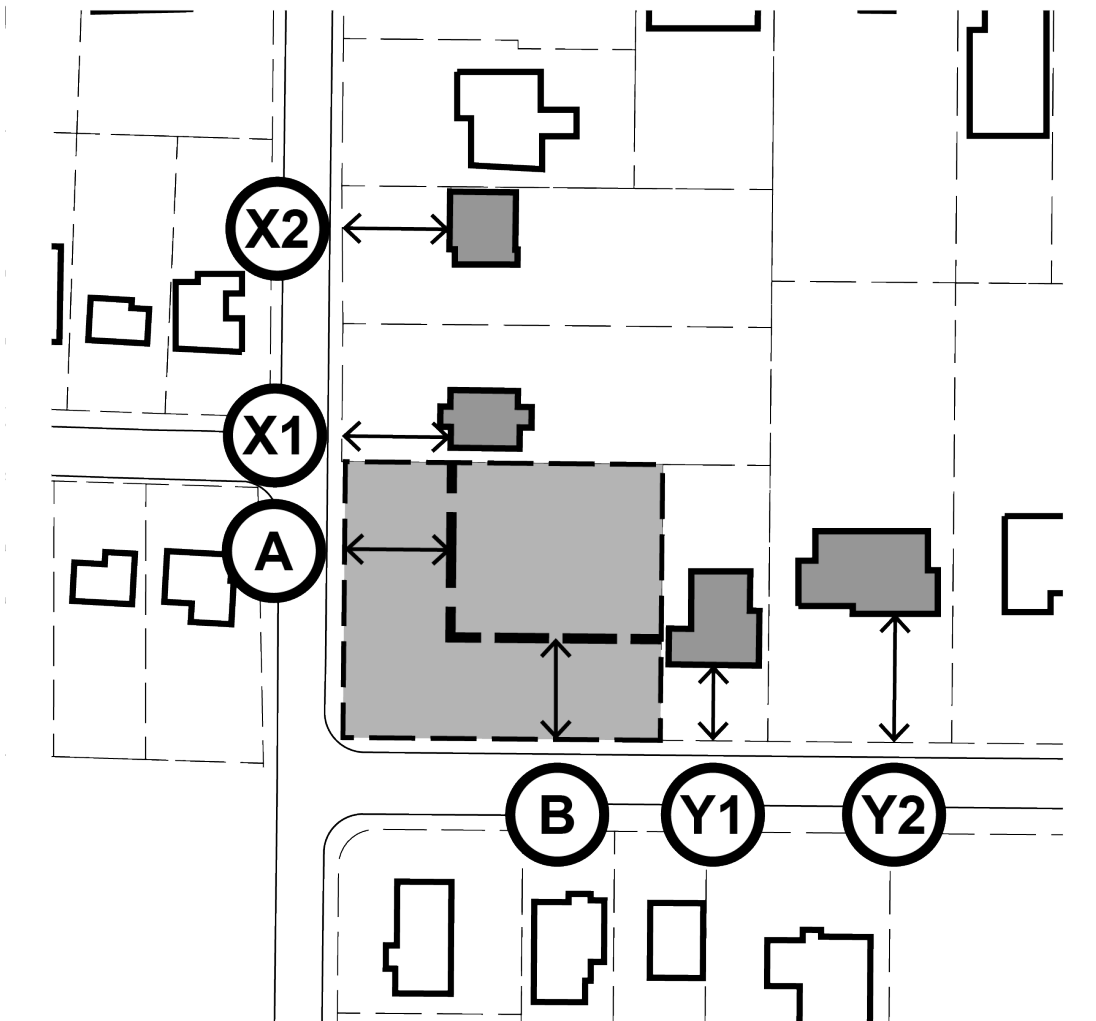
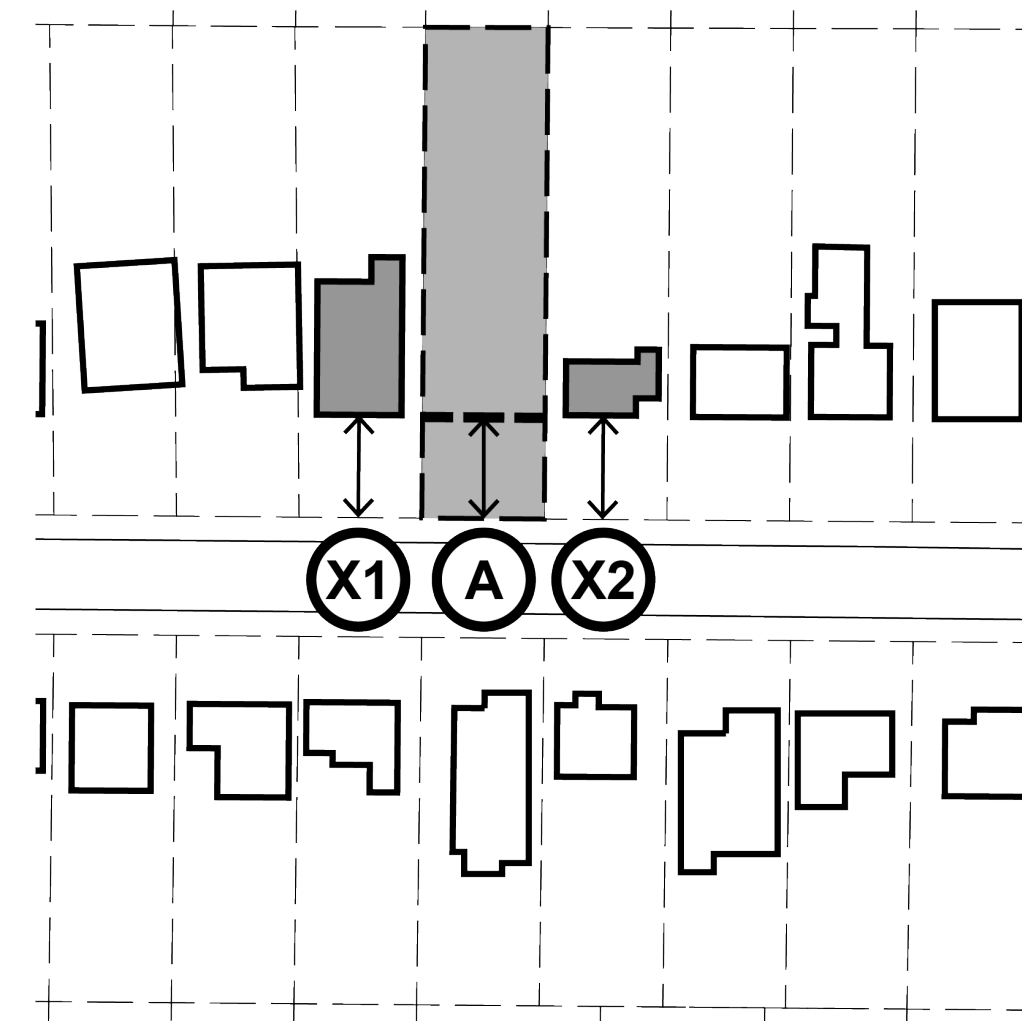
Minimum Lot Width:

**50 Feet (Reduced from 80 Feet or 65 Feet)**  
*Note: Applies Only to Newly-Platted Lots*

Front Yard  
Minimum Depth:

**Average of the two (2) existing front yards located on each side of the subject lot (Changed from 30 Feet)**

Front Yard A is the average of X1 and X2  
Front Yard B is the average of Y1 and Y2



Side Yard  
Minimum Depth:

**10% of Lot Width, Not Less than 6 Feet (Changed from 7 Feet or 6 Feet)**

Rear Yard  
Minimum Depth:

No Change (30 Feet)

Maximum Impervious Coverage, Total Lot:

No Change (55%)

Maximum Impervious Coverage, Front Yard:

No Change (45%)

Maximum Building Height:

No Change (35 Feet)

Maximum Floor Area Ratio (FAR):

No Change (0.30)

Permitted Uses:

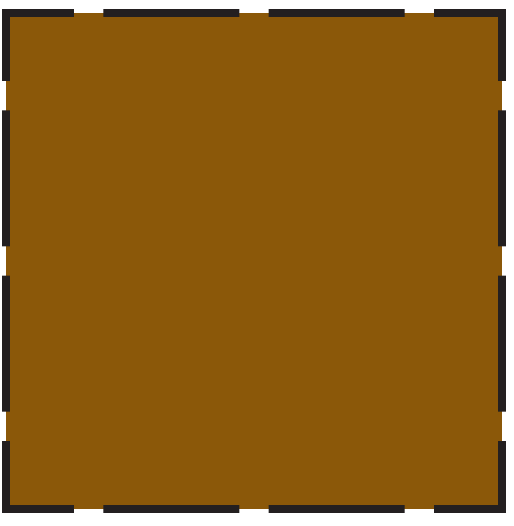
No Change from Existing “R-1” and “R-2” Single-Family Residential

Conditional Uses:

No Change from Existing “R-1” and “R-2” Single-Family Residential



# Zoning District Revisions



## “R-5” Multi-Family Residential

Same as Existing “R-3” Multi-Family Residential

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Separate “Lots of Record” Regulations:	Not Applicable
Minimum Lot Area:	No Change from Existing “R-3” Multi-Family Residential
Minimum Lot Width:	No Change from Existing “R-3” Multi-Family Residential
Front Yard Minimum Depth:	No Change from Existing “R-3” Multi-Family Residential
Side Yard Minimum Depth:	No Change from Existing “R-3” Multi-Family Residential
Rear Yard Minimum Depth:	No Change from Existing “R-3” Multi-Family Residential
Maximum Impervious Coverage, Total Lot:	No Change from Existing “R-3” Multi-Family Residential
Maximum Impervious Coverage, Front Yard:	No Change from Existing “R-3” Multi-Family Residential
Maximum Building Height:	No Change from Existing “R-3” Multi-Family Residential
Maximum Floor Area Ratio (FAR):	No Change from Existing “R-3” Multi-Family Residential
Permitted Uses:	No Change from Existing “R-3” Multi-Family Residential
Conditional Uses:	No Change from Existing “R-3” Multi-Family Residential

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# Zoning District Revisions



## “C-1” Neighborhood Commercial

### Existing “C-1” Local Commercial District

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Separate “Lots of Record” Regulations: **Separate “Lots of Record” Regulations Are Eliminated)**

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Minimum Lot Area: **No Change (7,500 Square Feet)**

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Minimum Lot Width: **No Change (80 Feet)**

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Front Yard Minimum Depth: **Build-To Line, Minimum 0 Feet, Maximum 30 Feet (Changed from 35 Feet Front Yard Minimum Depth)**

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Side Yard Minimum Depth: **No Change (10 Feet)**

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Rear Yard Minimum Depth: **No Change (25 Feet)**

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Maximum Impervious Coverage, Total Lot: **85% (Changed from No Maximum Coverage)**

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Maximum Impervious Coverage, Front Yard: **100% (Changed from No Maximum Coverage)**

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Maximum Building Height: **No Change (35 Feet)**

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Maximum Floor Area Ratio (FAR): **Not Applicable**

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Permitted Uses: **No Change from Existing “C-1” Local Commercial District**

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Conditional Uses: **Added “Restaurant without a drive-thru facility”**

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# Zoning District Revisions



## “C-2” Neighborhood Commercial

### Existing “C-2” and “C-3” Commercial Districts

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Separate “Lots of Record” Regulations: **Separate “Lots of Record” Regulations Are Eliminated)**

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Minimum Lot Area: **No Change (10,000 Square Feet)**

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Minimum Lot Width: **No Change (100 Feet)**

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Front Yard Minimum Depth: **Build-To Line, Minimum 0 Feet, Maximum 30 Feet (Changed from 35 Feet Front Yard Minimum Depth)**

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Side Yard Minimum Depth: **0 Feet (When Abutting Another “C-2” Lot)  
10 Feet (When Abutting Any Other Lot)**

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Rear Yard Minimum Depth: **No Change (25 Feet)**

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Maximum Impervious Coverage, Total Lot: **85% (Changed from No Maximum Coverage)**

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Maximum Impervious Coverage, Front Yard: **100% (Changed from No Maximum Coverage)**

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Maximum Building Height: **No Change (35 Feet)**

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Maximum Floor Area Ratio (FAR): **Not Applicable**

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Permitted Uses: **No Change from Existing “C-2” and “C-3” Commercial Districts**

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Conditional Uses: **No Change from Existing “C-2” and “C-3” Commercial Districts**

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# Zoning District Revisions

## “PDO” Planned Development Overlay

### “C-2” Commercial District, Subject to the Requirements Below

Requirements  
 (“Applicability”):

- **Development site (1 lot or combination of lots) has a minimum area of 3 acres and minimum depth of 250 feet**
- **Development site is located in the “C-2” Commercial District**
- **Development site has a frontage on Manchester Road**
- **PDO is legislatively applied by Ordinance of the Board of Aldermen, subject to an approved site development plan**

Minimum Lot Area:

**3 Acres (1 Lot of Combination of Lots)  
250 Feet Minimum Lot Depth**

Minimum Lot Width:

Same as “C-2” Commercial District

Front Yard  
Minimum Depth:

Same as “C-2” Commercial District

Side Yard  
Minimum Depth:

Same as “C-2” Commercial District

Rear Yard  
Minimum Depth:

Same as “C-2” Commercial District

Maximum Impervious  
Coverage, Total Lot:

Same as “C-2” Commercial District

Maximum Impervious  
Coverage, Front Yard:

Same as “C-2” Commercial District

Maximum Building  
Height:

**65 Feet**

Maximum Floor Area  
Ratio (FAR):

Not Applicable

Permitted Uses:

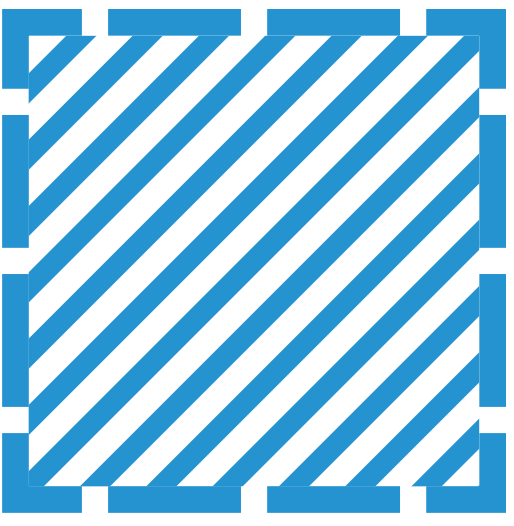
Same as “C-2” Commercial District

Conditional Uses:

Same as “C-2” Commercial District



# Zoning District Revisions



## New “CVO” Civic Overlay

### New Overlay for Civic, Institutional, and Public Uses

Requirements  
 (“Applicability”):

- **Lot (1 lot or combination of lots) has a minimum area of 1 acre**
- **Lot has an existing or proposed use that is civic, institutional, or otherwise civic in nature**
- **The lot owned by a public jurisdiction, public agency, public utility, or private non-profit entity**
- **Application by the lot owner is legislatively approved by the Board of Aldermen**

Minimum Lot Area: **1 Acre (1 Lot of Combination of Lots)**

Minimum Lot Width: **Same as Underlying Zoning District**

Front Yard  
Minimum Depth: **30 Feet**

Side Yard  
Minimum Depth: **12% of Lot Width, Not Less than 10 Feet**

Rear Yard  
Minimum Depth: **30 Feet**

Maximum Impervious  
Coverage, Total Lot: **65%**

Maximum Impervious  
Coverage, Front Yard: **30%**

Maximum Building  
Height: **65 Feet**

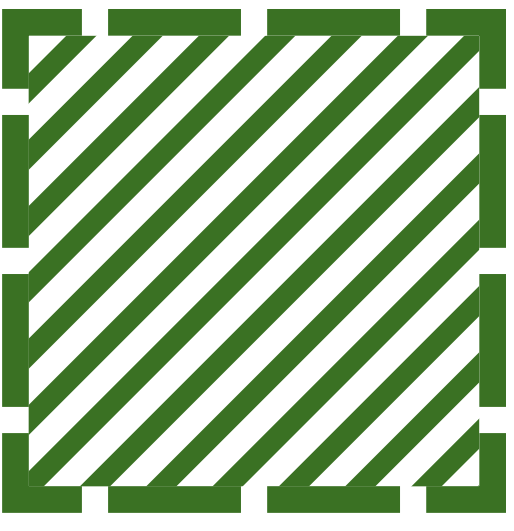
Maximum Floor Area  
Ratio (FAR): **Not Applicable**

Permitted Uses: **Schools, Churches, Governmental Buildings, Other Civic Buildings, and Public Utilities**

Conditional Uses: **None**



# Zoning District Revisions



## New “RCO” Recreation Overlay

### New Overlay for Recreational Uses

Requirements  
 (“Applicability”):

- **Lot (1 lot or combination of lots) has a minimum area of 1.5 acres**
- **Lot has an existing or proposed use that is recreational in nature**
- **Application by the lot owner is legislatively approved by the Board of Aldermen**

Minimum Lot Area: **1.5 Acre (1 Lot of Combination of Lots)**

Minimum Lot Width: **Same as Underlying Zoning District**

Front Yard  
Minimum Depth: **30 Feet**

Side Yard  
Minimum Depth: **12% of Lot Width, Not Less than 10 Feet**

Rear Yard  
Minimum Depth: **30 Feet**

Maximum Impervious  
Coverage, Total Lot: **45%**

Maximum Impervious  
Coverage, Front Yard: **30%**

Maximum Building  
Height: **35 Feet**

Maximum Floor Area  
Ratio (FAR): **Not Applicable**

Permitted Uses: **Public Clubs; Private Clubs; and Publicly-Owned and/or Privately-Owned, Public Access Parks and Recreation Areas**

Conditional Uses: **None**

