EXHIBIT E1:

Ordinance Amending Chapter 1A of the Los Angeles Municipal Code

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Harbor LA Community Plans Update
CPC-2018-6402-CPU (Wilmington-Harbor City); ENV-2019-3379-EIR

Recommended by the City Planning Commission on February 8, 2024

June 2025

Amendments to the New Zoning Code (LAMC Chapter 1A)
City Planning Commission Recommended Draft

Amendments to the New Zoning Code (LAMC Chapter 1A) include nomenclature district name changes to Form, Frontage and Use Districts. Former district names are denoted in a strikethrough, revised name is by an underline. The New Zoning Code (LAMC Chapter 1A) is amended as follows:

Nomenclature District Name Changes:

Form Districts	Frontage Districts	Use Districts
~~Hillside Estate 3 (HE3)~~ Large Lot (LG2)	~~Workshop 1 (WS1)~~ General 3 (G3)	~~Residential General 3 (RG3)~~ Residential General 2 (RG2)
~~Very Low-Rise Narrow 3 (VN3)~~ Very-Low Rise Narrow 2 (VN2)	~~Flex 3 (FX3)~~ Flex 1 (FX1)	~~Industrial Mixed, Live-Work Neighborhood (IX5)~~ Industrial-Mixed, Live-Work Neighborhood (IX6)
~~Very Low-Rise Narrow 4 (VN4)~~ Very-Low Rise Narrow 3 (VN3)		~~Industrial Mixed, Transition (IX6)~~ Industrial-Mixed, Transition (IX7)
~~Low-Rise Medium 3 (LM3)~~ Low-Rise Medium 7 (LM7)		~~Industrial-Mixed, M1 Translation (IX7)~~ Industrial-Mixed, M1 Translation (IX8)
~~Low-Rise Medium 4 (LM4)~~ Low-Rise Medium 8 (LM8)		
~~Low-Rise Broad 2 (LB2)~~ Low-Rise Broad 3 (LB3)		
~~Low-Rise Broad 3 (LB3)~~ Low-Rise Broad 4 (LB4)		
~~Mid-Rise Broad 5 (MB5)~~ Mid-Rise Broad 4 (MB4)		
~~Mid-Rise Broad 6 (MB6)~~ Mid-Rise Broad 5 (MB5)		

Amendments to the New Zoning Code (LAMC Chapter 1A) are denoted in a tracked change format. New text is underlined, while deleted text is indicated by a strikethrough. The New Zoning Code (LAMC Chapter 1A) is amended as follows:

ORDINANCE NO. _____

A proposed ordinance amending Articles 1, 2, 3, 4, 5, 7, 8, 9 and 14 of Chapter 1A of the Los Angeles Municipal Code (LAMC), as recommended for approval by City Council through Council File 22-0617 and amended by Council file 23-0861, to adopt zoning districts and applicable rules and regulations to implement the Harbor Community Plan Update.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Section I.5.12. (Hazardous Sites Map) of Chapter 1A of the LAMC shall be introduced to Division 1.5. (Zoning Code Maps) of Chapter 1A to read as follows:

SEC. 1.5.12. HAZARDOUS SITES MAP

A. Applicability

The Hazardous Sites Map identifies lots with potential or known hazards which are subject to additional regulations intended to address the specific nature of development activities in hazardous sites. These additional regulations are outlined in this Zoning Code (Chapter 1A) and are applicable by reference to this Zoning Code Map.

B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as any of the following designations in the Hazardous Sites Map.

1. **Potentially Contaminated Soils**
   Areas with potential contamination and parcels formally designated as brownfields, Hazardous Waste Areas, Border Zone Properties, or superfund sites as identified by Envirostor, CalGEM, Cortese List Data Resources, National Registry, or other registries from a public agency .

2. **Contaminated Soils**
   Areas with known contamination and parcels formally designated as brownfields, Hazardous Waste Areas, Border Zone Properties, or

superfund sites as identified by Envirostor, CalGEM, National Registry and Cortese List Data Resources.

C. Amendments

This map is intended to reflect the most current hazardous sites information provided by responsible agencies in place that are responsible for protecting the public from hazardous conditions. The Hazardous Sites Map will be updated as the identified datasets are updated and published by the responsible agencies.

Section 2. Subparagraph C and D of Section 2C.2.3. (Building Setbacks) of Chapter 1A of the LAMC shall be amended to read as follows:

C. Standards

1. All buildings and structures on the lot shall be located on or behind a minimum building setback, except where allowed in Sec. 2C.2.2.E. (Exceptions).
2. Through lots where a primary street setback is designated along one street lot line, shall provide a secondary street setback along the street lot line running parallel, or roughly parallel, to the primary street lot line. The secondary street setback shall comply with the primary street setback of the Form District applied to the abutting lot having the shallowest primary street setback.

D. Measurement

All building setbacks are measured perpendicular to the applicable lot line:

1. A primary street setback is measured from the primary street lot line.
2. A side street setback is measured from the side street lot line.
3. A side setback is measured from the side lot line.
   a. Where a side, interior setback is specified, the setback is applied only to lots within a unified development and shall be measured from abutting lots within the same unified development.
   b. Where a lot within a unified development shares a lot line with a property outside of the unified development, the standard side setback requirement applies.
4. A rear setback is measured from the rear lot line.
   a. For the purpose of measuring rear setback on triangular or gore-shaped lots, the rear lot line is determined based on a line 10 feet wide, parallel to the primary street lot line that intersects two lot lines at its endpoints.
   b. Where the primary street lot line is not straight, the rear lot line shall be parallel to a line connecting the end points of the primary street lot line.
5. An alley setback is measured from the alley lot line.

6. A special setback is measured from the special lot line.
   a. Where a special setback is specified by the applied Form District (Part 2B) as "Special: All", the setback is measured from all special lot lines.
   b. Where a special setback is specified by the applied Form District (Part 2B) as "Special: River" or "Special: Alley", the setback is measured from the special lot line as designated according to Sec. 14.1.11.E. (Special Lot Line).
   c. Where a special setback is specified by the applied Form District (Part 2B) as "Special: Other", the setback is measured from all special lot lines that are not otherwise specified.
7. Where applicable to through lots, a secondary street setback is measured from the street lot line running parallel, or roughly parallel, to the designated primary street lot line.
8. For measurement on portions of a lot required for land dedication, see Sec. 14.1.11. (Lot).

Section 3. Subparagraph C of Section 2C.3.1. (Lot Amenity Space) of Chapter 1A of the LAMC shall be amended as follows:

C. Standards

1. General

a. The cumulative area of lot amenity space provided on a lot shall not be less than that specified by the applied Form District in Part 2B. (Form Districts).

b. Each area provided to meet a lot amenity space requirement shall comply with the standards for one or more of the following eligible amenity space types.

ELIGIBLE AMENITY SPACE TYPES	
Amenity Space Type	
Common Outdoor Amenity Space (Sec. 2C.3.3.C.1.)	Yes
Pedestrian Amenity Space (Sec. 2C.3.3.C.2.)	Yes
Public Amenity Space (Sec. 2C.3.3.C.3.)	Yes
Private Outdoor Amenity Space (Sec. 2C.3.3.C.4.)	Yes
Common Indoor Amenity Space (Sec. 2C.3.3.C.5.)	Yes

c. A maximum of 25% of the total required lot amenity space may be private, provided it meets the design standards in Sec. 2C.3.3.B. (Pedestrian Amenity Space).
d. Private lot amenity space shall abut and provide direct access to the assigned tenant space.
e. All required lot amenity space that is not private shall be made available to all tenants of the building, at no cost, from sunrise to sunset daily or during the hours of operation of the building, whichever results in a longer period of time. The space may not be reserved or in any way exclude any tenant during the time it is required to be available to all tenants.
f. Lot amenity space may be eligible for credit toward the fee and dedication requirements in Div. 10.4. (Park Fees and Dedications), according to Sec. 10.4.8.B. (Privately Owned Park and Recreational Facilities).
g. Lot amenity space located above the ground story may be required to set back from the roof edge - see LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs).
h. Mechanical and utility equipment shall not be located within a lot amenity space, or between a lot amenity space and the adjacent building facade.
i. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a lot amenity space.
j. At least 20% of any outdoor lot amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy at maturity shall be considered as being shaded.

2. Percentage Required at Grade

k. The total area of lot amenity space located at grade shall not be less than the minimum percentage specified by the applied Form District (Part 2B).
l. For amenity spaces being provided at grade, all areas of the amenity space shall be located within the minimum and maximum ground floor elevation as specified by the applied Frontage District.

Section 4. Section 2C.5.3. (Height Transition) of Chapter 1A of the LAMC shall be amended to replace the entirety of Section 2C.5.3. (District Boundary Height Transition) to read as follows:

Sec. 2C.5.3. HEIGHT TRANSITION

A reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances.

A. Intent

To prevent looming impacts and reduce the perceived bulk and mass of buildings along zoning district boundaries where maximum height standards change significantly.

B. Applicability

1. Height transition standards apply to all buildings on a lot where the applied Form District (Part 2B) specifies a height transition is 'required', and meets at least one of the additional applicability criteria below:

    a. The subject lot abuts a lot with a different applied zone specifying a maximum height of less than or equal to 45 feet or 4 stories.

    b. The subject lot is located across an alley from a lot with a different applied zone specifying a maximum height of less than or equal to 45 feet or 4 stories.

    c. The subject lot is a through lot that adjoins a lot with a different applied zone specifying a maximum height of less than or equal to 45 feet or 4 stories, located across a collector or local street.

2. Height transition standards shall not apply when the subject property abuts, adjoins, or is located across an alley from a lot with a different applied form district that specifies a bonus height that exceeds 45 feet or 4 stories.

C. Standards

1. All portions of a building or structure located on an applicable lot shall comply with height transition standards unless listed as an exception in Sec. 2C.5.3.E (Exceptions).

2. Where a height transition is required, no portion of a building or structure shall be located within a distance of 10 feet of the applicable abutting lot line. Buildings located on lots separated from an applicable lot by an alley are not required to adhere to this standard.

3. Where a height transition is required, and the abutting, adjoining, or alley adjacent zone has a maximum height of less than or equal to 36 feet or 3 stories, no portion of a building or structure shall exceed 3 stories within a distance of 30 feet, and 5 stories within a distance of 50 feet of the applicable abutting, adjoining, or alley adjacent lot line.

4. Where a height transition is required, and the abutting, adjoining, or alley adjacent zone has a maximum height of less than or equal to 45 feet or 4 stories, no portion of a building or structure shall exceed 4 stories within a distance of 30 feet, and 6 stories within a distance of 50 feet of the applicable abutting, adjoining, or alley adjacent lot line.

D. Measurement

1. Distance from an abutting lot line shall be measured as the horizontal distance from any applicable lot line having a common boundary with the subject property, to the edge of any at-grad portion of a building to which a transitional height limitation applies.

2. Distance from any applicable lot located across an alley from the subject property shall be measured as the horizontal distance from any applicable lot line, inclusive of the alley width, to the edge of any at-grad portion of a building to which a transitional height limitation applies.

3. Distance from any adjoining lot line shall be measured from the subject lot's street lot line located along the opposite block face of the applicable adjoining lot, to the edge of any at-grad portion of a building to which a transitional height limitation applies.

4. Story height is measured according to Sec. 2C.4.3. (Height in Stories).

E. Exceptions

The following are allowed to encroach into the height transition as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (Sec. 14.1.5.A.1.a.)	
Encroachment (max)	2'
Roof Projections (Sec. 14.1.5.A.1.b.)	

Encroachment (max)	2.5’
Unenclosed Structures (Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)	
Encroachment (max)	5’
Enclosed Structures: Projecting (Sec. 14.1.5.A.1.e.)	
Encroachment (max)	2.5’
Mechanical/Electrical Equipment (Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)	
Encroachment (max)	1.5’

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment (See Sec. 14.1.5.B..1.b.)	
Encroachment (max)	5’
Setback from roof edge (min)	3’
Architectural Elements (See Sec. 14.1.5.B.1.c.)	
Encroachment (max)	5’
Setback from roof edge (min)	2’
Safety Barriers (See Sec. 14.1.5.B.1.e.)	
Encroachment (max)	4’
Setback from roof edge (min)	0’
Unenclosed Structures (See Sec. 14.1.5.B.1.f.)	
Encroachment (max)	8’
Setback from roof edge (min)	2’
Flatwork (See Sec. 14.1.5.B.1.g.)	
Encroachment (max)	2.5’

Setback from roof edge (min)	1’
Vegetation (See Sec. 14.1.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1’

F. Relief

1. A reduced height transition distance of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduced height transition in distance and an increase in the number of stories before height transition begins may be requested only as a variance in accordance with Sec. 13B.5.3. (Variance).

Section 5. Section 2C.5.4. (Street Step-Back) of Chapter 1A of the LAMC shall be amended as follows:

Sec. 2C.5.4. STREET STEP-BACK

A step-like recess in the massing of a building that requires that ~~upper stories to pushed back from the lower stories from the street.~~ stories above a specified height be set back from the building mass below.

Section 6. Subparagraph C of Section 2C.6.1. (Building Width) of Chapter 1A of the LAMC shall be amended to read as follows:

C. Standards

1. General

a. No applicable building or collection of abutting buildings located on the same lot shall be wider than the maximum building width specified by the applied Form District (Part 2B).

b. Buildings that are located on separate lots, share no interior circulation, and are structurally independent, are considered separate buildings for the purpose of measuring building width.

c. A building on a corner lot within the build-to zone area of overlap is allowed to exceed the maximum building width by up to 40 feet along both primary and side street lot lines.

d. In order to establish buildings on the same lot as separate buildings for the purpose of measuring maximum building width, a building break meeting the standards in Sec. 2C.2.6.1.E. (Building Break) shall be provided between the buildings.

2. **Bonus Building Width**
   Buildings and structures may exceed the maximum building width up to the bonus building width in feet, as specified by the Form District (Part 2B) as allowed in Div. 9.3. (Community Benefits Program).

Section 7. Section 3C.1.4. (Active Depth) of Chapter 1A of the LAMC shall be introduced to Division 3C.1. (Build-to) of Chapter 1A to read as follows:

Sec. 3C.1.4. ACTIVE DEPTH
The horizontal depth of a building that must contain active uses.

A. **Intent**
   To help minimize the impact of dead space on the public realm and to promote a comfortable, safe, engaging and attractive built environment with active uses along the public realm.

B. **Applicability**
   1. The active depth requirement applies to all portions of a building used to meet the build-to width requirements. See Sec. 3C.1.3. (Build-to Width).
   2. The active depth requirement applies to the ground story only.

C. **Standards**
   1. Applicable portions of a building must provide the minimum active depth required by the Form District (see Part 2B).
   2. No more than 20% of the floor area of the required active depth can be used for inactive uses, such as storage, hallways, stairwells, elevators and equipment rooms. Parking spaces are not allowed in any applicable portion of the required minimum active depth.

D. **Measurement**
   Active depth is measured from the front building facade inward to the interior of the building.

E. **Relief**
   1. Up to a 20% reduction to the required build-to depth may be requested in accordance with Sec. 13B.5.2. (Adjustments).
   2. A reduced minimum build-to width may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

Section 8. Section 3C.3.3. (Frontage Screen) of Chapter 1A of the LAMC shall be introduced to Division 3C.3 (Landscaping) of Chapter 1A to read as follows:

Sec. 3C.3.3. FRONTAGE SCREEN

A landscaped buffer required along the frontage of a lot.

A. Intent

To provide a visual buffer between the public realm and any land uses on a lot that need screening.

B. Applicability

Frontage screening standards apply to frontage yards specified by the Frontage District (Part 3B).

C. Standards

1. General
   a. Where required by the Frontage District (Part 3B), the specified Frontage Screen Type must be provided along all frontage yards.
   b. Planting required to meet a frontage screening standard that conflicts spatially with any existing vegetation is not required.
   c. All plants provided must meet the standards of Div. 4C.6, Plants.

2. Frontage Screen Types

   A package of standards, specified by the applied Frontage District (Part 3B).

   a. Type B1

Intended for frontage yards where visual screening between the public realm and industrial frontages is needed.	
DIMENSIONAL STANDARDS	Sec. 3C.3.3.D.
Depth (min)	6’
Large trees (min per 50’)	3

Section 9. Section 4C.9.1. (Grading) of Chapter 1A of the LAMC shall be introduced to Division 4C.9. (Grading & Retaining Walls) of Chapter 1A to read as follows:

SEC. 4C.9.1. GRADING

The modification, or disturbance, or sculpting of an area of land by artificial means for the purposes of safety, construction, drainage, or use of a property other than the preservation of natural topography.

A. Intent

To establish standards for how and where grading is performed on a lot, and establish a variety of limits on grading and hauling of earth to and from a lot which are responsive to the spectrum of needs throughout the City's diverse topographies Hillside Areas. The application of the grading packages in this Section, or lack thereof, are intended to reflect the goals and objectives of the individual communities.

B. Applicability

This Section applies to any new construction, major demolition, lot modification, or site modification, and addition involving any grading activity on a lot, including cut, fill, and import or export of any soil, rock or other earth materials.

C. Standards

The following grading packages and standards as established by the applied Development Standards District shall regulate any grading activity on a lot.

1. Grading Packages

Standard	Grading Package 1	Grading Package 2	Grading Package 3	Grading Package 4
Grading Permit Issuance	n/a	applicable	applicable	applicable
"By-Right" Grading Maximum				
Base Grading Maximum	n/a	500 c.y.	500 c.y.	500 c.y.
Lot Percentage Maximum	n/a	5%	5%	5%
Absolute Grading Maximum				
Base Grading Maximum	n/a	1,000 c.y.	500 c.y.	1,000 c.y.
Lot Percentage Maximum	n/a	10%	5%	10%
"By-Right" Remedial Grading Maximum	n/a	n/a	1,000 c.y	1,000 c.y.

Maximum Lot Disturbance	n/a	0.5 acre	1 acre	2 acre
Import/Export Limits				
Standard Hillside Limited Streets or Larger	n/a	no more than the "by-right" grading maximum	no more than the "by-right" grading maximum	no more than the "by-right" grading maximum
Substandard Hillside Limited Streets	n/a	75% of the "by-right" grading maximum	75% of the "by-right" grading maximum, not to exceed 6,000 c.y.	75% of the "by-right" grading maximum not to exceed 10,000 c.y.
New Graded Slopes	n/a	applicable	applicable	applicable
Grading on 100% Slopes	n/a	applicable	applicable	prohibited
Grading Plan Check Criteria	n/a	applicable	applicable	applicable
Hauling Truck Trips	applicable	applicable	applicable	applicable
Hauling Truck Operations	applicable	applicable	applicable	applicable
Grading & Hauling Equipment	applicable	applicable	applicable	applicable
Operating Hours & Construction Activity	applicable	applicable	applicable	applicable
Exempted Grading Activities	applicable	applicable	applicable	n/a
Grading on Hazardous Sites	applicable	applicable	applicable	applicable
Grading on Sensitive Sites	n/a	applicable	applicable	applicable
See Subdivision 2. (Grading Package Standards) below for further details.				

2. Grading Package Standards

a. Grading Permit Issuance
No grading permits shall be issued until a building permit is approved.

b. "By-Right" Grading Maximum
See Subdivision D.1. ("By-Right" Grading Maximum) below.

c. Absolute Grading Maximum
The absolute grading maximum, or portion thereof, may only be granted by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit). See Subdivision D.2. (Absolute Grading Maximum) below.

d. "By-Right" Remedial Grading Maximum
In no event shall the by-right remedial grading exceed the quantity set by the applied grading package.

e. Maximum Lot Disturbance
In no event shall the disturbance on a lot exceed the maximum lot disturbance set by the applied grading package.

f. Import/Export Limits
The import or export of any soil, rock or other earth materials shall be limited to the maximum quantity set by the applied grading package. Any import or export activities may take place only between the hours of 9:00 a.m. and 3:00 p.m., Monday through Friday.

g. New Graded Slopes
All new Graded Slopes shall be no steeper than 2:1 (horizontal:vertical), except when the Department of Building and Safety - Grading Division has determined that Slopes may exceed 2:1 pursuant to Section 91.105 of Division 1 (Administration) of Article 1 (Buildings - Building Code) of Chapter 9 (Building Regulations) of the LAMC.

h. Grading on 100% Slopes
   i. Except when prohibited by the applied grading package, regardless of the grading, cut (also referred to as excavations), and fill provisions in Chapter 9 (Building Regulations) of the LAMC, when

any grading activity is proposed on any slope of 100 percent or greater, as identified on the slope analysis map, the Department of Building and Safety - Grading Division shall require the Geotechnical Investigation Report (also referred to as a soils and/or geological report) to include the most stringent level of geotechnical analysis and reporting feasible, and in sufficient detail to substantiate and support the design and construction methods being proposed.

ii. Except when prohibited by the applied grading package, a Deputy Grading Inspector, also referred to as a Registered (Licensed) Deputy Inspector, paid for by the owner, will be required to be on site when said grading activity is being conducted in order to ensure that all work is being done in accordance with the recommendations of the Geotechnical Report, the approved plans, and/or the applicable grading requirements of Chapter 9 (Building Regulations) of the LAMC for applicable grading or foundation earthwork in Hillside Areas.

iii. When prohibited by the applied grading package, grading is prohibited on any slopes of 100 percent or greater, as identified on a slope analysis map.

i. Grading Plan Check Criteria

Grading plans and reports shall be submitted for approval with building plans, and shall include those items required by Section 91.7006. (Conditions Precedent to Issuing a Grading Permit) of Division 70 (Grading, Excavations and Fills) this of Article 1 (Buildings - Building Code) of Chapter 9 (Building Regulations) of the LAMC.

j. Hauling Truck Trips

The import or export of any soil, rock or other earth materials is limited to a maximum of four hauling trucks per hour; these hauling trucks must meet the requirements of Paragraph c. (Equipment) below. A grouping or convoy of hauling trucks shall not be allowed; only one hauling vehicle is permitted per project site at any one time.

k. Hauling Truck Operations

As conditions for the issuance of a grading or building permit, each of the following hauling truck operation standards shall be met:

i. Projects involving the import and/or export of 1,000 cubic yards or more soil, rock or other earth materials are required to obtain a Haul Route approval from the Board of Building and Safety Commissioners. The final action letter with the approved Haul Route staff report shall be prominently posted on the job site at all times.

ii. No grading shall be performed within any Hillside Areas unless a copy of the grading permit is prominently posted on the job site at all times.

iii. All hauling vehicles must be identified by a placard identifying the project address which shall be prominently displayed on each hauling vehicle.

l. Grading & Hauling Equipment

As conditions of the issuance of a grading or building permit, each of the following equipment standards shall be met:

i. 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth. Notwithstanding the foregoing, the Board of Building and Safety Commissioners may authorize the use of other types of hauling vehicles for a project through the Haul Route approval process.

ii. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

m. Operating Hours & Construction Activity

Compliance with each of the following standards shall be required for the issuance of a grading or building permit. However, if a Haul Route approval by the Board of Building and Safety Commissioners is required for import and/or export of 1,000 cubic yards or more, then the conditions set by the Board of Building and Safety Commissioners during the Haul Route approval process shall prevail and the following standards shall not apply.

i. Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or State and Federally designated holidays are strictly prohibited.

ii. Haul trucks shall be staged off-site and outside of the Hillside Area. As deemed necessary, the Board of Building and Safety Commissioners may permit staging on-site or in any alternate staging area by special condition during the Haul Route Approval process.

iii. Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.

iv. A log noting the dates of hauling activity and the number of hauling truck trips per day shall be available on the job site at all times.

v. The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused or exacerbated by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.

vi. Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.

vii. Streets shall be cleaned of spilled materials at the termination of each workday.

viii. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.

ix. Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.

3. Grading on Hazardous Sites

For lots identified as “Potentially Contaminated Soils” or “Contaminated Soils” in the Hazardous Sites Map, projects shall require initial approval from the California Department of Toxic Substance Control (DTSC) prior to the issuance of grading approval California Health and Safety Code Division 20, Chapter 6.8, Section 25319.5 (HSC §25319.5)l from the Department of Building and Safety. A Preliminary Endangerment Assessment may be required by DTSC, prior to issuance of any grading permits, based on DTSC standards, California Health and Safety Code Division 20, Chapter 6.8, Section 25319.5 (HSC §25319.5).

4. Grading on Environmentally Sensitive Sites

Grading on environmentally sensitive sites shall require approval by the Director of Planning as established in Sec. 4C.14.1.C.4.a.vi. (Project Review Thresholds).

D. Measurement

1. “By-Right” Grading Maximum

The "by-right" grading maximum shall be the cumulative quantity of grading, or the total combined value of both cut and fill or incremental cut and fill, for any one lot, and is calculated by adding a "base grading maximum" plus the "lot percentage maximum" which is the numeric value equal to a percentage of the total lot area in cubic yards. For example, a 5,000 square-foot lot with an applied grading package 2 would have an absolute grading maximum of 750 cubic yards (500 cubic yards for the base amount + 250 cubic yards for the 5% calculation).

2. Absolute Grading Maximum

The absolute grading maximum, or the total combined value of both cut and fill or incremental cut and fill, for any one lot, and is calculated by adding a "base grading maximum" plus the "lot percentage maximum" which is the numeric value equal to a percentage of the total lot area in

cubic yards. For example, a 5,000 square-foot lot with an applied grading package 2 would have a "by-right" grading maximum of 1,500 cubic yards (1,000 cubic yards for the base amount + 500 cubic yards for the 10% calculation).

3. Remedial Grading
   A plan indicating the areas and quantities of any proposed remedial grading, determined in accordance with the definition in Div. 14.2. (Glossary), and highlights any remedial grading proposed on 60% slopes or greater, shall be submitted as part of a grading permit application. All remedial grading on or of slopes greater than or equal to 60% shall be counted toward the maximum by-right grading quantity, except for the correction of hazardous soil and earth conditions, when notified by LADBS in accordance with LABC Section 7005.7

4. Import/Export Limits
   A plan indicating the destination and/or source (i.e., exempted grading activity or non-exempted grading activity) of any import or export, in cubic yards, shall be submitted as part of a grading permit application.

5. Maximum Lot Disturbance
   A plan indicating the areas of the lot where grading activities are proposed, in square-feet, shall be submitted as part of a grading permit application.

E. Exceptions

1. Exempted Grading Activities
   The grading activities outlined below shall be exempt from the grading and/or import/export limitations established in the applied grading package. Wherever any excavation from an exempted activity is used as fill outside of a 5-foot perimeter from the exempted grading activities for any other on-site purpose shall be counted towards the limits established in applied grading package.

   i. Cut and/or fill for deepened foundation systems (such as caissons and piles), water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

ii. Cut and/or fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible street for which a lot has ingress/egress rights. However, this exemption does not apply where grading package 4 is applied.

iii. Remedial grading that is not subject to "by-right" remedial grading maximums is exempt. However, where grading package 4 is applied, any remedial grading on slopes of 60 percent or greater is not exempt.

iv. Fill resulting from cut underneath the building footprint, not to exceed 50 percent of the amount of cut underneath the building footprint. However, this exemption does not apply in grading package 4.

2. Import/Export Exemptions
Earth quantities which originate from, or will be utilized for any exempted grading activity listed in Subdivision 1. (Exempted Grading Activities) above shall be exempted from the maximum import and export quantities established in the applied grading package.

F. Relief

1. Grading in Excess of "By-Right" Grading Maximum
Grading in excess of the "by-right" grading maximum and requiring access to the absolute grading maximum may be allowed by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).

2. Grading in Excess of Absolute Grading Maximum
Grading in excess of the absolute grading maximum may be allowed by the Zoning Administrator pursuant to Sec. 13B.5.3. (Variance).

a. Supplemental Findings
In addition to the findings established in Sec. 13B.5.3. (Variance), the Zoning Administrator must find that the grading is proposed in accordance with the Landform Grading Manual.

3. "By-Right" Remedial Grading Maximum

Remedial grading in excess of the "by-right" remedial grading maximum may be allowed by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).

a. Supplemental Findings

In addition to the findings established in Sec. 13B.2.1. (Class 1 Conditional Use Permit), in cases where the remedial grading will result in substantial landform alteration, the Zoning Administrator shall find that all project alternatives which could be utilized to provide equivalent geologic stability, including but not limited to, deepened foundations, caissons, soldier piles, are not feasible.

4. Import/Export Limits

The import or export of any soil, rock or other earth materials in excess of the limits set by the applied grading package may be allowed by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).

5. Maximum Lot Disturbance

Grading in excess of the maximum lot disturbance established by the applied grading package may be allowed by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).

6. Other Grading Package Standards

Any deviations for a grading package standards that is not listed in the Subdivisions above may be allowed by the Zoning Administrator pursuant to Sec. 13B.5.3. (Variance).

Section 10. Section 4C.14.1.B.3. (Development Review Threshold Package 3) of Chapter 1A of the LAMC shall be introduced to Division 4C.14. (Development Review) of Chapter 1A to read as follows:

1. Development Review Threshold Package 3
   a. Project Review Thresholds

   When the applicable Development Standards District (Part 4B) specifies development review threshold package 1, the following development projects are subject to Sec. 13B.2.4. (Project Review).

      i. Any development project which creates, or results in an increase of, 100,000 square feet or more of nonresidential floor area.

ii. Any development project which creates, or results in an increase of, 100 or more dwelling units.
iii. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
iv. Any change of use which results in a net increase of 1,000 or more average daily trips.
v. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).
vi. Major Development Project Review Thresholds

When the applied Development Standards District (Part 4B) specifies Development Review Threshold Package 1, development projects having one or more of the characteristics listed below are subject to Sec. 4C.14.C.3. (Supplemental Procedure):

vii. Any development project that creates or results in an increase of 250,000 square feet or more of warehouse floor area.
viii. Any development project that creates or results in an increase of 250 or more lodging units.
ix. Any development project that creates or results in an increase of 200,000 square feet or more of floor area in other non-residential or non-warehouse uses.

Section 11. Section 5B.7.6. (Industrial-Mixed 6) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to read as follows:

Use	Permission	Use Standard	Specification
Dwelling	S*	*(see Residential)*	
		In conjunction with:	~~Manufacturing, Light: General, Artistic & Artisanal, and/or Garment & Accessory~~
			Productive Space *(Sec. 5C.3.34.)*
			and/or

			Legacy Small Business (Sec. 5C.4.6.)
		Floor Area (min)	0.5 FAR
		Inclusionary Housing Program	Sec. 5C.4.5.

Live/Work	P*	*(see Residential)*	
		In conjunction with:	Designated Work Space *(Sec. 5C.3.35.)*
		Floor Area (min)	20%
		~~Designated Work Space~~	~~20%~~
		~~Work space dimensions (min/max)~~	~~Depth: 20'~~
			~~WidthL 15' (frontage)~~
			~~Height: 14'~~
		~~Location~~	~~Ground floor~~

Note, only the portion of the Use District being amended is shown above.

Section 12. Section 5C.3.34. (Productive Space) of Chapter 1A of the LAMC shall be introduced to Division 5C.3. (Use Standards) of Chapter 1A to read as follows:

Sec. 5C.3.34. PRODUCTIVE SPACE

A. Intent

To ensure that a specified amount of floor area on a site is dedicated to uses that generate economic activity and employment.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Sites shall provide productive space at a minimum floor area ratio as specified by the use district, meeting the design standards below:

   i. Shall occupy the ground story of a building
   ii. Shall be designed and intended for General Commercial or Light Industrial uses.
   iii. Shall provide an entrance that is connected to the public sidewalk via a linked pedestrian accessway in compliance with Sec. 4C.1.1.C.2.a.i. (Linked Pedestrian Accessway Type)
   iv. Shall have a minimum width of 15 feet
   v. Shall have a minimum depth of 30 feet
   vi. Shall have a minimum floor to ceiling height of 15 feet

D. Measurement

1. Productive Space as a minimum floor area ratio shall be calculated as the total floor area qualifying as productive space on the subject lot, divided by the total area of the subject lot represented as a ratio.
2. For calculating the floor area, see Sec. 14.1.7. (Floor Area).
3. For determining the ground story, see Sec. 14.10.A. (Ground Story).
4. Productive space depth is measured from the street facing building facade inward to the interior of the building.
5. Productive space width is measured along the interior edge of the street facing building facade.
6. Floor to ceiling height is measured vertically from the top of the finished ground story to the top of the ceiling above.
7. Only portions of the interior space that meet that minimum depth, width, and floor to ceiling height dimensions shall be counted towards meeting the productive space standard.

E. Relief

1. A reduction in any dimensional standard of up to 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduction in the minimum floor area required to be provided on site of up to 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
3. A reduction in the productive space requirement may be requested in accordance with Sec. 13B.5.3. (Variance).

Section 13. Section 5C.3.35. (Designated Work Space) of Chapter 1A of the LAMC shall be introduced to Division 5C.3. (Use Standards) of Chapter 1A to read as follows:

Sec. 5C.3.35. DESIGNATED WORK SPACE

A. Intent

To ensure that a specified amount of floor area as part of a live/work unit is dedicated to uses that generate economic activity and employment.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. Each live/work unit shall dedicate a minimum percentage of its total floor area, as specified by the use district, to a designated work space meeting the design standards below:

    i. Shall be contained within each live/work unit provided
    ii. Shall occupy the ground story of a building
    iii. Shall be designed and intended for General Commercial or Light Industrial uses.
    iv. Shall provide an entrance that is connected to the public sidewalk via a linked pedestrian accessway in compliance with Sec. 4C.1.1.C.2.a.i. (Linked Pedestrian Accessway Type)
    v. Shall have a minimum width of 10 feet
    vi. Shall have a minimum depth of 15 feet
    vii. Shall have a minimum floor to ceiling height of 12 feet

D. Measurement

1. Designated work space area as a percentage of each live/work unit shall be calculated as the total floor area of the designated work space area divided by the total floor area of the live/work unit.
2. For determining the ground story, see Sec. 14.10.A. (Ground Story).
3. Designated work space depth is measured from the ground story building facade inward to the interior of the building.
4. Designated work space width is measured along the interior edge of the ground story building facade.
5. Floor to ceiling height is measured vertically from the top of the finished ground story to the top of the ceiling above.
6. Only portions of the interior space that meet that minimum depth, width, and floor to ceiling height dimensions shall be counted towards meeting the designated work space standard.

E. Relief

1. A reduction in any dimensional standard of up to 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduction in the minimum floor area required to be designated work space of up to 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
3. A reduction in the designated work space requirement may be requested in accordance with Sec. 13B.5.3. (Variance).

Section 14. Section 5C.4.6. (Legacy Small Business Special Use Program) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to incorporate the following:

Modify paragraph 3 of Sec. 5C.4.6.C. (Standards) to incorporate the following:

3. The floor area provided to accommodate the legacy small business shall meet the following design standards:
    a. Shall occupy the ground story of a building
    b. Shall be designed and intended for General Commercial or Light Industrial uses.
    c. Shall provide an entrance that is connected to the public sidewalk via a linked pedestrian accessway in compliance with Sec. 4C.1.1.C.2.a.i. (Linked Pedestrian Accessway Type)
    d. Shall have a minimum width of 15 feet
    e. Shall have a minimum depth of 15 feet
    f. Shall have a minimum floor to ceiling height of 12 feet

Section 15. Section 7B.3.1. (Small Lot 1) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to read as follows:

4. Modify paragraph 1 of Sec. 7B.3.1.A. (Eligibility) as follows:

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
~~V_ & L_~~ All	~~MU_G_LF_ & WH_~~ All	~~1, 2, 3, & 4~~ All	~~RG_, RX_, C_, CX_ & IX_~~ All	FA through 60

2. remove paragraph 2 of Sec. 7B.3.1.A. (Eligibility) as follows:

~~2. Eligible Lots~~

~~Small Lot Subdivision 1 Alternate Typology is eligible on lots having a lot width no greater than 80 feet. For lots greater than 80 feet wide, see Small Lot Subdivision 2 Alternate Typology (Sec. 7B.3.2.).~~

3. Modify Sec. 7B.3.1.G. (Use Standards) as follows:

G. Use Standards

~~Set by the applied Use District (Part 5B.).~~

1. For a minimum of 20 years after the issuance of a Certificate of Occupancy, no less than 75% of the total floor area on the lot shall be designated for dwelling units or live/work units.
2. The remaining 25% of floor area on the lot may be designated for any use allowed in the applied Use District (Part 5B).
3. Once 20 years have elapsed, all floor area on the lot may be designated for any use allowed in the applied Use District (Part 5B).
4. For additional Use District standards, see the applied Use District (Part 5B).

Section 16. Section 8.2.7. (Conservation Districts) of Chapter 1A of the LAMC shall be amended to replace the entirety of Section 8.2.7. (Conservation Districts) to read as follows:

Sec. 8.2.7. CONSERVATION DISTRICTS (CD)

A. Intent

A Conservation District can be applied to an area of the City that has been identified in a Historic Resources Survey as a historic district made up of Surveyed Historic Resources. The intent of a Conservation District is to maintain a district's character-defining features and retain the district's integrity. A Conservation District includes properties that have been identified in a Historic Resources Survey as a Contributing Element or Non-Contributing Element.

B. Applicability

1. Definition of Project

A project is any demolition, new construction, addition, facade modification, change of use, or maintenance and repair of the exterior, regardless of whether a building

permit is required or not, of contributing and non-contributing properties within a Conservation District.

2. Reconciling Provisions

Where the provisions of a Conservation District conflict with those of a Specific Plan, the underlying zone, or any other regulation, the Conservation District shall prevail.

C. Standards

1. For contributing properties, the Secretary of the Interior's Standards for Rehabilitation shall be applied to projects.
2. For non-contributing properties, all zoning district standards as denoted in the zone string shall be applied to projects.

D. Procedures

1. Establishing a Conservation District

Conservation District boundaries are established and amended in accordance with Sec.13.B.1.1 (General Plan Adoption/Amendment) or Sec.13B.1.2. (Specific Plan Adoption/Amendment), and are represented as part of the third bracket set of the zone of a lot with the acronym “CD.” Conservation Districts shall be within to the boundaries of a Surveyed Historic District as identified in a Historic Resources Survey and shall meet the following requirements:

a. Be within the boundaries of an area identified in Survey LA or another officially recognized Historic Resources Survey as eligible for historic designation.
b. Encompass at least one block face.
c. Be applied in conjunction with a Character Frontage District, as established in Div. 3B.9. (Character Frontage).

2. Issuance of Permits

a. A project shall be processed as an Administrative Review in accordance with Sec. 13B.3.1. when:
   i. A project involving a contributing property is found to comply with the Secretary of the Interior’s Standards.
   ii. A project involving demolition of a contributing property is determined by the Director of Planning, in consultation with the Office of Historic

Resources, based upon a Phase 1 Historic Resources Assessment and substantial evidence that the contributing property is not a historical resource, as defined by Public Resources Code Section 21084.1.

iii. A project involving a non-contributing property is found to comply with the requirements of the applied zoning district standards.

b. A project shall be processed as a Director's Determination in accordance with Sec. 13B.2.5. when:
   i. A project involving a contributing property is found not to comply with the Secretary of the Interior's Standards for Rehabilitation.
      1. No Director's Determination shall be issued under this section unless:
         a. Pursuant to subsection 8.2.7. D.2.ii, above, a project involving demolition is determined by the Director of Planning, in consultation with the Office of Historic Resources, based upon a Phase 1 Historic Resources Assessment and substantial evidence that the contributing property is not a historical resource, as defined by Public Resources Code Section 21084.1.; or
         b. The Owner can demonstrate that the owner/applicant would be deprived of all economically viable use of the property; or
         c. The project will result in retention of the contributing status of the property; or
         d. Environmental review is completed in compliance with CEQA, including if necessary, the adoption of a statement of overriding considerations

c. Approval of a replacement project is required prior to the issuance of any demolition permit. Surface parking lots do not qualify as a replacement project.

Section 17. Section 8.2.8. (Individual Historic Resource (IHR) Review) of Chapter 1A of the LAMC shall be introduced to Division 8.2. (Supplemental Districts) of Chapter 1A to read as follows:

Sec 8.2.8 INDIVIDUAL HISTORIC RESOURCE (IHR) REVIEW

A. Intent

Individual Historic Resource Review can be applied to any building, structure, object, site, landscape, or natural feature identified through a Historic Resources Survey as an individually Surveyed Historic Resource. Individual Historic Resource Review shall not

be applied to formally designated resources. The intent of Individual Historic Resource Review is to maintain an individual property's character-defining features.

B. Applicability

1. Definition of Project

A project is any demolition, new construction, addition, facade modification, change of use, or maintenance and repair of the exterior, regardless of whether a building permit is required or not, of properties specified as requiring Individual Historic Resource Review.

2. Reconciling Provisions

Where the provisions of an Individual Historic Resource Review conflict with those of a Specific Plan, the underlying zone, or any other regulation, the Individual Historic Resource Review shall prevail.

C. Standards

1. The Secretary of the Interior's Standards for Rehabilitation shall be applied to projects.

D. Procedures

1. Establishing Individual Historic Resource Review

Properties requiring Individual Historic Resource Review are established and amended in accordance with Sec.13.B.1.1 (General Plan Adoption/Amendment) or Sec.13B.1.2. (Specific Plan Adoption/Amendment), and are represented as part of the third bracket set of the zone of a lot with the acronym “IHR.” Properties identified for Individual Historic Resource Review shall be:

i. Identified as an individually Surveyed Historic Resource as identified in a Historic Resources Survey.
ii. Adopted in a batch with a minimum of 10 properties within the same Community Plan Area.

2. Issuance of Permits

For all projects subject to Individual Historic Resource Review, the Department of Building and Safety shall not issue a grading, building, or demolition permit unless approved by the Department of City Planning in accordance with the following procedures.

a. A project shall be processed as an Administrative Review in accordance with Sec. 13B.3.1. when:
    i. A project is found to comply with the Secretary of the Interior's Standards.
    ii. A project involving demolition is determined by the Director of Planning, in consultation with the Office of Historic Resources, based upon a Phase 1 Historic Resources Assessment and substantial evidence that the contributing property is not a historical resource, as defined by Public Resources Code Section 21084.1.

b. A project shall be processed as a Director's Determination in accordance with Sec. 13B.2.5. when:
    i. A project is found not to comply with the Secretary of the Interior's Standards for Rehabilitation.
        1. No Director's Determination shall be issued under this section unless:
            a. Pursuant to subsection 8.2.8 D.2.a.ii, above, a project involving demolition is determined by the Director of Planning, in consultation with the Office of Historic Resources, based upon a Phase 1 Historic Resources Assessment and substantial evidence that the contributing property is not a historical resource, as defined by Public Resources Code Section 21084.1.; or
            b. The Owner can demonstrate that the owner/applicant would be deprived of all economically viable use of the property; or
            c. The project will result in retention of the contributing status of the property; or
            d. Environmental review is completed in compliance with CEQA, including if necessary, the adoption of a statement of overriding considerations

c. Approval of a replacement project is required prior to the issuance of any demolition permit. Surface parking lots do not qualify as a replacement project.

Section 18. Section 9.4.8. (Legacy Small Business Program) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to incorporate the following:

Modify paragraph 2 of Sec. 9.4.8.B. (Eligibility) to incorporate the following:

3. Projects receiving a floor area exemption for preserving or accommodating a legacy small business in accordance with this section shall not be eligible for the floor area bonus incentive granted by Sec. 9.3.4.C.9. (Legacy Small Business Incentive Area).

Section 19. Section 9.4.9. (Nonresidential Project Incentive Program) of Chapter 1A of the LAMC shall be introduced to Division 9.4. (General Incentive Programs) of Chapter 1A to read as follows:

SEC. 9.4.9. NONRESIDENTIAL PROJECT INCENTIVE PROGRAM

A. Purpose

To provide opportunities for nonresidential developments to access additional floor area in exchange for uses and amenities that benefit the local community.

B. Applicability

This Section shall apply to any project using an incentive program as follows:

1. The project is eligible as established in this Section;
2. The applied Form District provides for bonus FAR, bonus height, or bonus stories.

C. Eligibility

A project must meet the following criteria in order to obtain additional development incentives through the programs contained in this Division:

1. **Nonresidential Project**
   The project does not involve the construction of dwelling units or live/work units.
2. **Bonus Floor Area, Stories, or Building Width**
   The project provides one or more of the Public Benefits established in Sec. 9.4.8.E. (Public Benefits).

D. Bonus

1. A Nonresidential Project providing a Public Benefit may utilize the corresponding bonus FAR, bonus stories, and bonus building width altogether.
2. The total Bonus utilized may not exceed the maximum bonus allowed by the subject property's applied Form District.
3. If a combination of Public Benefits results in a Bonus that is greater than the bonus FAR, stories, or building width specified by the applied Form District, then the maximum bonus shown in the applied Form District prevails.

4. When calculating the total Bonus of multiple Public Benefits, the FARs may be added together into a total FAR bonus, but the additional number of stories and additional building width shall default to the greatest number shown.
    a. For example, when combining the Publicly Accessible Open Space with a Full-Service Grocery store, a 0.5 FAR bonus may be added to a 2.5 FAR bonus to create a 3.0 FAR bonus for a Nonresidential Project, but the bonus stories and bonus building widths may not be added together, and would default to 3 additional stories and 75' of additional building width.
5. Eligible nonresidential projects shall be granted an increase in the allowable FAR, number of stories, and building width as follows:

Public Benefit	**Bonus**
Publicly Accessible Open Space, upper story	0.5 FAR, 1 additional story, 25' building width
Publicly Accessible Open Space, at grade	1 FAR, 2 additional story, 50' building width
Day Care Facility	1.5 FAR, 2 additional stories, 50' building width
Small Scale Tenant Spaces	2 FAR, 2 additional stories, 75' building width
Full-Service Grocery Store	2.5 FAR, 3 additional stories, 100' building width
Off-Site Affordable Housing	3 FAR, 3 additional stories, 100' building width

E. Public Benefits

A Nonresidential Project may obtain additional floor area, stories, and building width for providing one or more of the following Public Benefits, subject to the following standards:

1. **Publicly Accessible Open Space, upper story**
    a. The publicly accessible open space is located above the ground story of a building.
    b. The qualifying publicly accessible open space shall meet all of the amenity design standards specified for public amenity space, in accordance with Sec. 2C.3.3.C.3. (Public Amenity Space)
    c. The qualifying publicly accessible open space shall have a cumulative area of no less than 10% of the site's total lot area.
    d. All portions of the publicly accessible open space shall be contiguous by way of a horizontal dimension of no less than 15 feet.

e. The publicly accessible open space shall be unenclosed, as established in Sec. 14.1.3. (Enclosure).
f. Any access walkways to the privately owned public space from the public sidewalk or public right-of-way shall be a minimum of 7 feet wide.
g. Way-finding signs shall be provided at each of the access points, whether externally or internally, located on or in the building, to guide people to the publicly accessible open space. Standards include the following:
    i. Minimum sign dimension, no less than 16 inches by 20 inches;
    ii. Required posting of the hours of operation; and
    iii. Mandatory language regarding public access.

2. Publicly Accessible Open Space, at grade

a. All areas of the publicly accessible open space shall be located within the minimum and maximum ground floor elevation as specified by the subject property's applied Frontage District.
b. The qualifying publicly accessible open space shall meet all of the amenity design standards specified for public amenity space, in accordance with Sec. 2C.3.3.C.3. (Public Amenity Space)
c. The qualifying publicly accessible open space shall meet all of the amenity design standards specified for public amenity space, in accordance with Sec. 2C.3.3.C.2. (Pedestrian Amenity Space)
d. The qualifying publicly accessible open space shall have a cumulative area of no less than 10% of the site's total lot area.
e. All portions of the publicly accessible open space shall be contiguous by way of a horizontal dimension of no less than 15 feet.
f. The publicly accessible open space shall be unenclosed, as established in Sec. 14.1.3. (Enclosure).
g. Any access walkways to the privately owned public space from the public sidewalk or public right-of-way shall be a minimum of 7 feet wide.
h. Way-finding signs shall be provided at each of the access points, whether externally or internally, located on or in the building, to guide people to the publicly accessible open space. Standards include the following:
    a. Minimum sign dimension, no less than 16 inches by 20 inches;
    b. Required posting of the hours of operation; and
    c. Mandatory language regarding public access.

2. Daycare Facility

a. The daycare facility shall be in compliance with all requirements of California Code of Regulations, Title 22 (Social Security), Division 12 (Child Care Facility

Licensing Regulations), Chapter 1 (Child Care Center General Licensing Requirements).

b. The daycare facility shall be appropriately licensed by the California Department of Social Services.
c. Floor area used as a daycare facility shall be used for such purpose for a minimum of 55 years after the Certificate of Occupancy is issued. For the purposes of this provision, the time in which the daycare facility space is vacant does not count towards the required minimum.
d. A minimum 10-year lease with a licensed daycare provider, with 5 year renewal option, shall be required prior to the issuance of a Certificate of Occupancy. This requirement does not mean that the licensed daycare provider is required to complete the term of the lease. If the lease is not completed prior to the 10-year term, the property owner or their representative shall find a new licensed daycare provider to complete the 10-year term. For the purposes of this provision, the time in which the daycare facility space is vacant does not count towards the required minimum.
e. The floor area devoted to a daycare facility shall be located on-site.
f. For a project which is obtaining additional floor area for providing a daycare facility, no other Certificate of Occupancy for the project shall be issued prior to a Certificate of Occupancy for the daycare facility required pursuant to this Section.

3. Small-Scale Tenant Spaces

a. A minimum of five small-scale tenant spaces shall be provided as a part of the Nonresidential Project to be eligible for the corresponding bonus.
b. Each individual small scale tenant space shall possess at least 800 square feet in floor area but may not exceed 2,000 square feet in floor area.
c. Each small scale tenant space shall be located at the ground floor of the building.
d. The pedestrian access requirements for each small scale tenant space shall defer to the corresponding Development Standards District of the property's zone string.
e. Each small scale tenant space shall feature a street-facing Storefront Bay entry feature, pursuant to Section 3C.5.2.2.g, regardless of the Frontage District of the property.
f. For a project which is obtaining additional floor area, height, and/or building width for providing a five small scale tenant spaces, no other Certificate of Occupancy for the project shall be issued prior to the Certificates of Occupancy for the five small scale tenant spaces required pursuant to this Section.

4. Full-Service Grocery Store

a. The full-service grocery store shall have at least 10,000 square feet of floor area.

b. At least 25% of the floor area of the full-service grocery store shall be dedicated to perishable food items.
c. The floor plans of a proposed full-service grocery store shall designate specific areas for the sale of produce (including fruits and vegetables), fresh meats (e.g. a deli), and dairy products (including refrigeration).
d. The full-service grocery store shall accept EBT or other forms of government assistance.
e. Floor area used as a full-service grocery store shall be used for such purpose for a minimum of 55 years after the Certificate of Occupancy is issued. For the purposes of this provision, the time in which the full-service grocery store space is vacant does not count towards the required minimum.
f. A minimum 10-year lease with a full-service grocery store, with 5 year renewal option, shall be required prior to the issuance of a Certificate of Occupancy. This requirement does not mean that the full-service grocery store is required to complete the term of the lease. If the lease is not completed prior to the 10-year term, the property owner or their representatives shall find a new full-service grocery store to complete the 10-year term. For the purposes of this provision, the time in which the full-service grocery store space is vacant does not count towards the required minimum.
g. The floor area devoted to a full-service grocery store shall be located on-site.
h. For a project which is obtaining additional floor area for providing a full-service grocery store, no other Certificate of Occupancy for the project shall be issued prior to a Certificate of Occupancy for the full-service grocery store required pursuant to this Section.

5. Off-Site Affordable Housing

a. The developer of the Nonresidential Project shall partner with an affordable housing developer that provides at least 30 percent of the total units for low-income households or at least 15 percent of the total units for very low-income households.
b. The developer of the Nonresidential Project shall submit to HCID information describing a commercial development bonus approved pursuant to this section, including the terms of the agreements between the Nonresidential developer and the affordable housing developer, and the developers and the local jurisdiction, and the number of affordable units to be constructed as part of the agreements.
c. The developer of the Nonresidential Project may not partner with themselves for the purposes of constructing affordable housing elsewhere. The Project will only qualify for the bonus when a separate, affordable housing developer is established for the purposes of developing the affordable housing.

Section 20. Section 14.2. (Glossary) of Chapter 1A of the LAMC shall be amended to read as follows:

Unified Development: A ~~commercial, industrial, or mixed-use~~ development consisting of multiple lots which is unified by a combination of functional linkages, such as pedestrian or vehicular connections, include common architectural and landscape features which constitute distinctive design elements of the development, and when viewed from adjoining streets appears to be a consolidated whole. A unified development may include lots that abut or are separated only by an alley or are located across the street from any portion of each other.

Cut. A portion of land surface or areas from which earth has been removed or will be removed by excavation.

Export. The removal of any soil, rock or other earth materials from a lot by artificial means for the purposes of safety, construction, drainage, or use of a property other than the preservation of natural topography.

Fill. The depositing of soil, rock or other earth materials by artificial means.

Grading. See *Sec. 4C.9.1. (Grading)*.

Import. The addition of any soil, rock or other earth materials into a lot by artificial means for the purposes of safety, construction, drainage, or use of a property other than the preservation of natural topography.

Remedial Grading. Grading recommended by a California Licensed Geologist and/or Licensed Engineer prepared in accordance with Sections 91.7006.2, 91.7006.3, and 91.7006.4 of this Code, and approved by the Department of Building and Safety - Grading Division, that is necessary to mitigate a geologic or geotechnical hazard on a site (including for access driveways), including, but not limited to: 1) correction of hazardous soil and earth conditions, when notified by the Department of Building and Safety in accordance with Section 91.7005.7 of this Code, 2) removal and re-compaction of soil for a Building site to remediate expansive, compressible or seismically unstable soils, 3) grading required to provide a minimum factor of safety of 1.5 for stability of slopes, and/or 4) grading to bring existing steep non-conforming graded slopes into conformance with current Code requirements for fill and excavated slope gradients.

Slope Analysis Map. A map, prepared pursuant to *Sec. 2C.4.5.D.2. (Slope Analysis Map)*, depicting the portions of a lot within the designated slope bands identified in *Sec. 2C.4.5.D.1. (Slope Bands)*.

Standard Hillside Limited Street. A street (public or private) with a minimum width of 36 feet and paved to a minimum roadway width of 28 feet, as determined by the Bureau of Engineering.

Substandard Hillside Limited Street. A street (public or private) which does not meet the minimum requirements of a Standard Hillside Limited Street, with a width less than 36 feet and paved to a roadway width of less than 28 feet, as determined by the Bureau of Engineering.

Lot Disturbance
Disturbance on a lot resulting from development activities, both temporary and permanent, including, but not limited to, grading activities, construction of any structure, driveway and access, landscaping, or direct habitat disturbances associated with the development.

Environmentally Sensitive
Environmental sensitivity shall be determined by the site's location on a mapped resource, or by its proximity to features such as ridgelines, open space, lakes, reservoirs, ponds, marshes, seeps, springs, streams, creeks, rivers, riparians, open flood channels, storm drains, and public easements, which may be mapped or unmapped and shall be identified by the project or project reviewer when they exist on site. Sensitive resources may include many geologic features, or the presence of unique rock outcropping, atmospheric features, water features, vegetation, animal species, wildlife corridors, and ecosystem services which contribute to the overall quality of the natural and built environment.

Section 22: Permission Levels and Use Standards (Electric Vehicle Charging Facility, Standard and Electric Vehicle Charging Facility, Large Vehicle) introduced to Article 5 (Use Districts) of Chapter 1A if the LAMC for Sec. 5B.5.6., Sec. 5B.5.7., Sec. 5B.5.8., Sec. 5B.5.9., Sec. 5B.7.6., Sec. 5B.7.7., and Sec. 5B.7.8. of Chapter 1A of the LAMC shall be amended to read as follows:

Use	Permission Level	Use Standard	Specification
Electric Vehicle Charging Facility, Standard Vehicle	**P***	**In conjunction with:** Floor area, *or* Relief **Screening**	General Commercial 0.15 FAR C2

		Frontage screen Transition screen **Outdoor sound system**	F-Screen 3 T-Screen 1 Prohibited
Electric Vehicle Charging Facility, Large Vehicle	-		

Section 23. Permission Levels and Use Standards (Electric Vehicle Charging Facility, Standard and Electric Vehicle Charging Facility, Large Vehicle) introduced to Article 5 (Use Districts) of Chapter 1A if the LAMC for Sec. 5B.8.4., Sec. 5B.8.5., Sec. 5B.8.6., Sec. 5B.8.7., and Sec. 5B.8.8. of Chapter 1A of the LAMC shall be amended to read as follows:

Use	Permission Level	Use Standard	Specification
Electric Vehicle Charging Facility, Standard Vehicle	**P***	**Screening** Frontage screen Transition screen **Outdoor sound system**	F-Screen 3 T-Screen 1 Prohibited
Electric Vehicle Charging Facility, Large Vehicle	**P***	**Use separation (min)** Sensitive Use Residential or Agricultural Use District **Relief** **Screening** Frontage screen Transition screen **Outdoor sound system**	200' 200' C2 F-Screen 3 T-Screen 1 Prohibited

Section 24. Sec. 5C.1.6.B (Fueling Station) of Chapter 1A of the LAMC shall be shall be amended to read as follows:

B. Fueling Station

Any ~~motor vehicle services use that sells and dispenses~~ use dedicated to the sale and dispensing of vehicle fuel.~~, including diesel, gasoline, hydrogen, and other alternative fuels. Includes electric vehicle charging station and commercial vehicle fueling. Does not include electric vehicles charging spaces within a parking area serving another use or uses.~~

1. Gas Station, Standard Vehicle

Any fueling station dedicated to dispensing liquid or gas vehicle fuel for standard vehicles. Liquid or gas vehicle fuels include gasoline, diesel, biodiesel, and hydrogen. Standard vehicles include vehicles possessing 2 or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and passenger or delivery vans.

1. Gas Station, ~~Commercial~~ Large Vehicle

Any fueling station dedicated to dispensing liquid or gas vehicle fuel for large vehicles. Liquid or gas vehicle fuels include gasoline, diesel, biodiesel, and hydrogen. Large vehicles include vehicles possessing 3 or more axles, such as trailer trucks, construction vehicles, and motor homes.

2. Electric Vehicle Charging Facility, Standard Vehicle

Any fueling station dedicated to providing electric vehicle charging for standard vehicles. Standard vehicles include vehicles possessing 2 or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and passenger or delivery cans. Does not include electric vehicles charging stalls within a parking area serving another use or uses.

3. Electric Vehicle Charging Facility, Large Vehicle

Any fueling station dedicated to providing electric vehicle charging for standard vehicles. Large vehicles include vehicles possessing 3 or more axles, such as trailer trucks, construction vehicles, and motor homes. Does not include electric vehicles charging stalls within a parking area serving another use or uses.

Section 25. Section 3B.3.3. (General 3 (G3) Frontage District) of Chapter 1A is amended as follows:

a.

	Primary	Side	Special
Pedestrian amenity allowance (max)	100%	~~n/a~~ 100%	100%

Section 26. Section 4C.14.1.B.3. (Development Review Threshold Package 3) of Chapter 1A is amended to read as follows:

3. Development Review Threshold Package 3

a. Project Review Thresholds

When the applicable Development Standards District (Part 4B) specifies development review threshold package ~~1~~ 3, the following development projects are subject to Sec. 13B.2.4. (Project Review).

i. Any development project which creates, or results in an increase of, ~~100,000~~ 150,000 square feet or more of nonresidential floor area.

ii. Any development project which creates, or results in an increase of, ~~100~~ 150 or more dwelling units.

iii. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.

iv. Any change of use which results in a net increase of 1,000 or more average daily trips.

v. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

b. Major Development Project Review Thresholds

When the applied Development Standards District (Part 4B) specifies Development Review Threshold Package ~~1~~ 3, development projects having one or more of the characteristics listed below are subject to Sec. 4C.14.C.3. (Supplemental Procedure):

i. Any development project that creates or results in an increase of 250,000 square feet or more of warehouse floor area.

ii. Any development project that creates or results in an increase of 250 or more lodging units.

iii. Any development project that creates or results in an increase of 200,000 square feet or more of floor area in other non-residential or non-warehouse uses.

Section 27. Chapter 1A of the LAMC shall be amended to omit superfluous pages, retaining only pages that include sections pertaining to the zoning district being introduced by the Harbor LA Community Plans.

1. Retain the entirety of unnumbered page 2 (Nomenclature District Name Changes), and Section 1- Section 20 of Exhibit C1 (unnumbered pages 3-41).

2. Remove Article 2 (Form) of Exhibit C1, (unnumbered pages 42 - 193) with the exception of the following sections, which shall be added to Chapter 1A of the new Zoning Code:
    i. Sec. 2B.2.1. Large Lot 2 (LG2)
    ii. Sec. 2B.3.1. House 1 (H1),
    iii. Sec. 2B.3.2. House 2 (H2),
    iv. Sec. 2B.4.1. Very Low-Rise Narrow 2 (VN2),
    v. Sec. 2B.4.2. Very Low-Rise Narrow 3 (VN3),
    vi. Sec. 2B.7.2. Very Low-Rise Full 2 (VF2)
    vii. Sec. 2B.8.2. Low-Rise Narrow 2 (LN2)
    viii. Sec. 2B.9.7. Low-Rise Medium 7 (LM7)
    ix. Sec. 2B.9.8. Low-Rise Medium 8 (LM8)
    x. Sec. 2B.10.3. Low-Rise Broad 3 (LB3)
    xi. Sec. 2B.10.4. Low-Rise Broad 4 (LB4)
    xii. Sec. 2B.11.3. Low-Rise Full 3 (LF3)
    xiii. Sec. 2B.14.4. Mid-Rise Broad 4 (MB4)
    xiv. Sec. 2B.14.5. Mid-Rise Broad 5 (MB5)

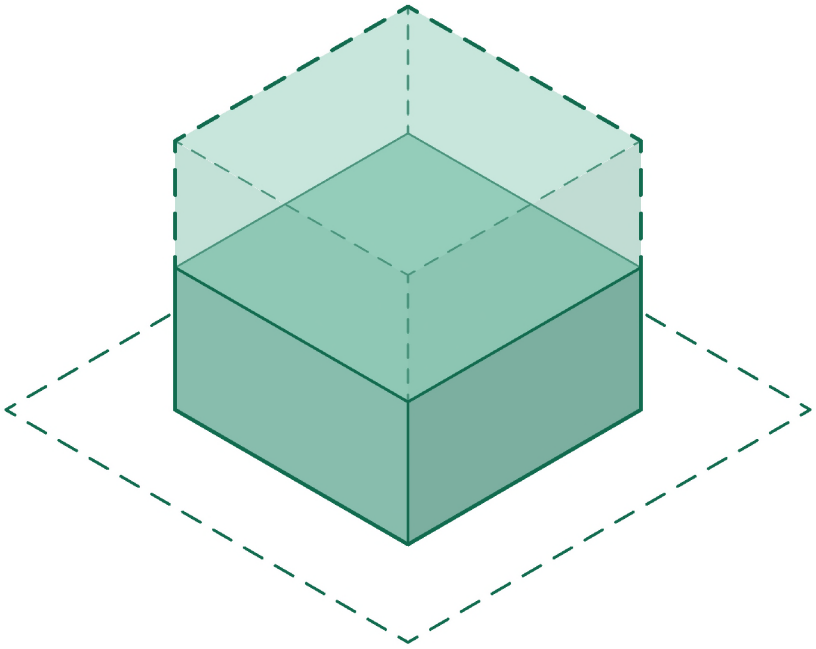
3. Remove Article 3 (Frontage) of Exhibit C1, (unnumbered pages 194-348) with the exception of the following sections, which shall be added to Chapter 1A of the new Zoning Code:
    i. Sec. 3B.1.2. Front Yard 1 (FY1)
    ii. Sec. 3B.2.4. Multi-Unit 4 (MU4)
    iii. Sec. 3B.3.3. General 3 (G3)
    iv. Sec. 3B.4.4. Shopfront 4 (SH4)
    v. Sec. 3B.7.2. Flex 1 (FX1)
    vi. Sec. 3B.8.4. Greenway 2 (GW2)

4. Remove Article 4 (Development Standards) of Exhibit C1, (unnumbered pages 349-556) with the exception of the following divisions, which shall be added to Chapter 1A of the new Zoning Code:
    i. Div. 4B.7. District 7 (Active A)
    ii. Div. 4B.8. District 8 (Active B)
    iii. Div. 4B.9. District 9 (Active C)
    iv. Div. 4B.10 District 10 (Neighborhood A)
    v. Div. 4B.11 District 11 (Neighborhood B)
    vi. Div. 4B.12. District 12 (Neighborhood C)
    vii. Div. 4B.13. District 13 (General A)
    viii. Div. 4B.14. District 14 (General B)
    ix. Div. 4B.15. District 15 (General C)
    x. Div. 4B.16. District 16 (Flex A)
    xi. Div. 4B.17. District 17 (Flex B)
    xii. Div. 4B.18. District 18 (Flex C)

xiii. Div. 4B.19. District 19 (Regional A)

5. Remove Article 5 (Use) of Exhibit C1, (unnumbered pages 557-1046) with the exception of the following sections, which shall be added to Chapter 1A of the new Zoning Code:
   i. Sec. 5B.3.3. Residential 4 (RG4)
   ii. Sec. 5B.4.3. Residential-Mixed 3 (RX3)
   iii. Sec. 5B.4.4. Residential-Mixed 4 (RX4)
   iv. Sec. 5B.5.6. Commercial-Mixed 6 (CX6)
   v. Sec. 5B.5.7. Commercial-Mixed 7 (CX7)
   vi. Sec. 5B.5.8. Commercial-Mixed 8 (CX8)
   vii. Sec. 5B.5.9. Commercial-Mixed 9 (CX9)
   viii. Sec. 5B.5.10. Commercial-Mixed 10 (CX10)
   ix. Sec. 5B.7.5. Industrial-Mixed 6 (IX6)
   x. Sec. 5B.7.6. Industrial-Mixed 7 (IX7)
   xi. Sec. 5B.7.7. Industrial-Mixed 8 (IX8)
   xii. Sec. 5B.8.4. Industrial 4 (I4)
   xiii. Sec. 5B.8.5. Industrial 5 (I5)
   xiv. Sec. 5B.8.6. Industrial 6 (I6)
   xv. Sec. 5B.8.7. Industrial 7 (I7)
   xvi. Sec. 5B.8.8. Industrial 8 (I8)

6. Remove Article 7 (Alternative Typologies) of Exhibit C1, (unnumbered pages 1047-1074) with the exception of the following sections, which shall be added to Chapter 1A of the new Zoning Code:
   i. Sec. 7B.1.3. Civic Institution 3



ARTICLE 2. **FORM**

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]

Part 2A. **Introduction**

Part 2B. **Form Districts**

Part 2C. **Form Rules**

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PART 2A. INTRODUCTION

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DIV. 2A.1. ORIENTATION

SEC. 2A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:



The Form District is a separate and independent component of each zone.

SEC. 2A.1.2. HOW TO USE ARTICLE 2 (FORM)

A. Identify the Applied Form District

The first component in a zone string identifies the Form District applied to a property.

B. Form District Standards

Form Districts standards are outlined in *Part 2B. (Form Districts)*. Each Form District page identifies the standards specific to that Form District.

C. Interpreting Form District Standards

Each standard on a Form District page in *Part 2B. (Form Districts)* provides a reference to *Part 2C. (Form Rules)* where the standard is explained in detail.

Form District Example:

Zone String

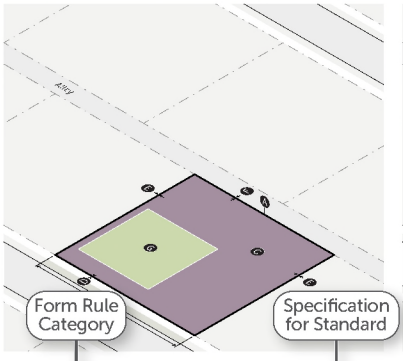
[LM2-MU2-5] [RG1-FA]

Find Your Applied Form District

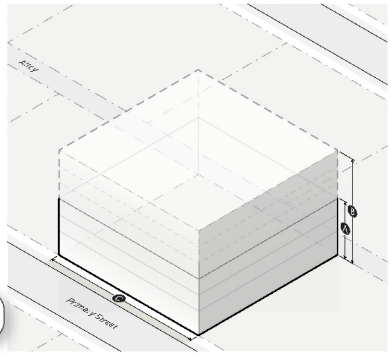
Part 2B (Form Districts)

SEC. 2B.9.2. **LOW-RISE MEDIUM 2 (LM2)**

A. Lot Parameters



B. Bulk and Mass



Form Rule Category

Specification for Standard

1. LOT SIZE	Div. 2C.1.
Lot area (min)	2,500 sf
Lot width (min)	25'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	90%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Rear (min)	0'
Alley (min)	0'
Special lot line (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	25%
Residential amenity space (min)	n/a

1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	1.5
Base height in stories (max)	3
Bonus FAR	3.0
Bonus height in stories (max)	6
2. BUILDING MASS	Div. 2C.6.
Building width (max)	100'
Building break (min)	15'

Form Standard

Label on Graphic

No Label on Graphic

Link to Rules

Standard Not Applicable

Form Rule Category Not Applicable (Div. 2C.5.)

Learn More About Your Rules

Part 2C (Form Rules)

Form Rule Category

Form Standard

DIV. 2C.6. **BUILDING MASS**

SEC. 2C.6.1. **BUILDING WIDTH**

The maximum allowed width of any building or collection of buildings on a on a lot.

A. **Intent**

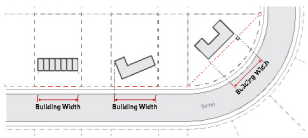
To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns, by breaking wide buildings into multiple, clearly distinguished building widths and encourage larger projects to provide open space for pedestrians and recreation.

B. **Applicability**

1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
2. Building width requirements apply only to portions of buildings or structures located above the ground floor elevation
3. Building width requirements do not apply to exceptions listed in Sec. 2C.6.3.F (Exceptions).

C. **Measurement**

Building width is measured horizontally and parallel to each street lot line from one end of a an applicable building or collection of buildings to the opposite end.



SEC. 2A.1.3. FORM DISTRICT GRAPHICS

A. General

Illustrations and graphics are included in Article 2 (Form) only to assist users in understanding the intent and requirements of the text. In the event a conflict occurs between the text of Article 2 (Form) and any illustration or graphic, the text prevails.

B. Lot Parameter Graphics

1. Lot Boundary

This line represents the perimeter of the subject lot, serving as a reference for both lot area and lot width.

2. Buildable Area

This shape represents the area on a lot where buildings are allowed, reduced by required building setbacks, or the lot boundary when no setback is required.

3. Building Setbacks

The area between a lot boundary and the minimum required setback, represented with a dotted white line and bounded by the buildable area.

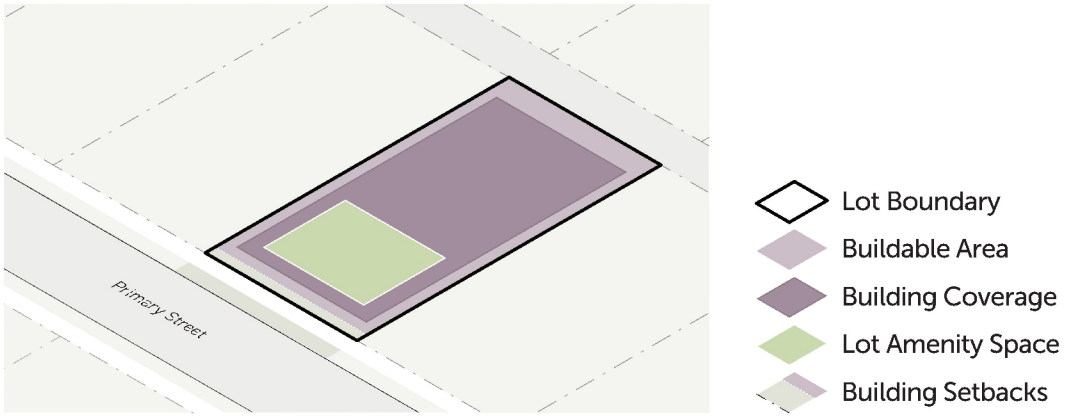
4. Building Coverage

This shape represents the total building coverage allowed in proportion to the lot area, but does not reflect any requirement as to the location or configuration of any buildings or structures.

5. Lot Amenity Space

This shape represents the total lot amenity space required in proportion to the lot area, but does not reflect any requirement as to the location or configuration of any amenity space.

LOT PARAMETER DIAGRAM



C. Bulk and Mass Graphics

1. General

a. Bulk and mass graphics represent the volume where a building is allowed to be located by showing the maximum height allowed for the entire buildable area. The volume does not represent the massing of an allowed building. Other standards, such as maximum building coverage and floor area ratio (FAR), may limit the ability for a building to fill the full volume.

b. Form Districts that include a maximum height standard and those that do not include a height limit are represented differently in the bulk and mass diagram.

2. Districts with a Maximum Height Standard

a. Maximum Bonus Height

Maximum bonus height represents the maximum number of stories allowed beyond the number of stories allowed by the maximum base height in stories.

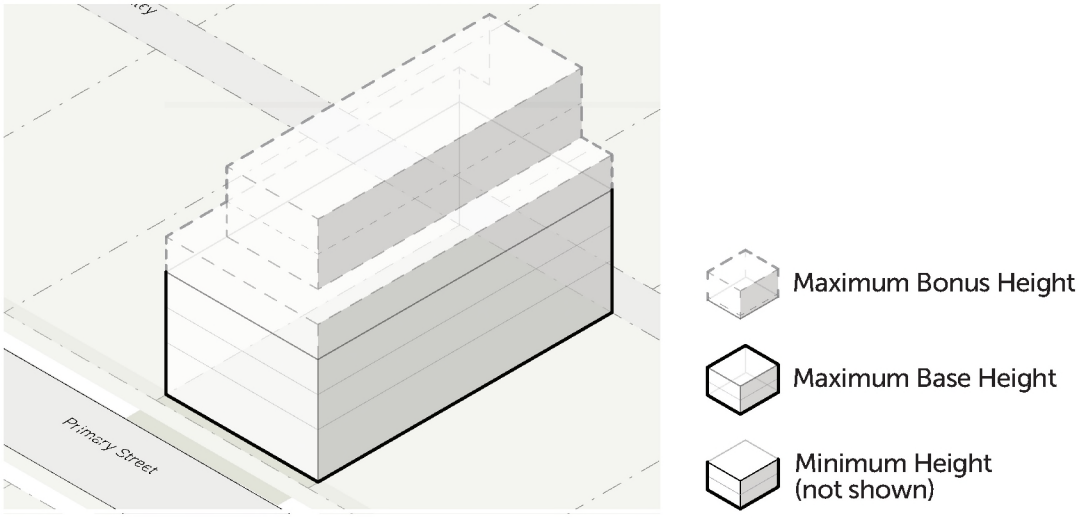
b. Maximum Base Height

Maximum base height represents the number of stories allowed without providing public benefits in trade for additional height according to *Article 9 (Public Benefit Systems)*.

c. Minimum Height

Minimum height represents the lowest number of stories required.

BULK & MASS DIAGRAM - DISTRICT WITH MAXIMUM HEIGHT



3. Districts with no Maximum Height Standard

a. Unlimited Height

This volume represents the building height allowed, in addition to the likely height of the building based on maximum Base FAR.

b. Likely Height Based on Bonus FAR

This volume represents the likely building height based on the maximum allowed Bonus FAR, in addition to the likely height of the building based on maximum Base FAR.

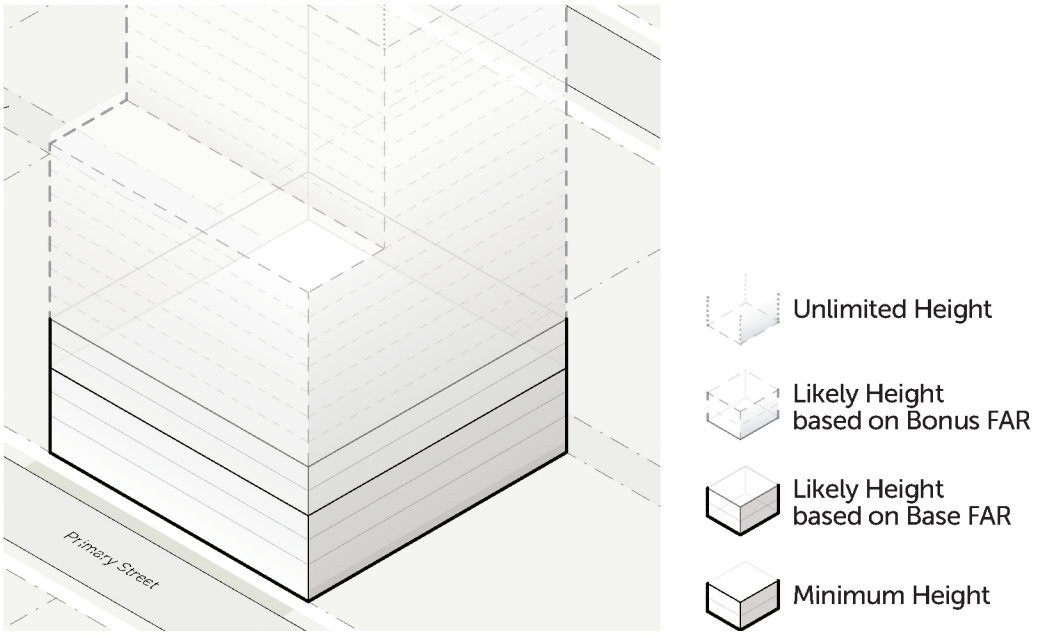
c. Likely Height Based on Base FAR

This volume represents the likely building height based on the maximum allowed Base FAR, in addition to the minimum required height of the building.

d. Minimum Height

This volume represents the minimum number of stories required.

BULK & MASS DIAGRAM - DISTRICT WITHOUT HEIGHT LIMIT



SEC. 2A.1.4. FORM DISTRICT NAMING CONVENTION

There are three different types of naming conventions for Form Districts. Each Form District name is composed of a variety of components that are specific to that district.

A. Rural and Estate Form Districts

[Reserved]

B. House Form Districts

[Reserved]

C. All Other Form Districts

All other Form District names are composed of three components:

1. FAR Category

The first component of each Form District name is a floor area ratio (FAR) category. FAR categories group all districts within a range of maximum allowed FAR. FAR categories are organized as follows:

a. Very Low-Rise (>0.65-1.5 FAR)

b. Low-Rise (>1.5-4.0 FAR)

c. Mid-Rise (>4.0-6.0 FAR)

d. Moderate-Rise (>6.0-8.5 FAR)

e. High-Rise (>8.5-13.0 FAR)

2. Building Width Category

The second component of each Form District name is a building width category. Building Width categories group all districts within a range of maximum allowed building width. Each building width category are organized as follows:

a. Narrow (25'-75')

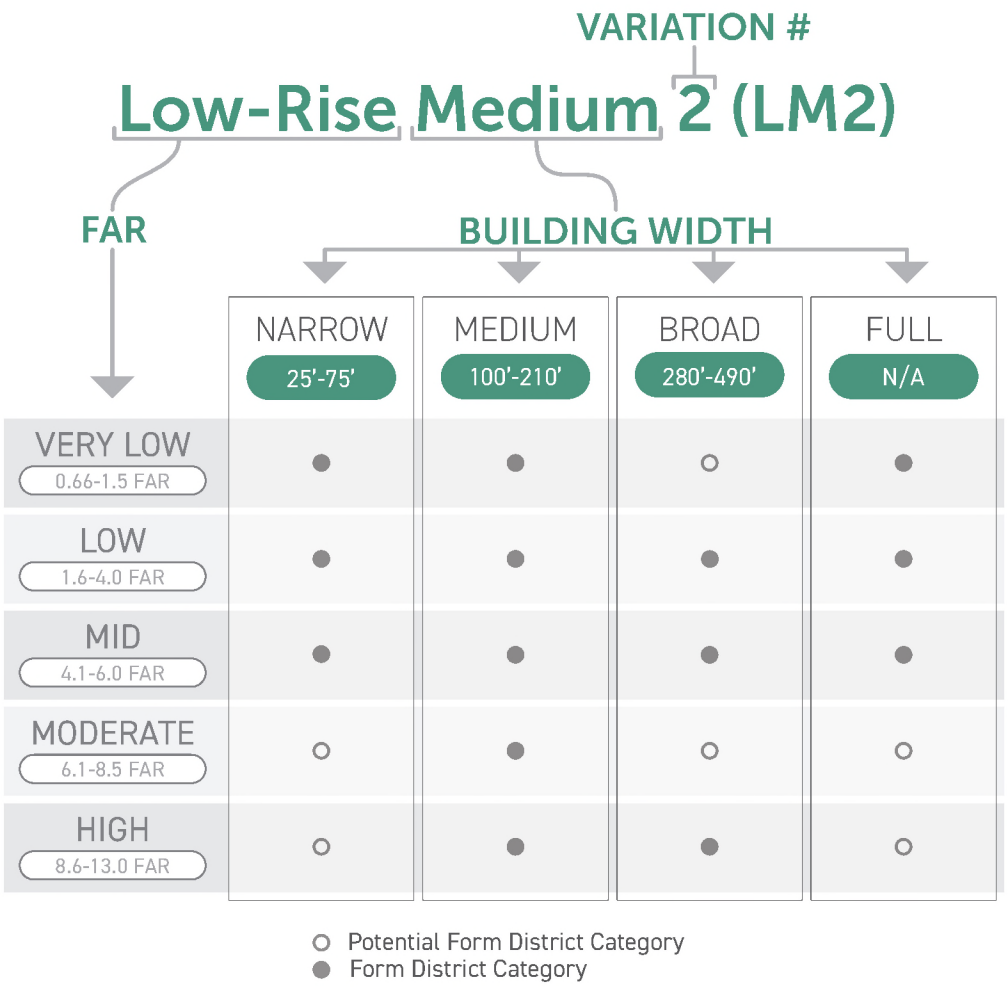
b. Medium (100'-210')

c. Broad (280'-490')

d. Full (no building width maximum)

3. Variation Number

The last component of each Form District is a variation number. All Form Districts are numbered in the order they fall within Article 2 (Form).


VARIATION #
Low-Rise Medium 2 (LM2)
FAR
BUILDING WIDTH
NARROW
25'-75'
MEDIUM
100'-210'
BROAD
280'-490'
FULL
N/A
VERY LOW
0.66-1.5 FAR
LOW
1.6-4.0 FAR
MID
4.1-6.0 FAR
MODERATE
6.1-8.5 FAR
HIGH
8.6-13.0 FAR
Potential Form District Category
Form District Category

DIV. 2A.2. OPENING PROVISIONS

SEC. 2A.2.1. FORM INTENT

The intent of Article 2 (Form) is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

SEC. 2A.2.2. FORM APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code (Chapter 1A.) shall comply with the Form District standards in Article 2 (Form), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

1. Categories of Form rules apply to a projects based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

FORM RULE CATEGORIES		PROJECT ACTIVITIES: New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 2C.1	**Lot Size**	○	○	●	○	○	○	○	○	○
Div. 2C.2	**Coverage**	●	○	●	○	○	○	○	○	○
Div. 2C.3	**Amenity**	●	○	●	●	○	●	○	○	○
Div. 2C.4	**Floor Area Ratio & Height**	●	●	●	○	○	○	○	○	○
Div. 2C.5	**Upper-Story Bulk**	●	○	○	○	○	○	○	○	○
Div. 2C.6	**Building Mass**	●	○	○	○	○	○	○	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

2. Project activities are defined in *Sec. 14.1.15. (Prcject Activities)*.

3. Where a category of Form rules are listed as generally applicable in the table above, and the applied *Form District (Part 2B)* provides standards in that Form rule category, the project activity shall meet all applicable Form standards within that Division. This general applicability

may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Form rules is listed as not applicable in the table above, no standards from that Form rule category apply to the project activity.

C. Applicable Components of Lots, Buildings, and Structures

1. Form Districts apply to all portions of a lot.
2. Form Districts apply to all portions of buildings and structures on a lot.
3. Specific Form standards and rules may further limit which components of buildings, structures and lots are required to comply with the rules in *Part 2C. (Form Rules)*.

D. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of Article 2 (Form) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Form District standard unless otherwise specified by *Division 12.2. (Form)*. Consider the following examples:

1. An addition to the side of an existing building: Where a proposed addition increases the total building width beyond the maximum building width allowed by the applied Form District, the addition is not allowed.
2. An addition to the top of an existing building: Where the height of the existing structure does not meet the street step-back standard specified by the applied Form District, all additional floor area shall be located behind the minimum step-back, but no modifications to the existing upper stories are required.

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DIV. 2B.1. RURAL FORM DISTRICTS

SEC. 2B.1.1. RURAL HILLSIDE (RH1)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	17,500 sf
Ⓐ Lot width (min)	70'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	10'
Ⓓ Side (min)	10'
Rear Street (min)	3'
Alley (min)	4'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.25
15% - 29.99%	0.2
30% - 44.99%	0.15
45% - 59.99%	0.1
60% - 99.99%	0.05
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.13
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

DIV. 2B.2. LARGE LOT FORM DISTRICTS

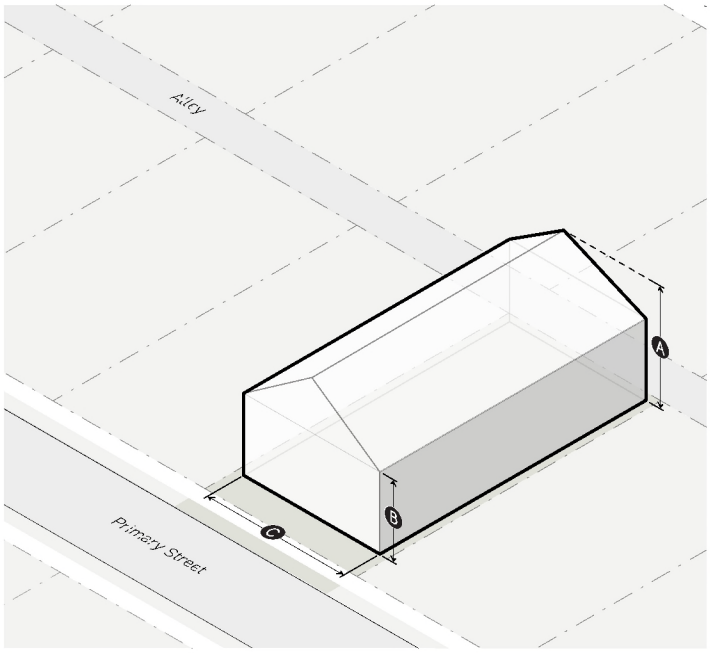
SEC. 2B.2.1. LARGE LOT 2 (LG2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	20,000 sf
B Lot width (min)	80'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	35%
Building setbacks	
D Primary street (min)	25'
Side street (min)	15'
E Side (min)	10'
Side, interior (min)	10'
Rear (min)	25'
F Alley (min)	3'
Special: All (min)	25'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Required at grade (min)	100%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	0.35
A Height in feet (max)	33'
B Upper wall plate height (max)	22'
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	100'
Building break (min)	15'

SEC. 2B.2.2. HILLSIDE ESTATE 1 (HE1)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	10,000 sf
Ⓐ Lot width (min)	70'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	7'
Ⓓ Side (min)	7'
Rear Street (min)	20'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.4
15% - 29.99%	0.35
30% - 44.99%	0.3
45% - 59.99%	0.25
60% - 99.99%	0.2
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.2
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

SEC. 2B.2.3. HILLSIDE ESTATE 2 (HE2)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	15,000 sf
Ⓐ Lot width (min)	80'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	10'
Ⓓ Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

SEC. 2B.2.4. HILLSIDE ESTATE 3 (HE3)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	20,000 sf
Ⓐ Lot width (min)	80'
2. COVERAGE	***Div. 2C.2.***
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	10'
Ⓓ Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	***Div. 2C.3.***
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	***Div. 2C.5.***
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	***Div. 2C.6.***
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

SEC. 2B.2.5. HILLSIDE ESTATE 4 (HE4)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	40,000 sf
Ⓐ Lot width (min)	80'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	10'
Ⓓ Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

DIV. 2B.3. HOUSE FORM DISTRICTS

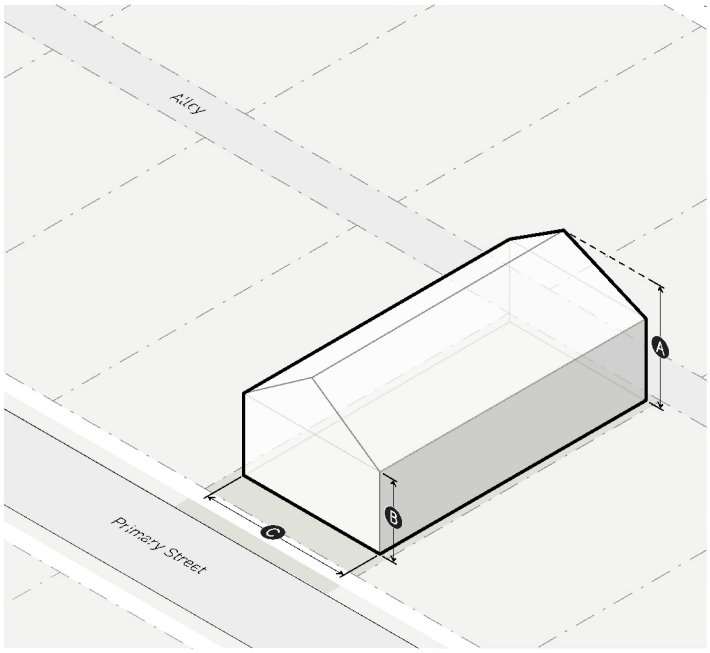
SEC. 2B.3.1. HOUSE 1 (H1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	4,000 sf
Lot width, front (min)	40'
B **Lot width, alley/side street** (min)	30'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	45%
Building setbacks	
D Primary street (min)	20'
Side street (min)	5'
E Side (min)	4'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Required at grade (min)	100%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	0.45
A **Height in feet** (max)	33'
B Upper wall plate height (max)	22'
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	50'
Building break (min)	6'

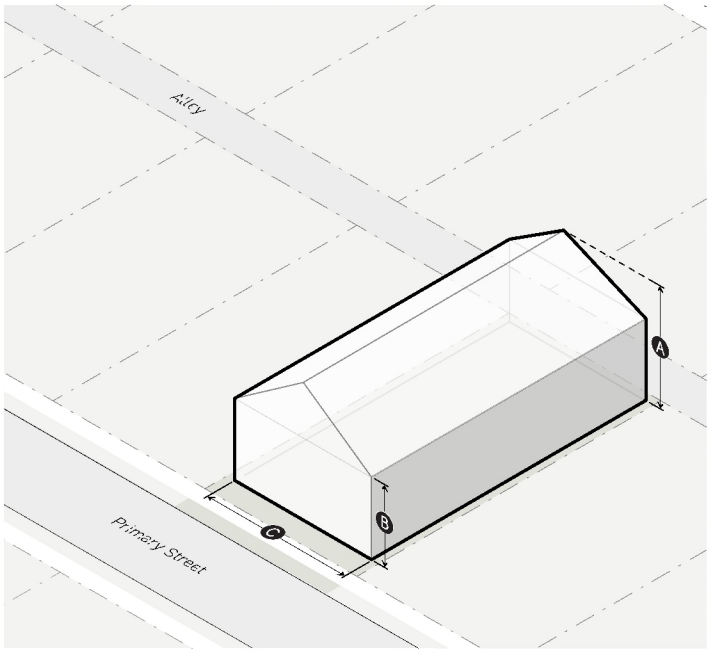
SEC. 2B.3.2. HOUSE 2 (H2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	4,000 sf
Lot width, front (min)	40'
B Lot width, alley/side street (min)	30'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	60%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Required at grade (min)	100%
Residential amenity space (min)	10%

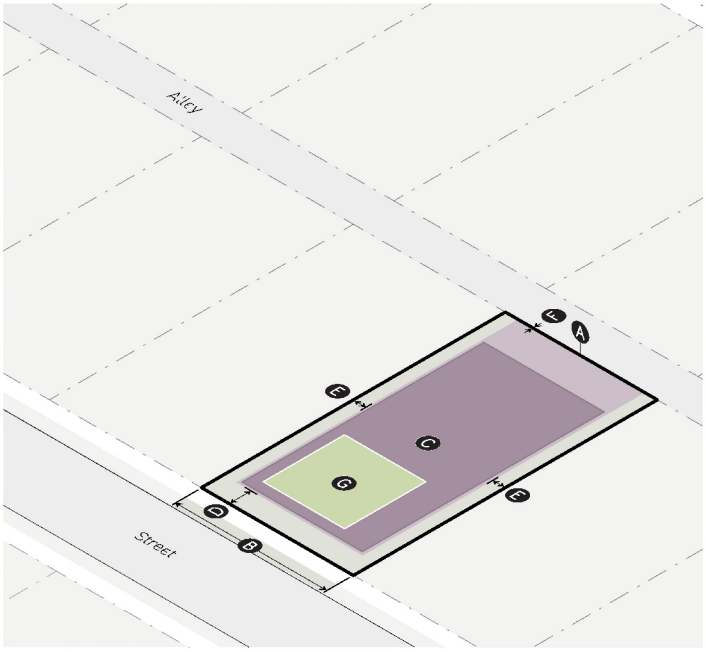
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	0.75
A Height in feet (max)	33'
B Upper wall plate height (max)	22'
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	50'
Building break (min)	6'

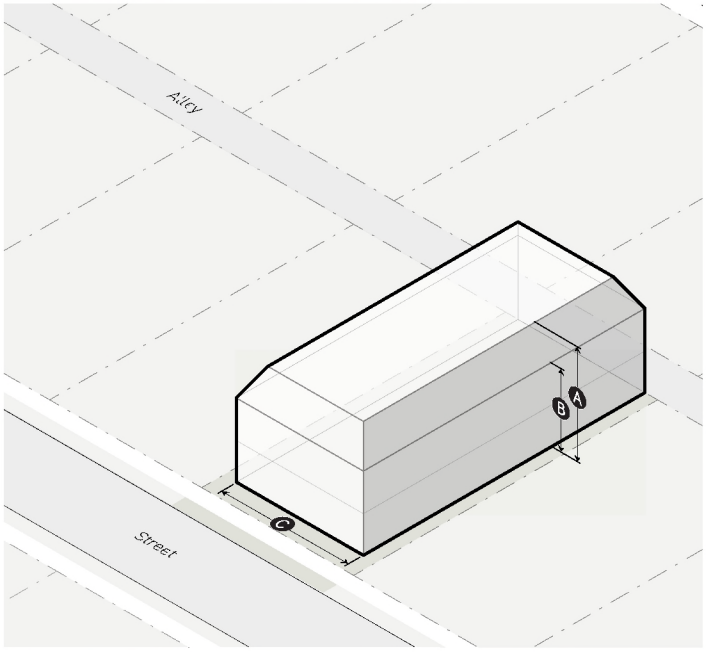
SEC. 2B.3.3. HOUSE 3 (H3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	5,000 sf
B Lot width (min)	40'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	65%
Building setbacks	
D Primary street (min)	10'
Side street (min)	5'
E Side (min)	3'
Rear (min)	3'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	0.6
A Height in feet (max)	33'
Height in stories (max)	3
Bonus	None
2. UPPER STORY BULK	*Div. 2C.6.*
B Wall plate height (max)	24'
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	50'
Building break (min)	6'

SEC. 2B.3.4. HILLSIDE HOUSE 1 (HH1)

A. Lot Parameters

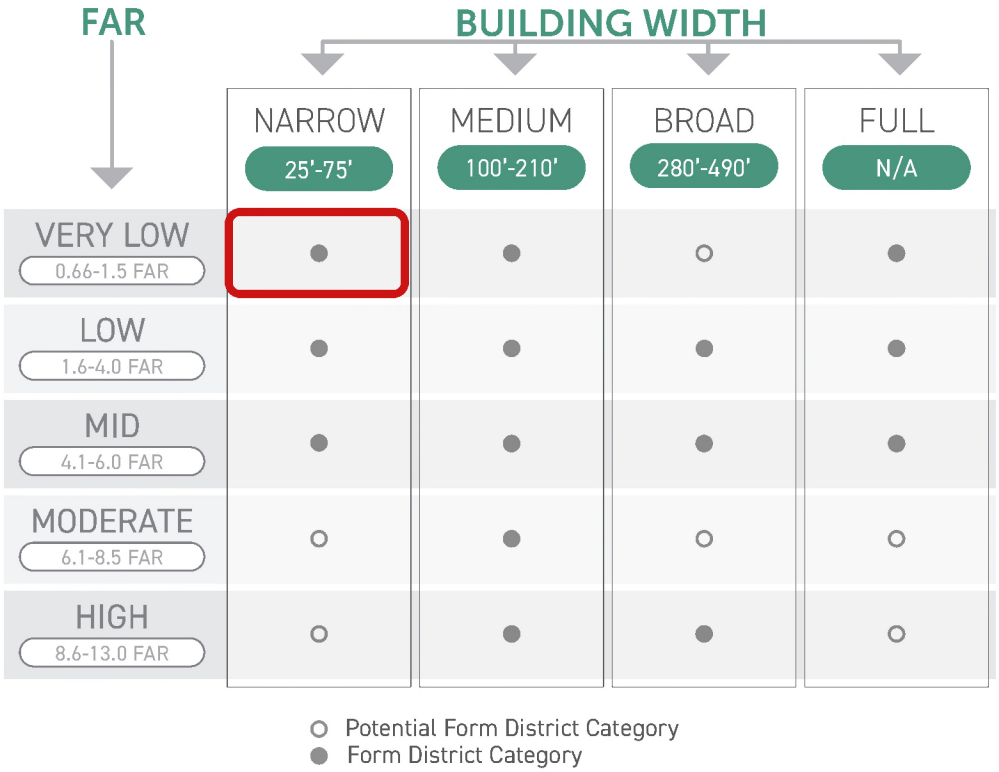
1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	5,000 sf
Ⓐ Lot width (min)	50'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%
Building setbacks	
Ⓒ Primary street (min)	20'
Side street (min)	5'
Ⓓ Side (min)	5'
Rear Street (min)	15'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.45
15% - 29.99%	0.45
30% - 44.99%	0.4
45% - 59.99%	0.35
60% - 99.99%	0.3
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.25
Absolute maximum	800 SF
Height in feet (max)	33'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

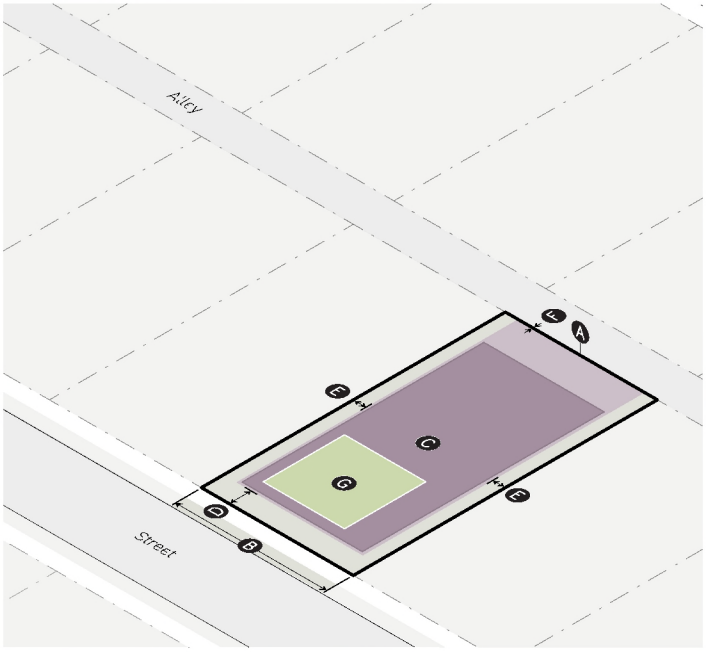
DIV. 2B.4. VERY LOW-RISE NARROW FORM DISTRICTS

Each Very Low-Rise Narrow Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.



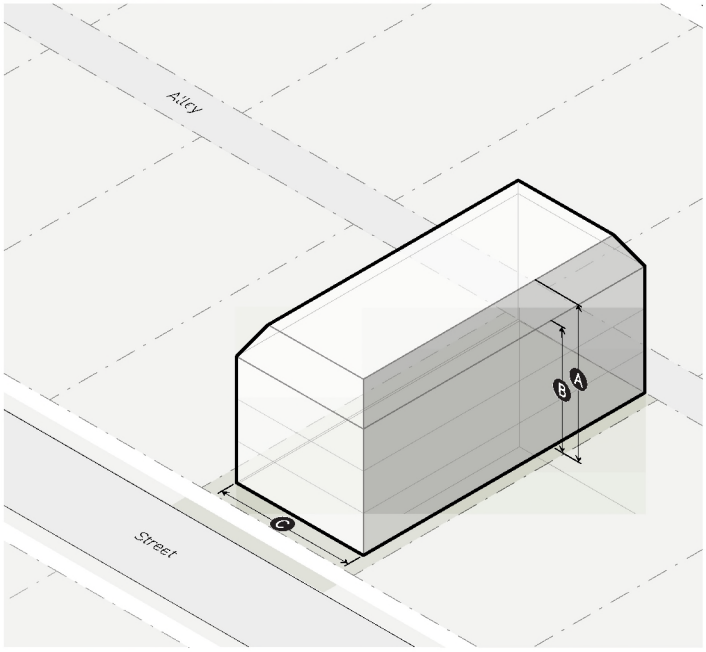
SEC. 2B.4.1. VERY LOW-RISE NARROW 1 (VN1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	5,000 sf
Lot width, front (min)	40'
B Lot width (min)	40'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	65%
Building setbacks	
D Primary street (min)	10'
Side street (min)	5'
E Side (min)	3'
Rear (min)	3'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.0
A Height in feet (max)	45'
Height in stories (max)	4
Bonus FAR (max)	1.5
2. UPPER STORY BULK	*Div. 2C.6.*
B Wall plate height (max)	36'
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	50'
Building break (min)	6'

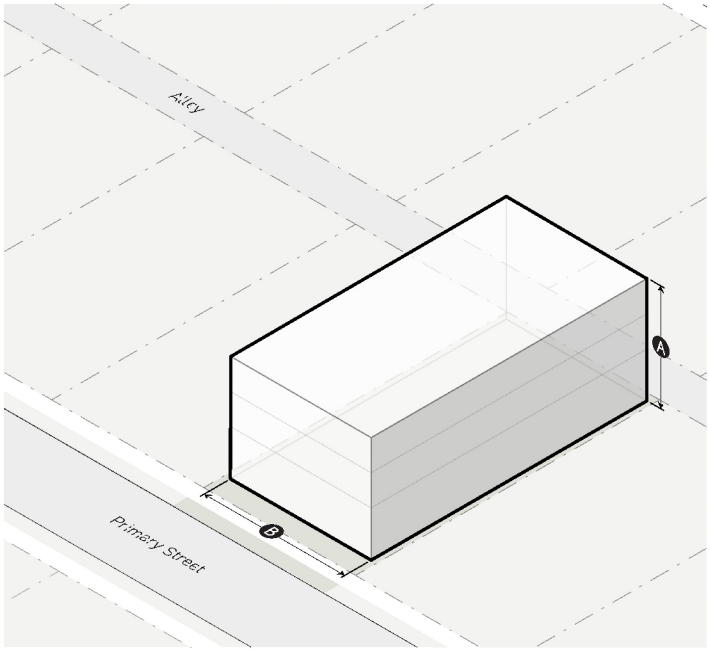
SEC. 2B.4.2. VERY LOW-RISE NARROW 2 (VN2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	2,000 sf
Lot width, front (min)	35'
B **Lot width, alley/side street** (min)	25'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	70%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Required at grade (min)	50%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.0
A **Height in stories** (max)	3
Bonus FAR (max)	1.25
Bonus height in stories (max)	3
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	
Base building width	50'
Bonus building width	75'
Building break (min)	6'

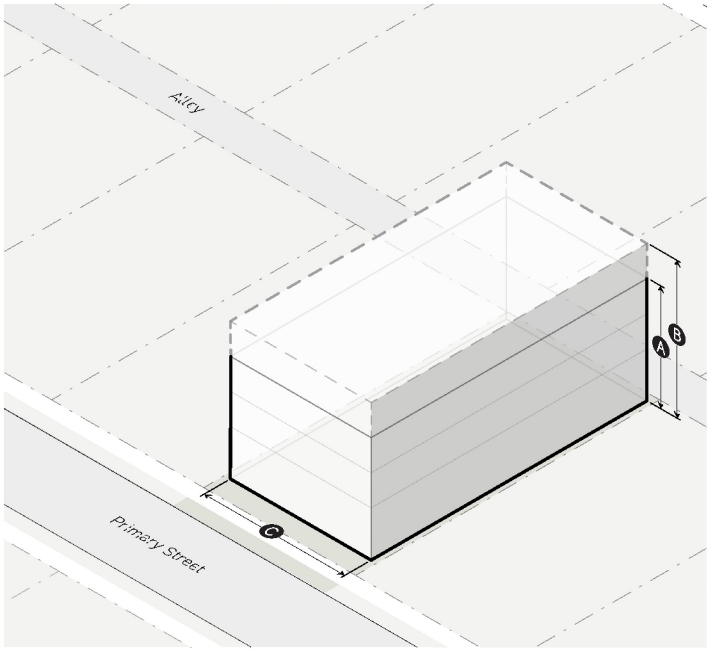
SEC. 2B.4.3. VERY LOW-RISE NARROW 3 (VN3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	2,000 sf
Lot width, front (min)	35'
B Lot width, alley/side street (min)	25'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	70%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Required at grade (min)	50%
Residential amenity space (min)	10%

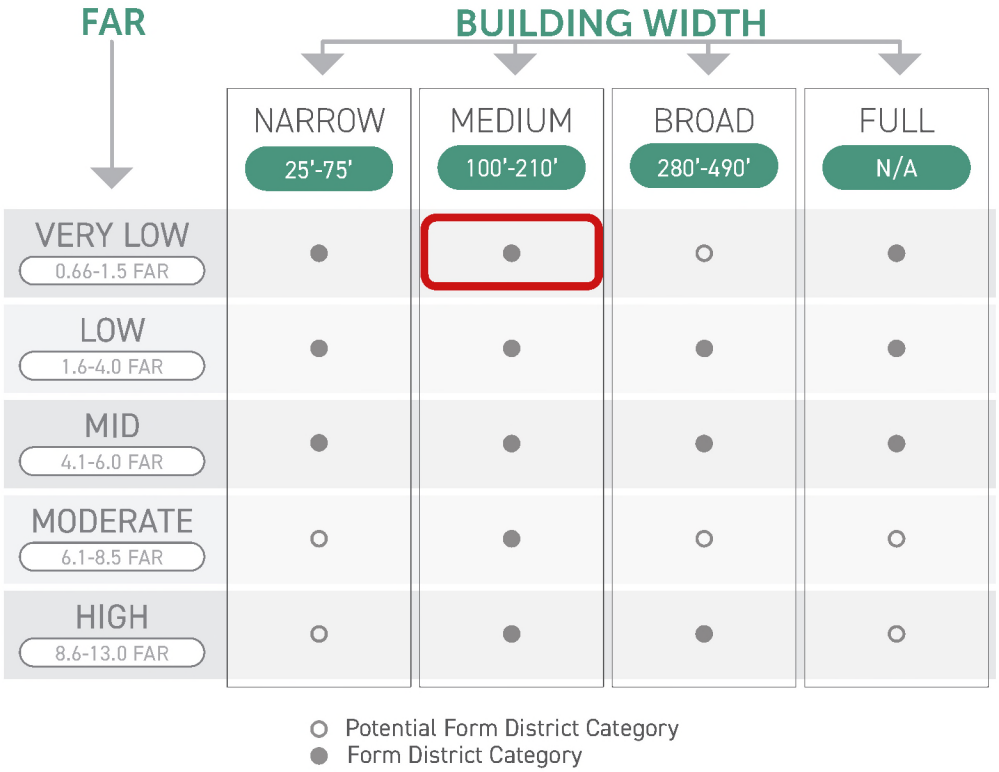
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.0
A Base height in stories (max)	3
Bonus FAR	1.50
B Bonus height in stories (max)	3
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	50'
Bonus building width	75'
Building break (min)	6'

DIV. 2B.5. VERY LOW-RISE MEDIUM FORM DISTRICTS

Each Very Low-Rise Medium Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.



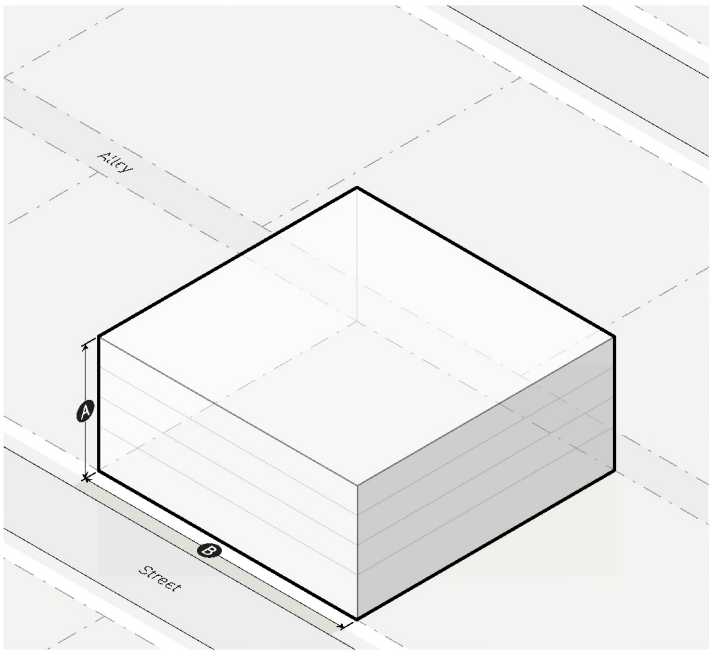
SEC. 2B.5.1. VERY LOW-RISE MEDIUM 1 (VM1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Ⓐ **Lot area** (min)	n/a
Ⓑ **Lot width** (min)	n/a
2. COVERAGE	*Div. 2C.2.*
Ⓒ **Building coverage** (max)	85%
Building setbacks	
Ⓓ Primary street (min)	0'
Side street (min)	0'
Ⓔ Side (min)	0'
Rear (min)	0'
Ⓕ Alley (min)	0'
Special: All (min)	15'
3. AMENITY	*Div. 2C.3.*
Ⓖ **Lot amenity space** (min)	30%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.5
Ⓐ **Height in feet** (max)	45'
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
Ⓒ **Building width** (max)	210'
Building break (min)	15'

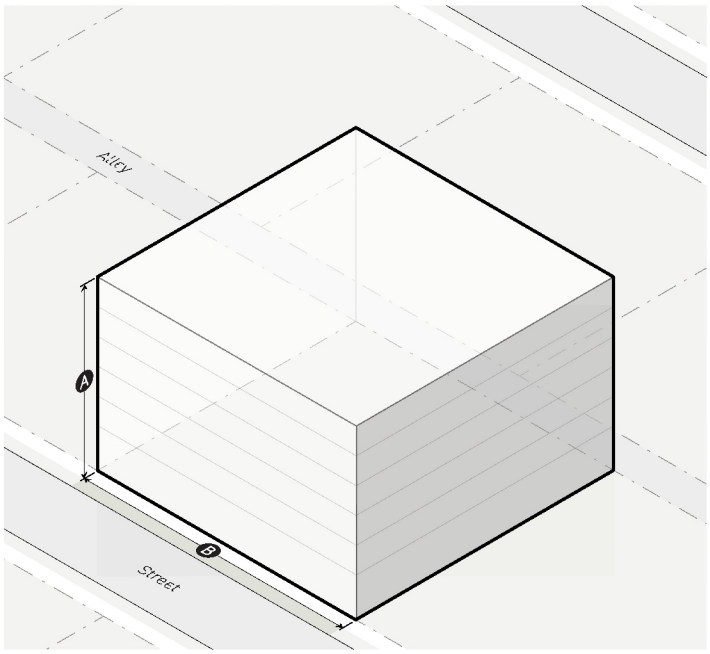
SEC. 2B.5.2. VERY LOW-RISE MEDIUM 2 (VM2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Lot width (min)	n/a'
2. COVERAGE	*Div. 2C.2.*
Ⓐ Building coverage (max)	100%
Building setbacks	
Ⓑ Primary street (min)	0'
Side street (min)	0'
Ⓒ Side (min)	0'
Rear (min)	0'
Ⓓ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	15%
Residential amenity space (min)	10%

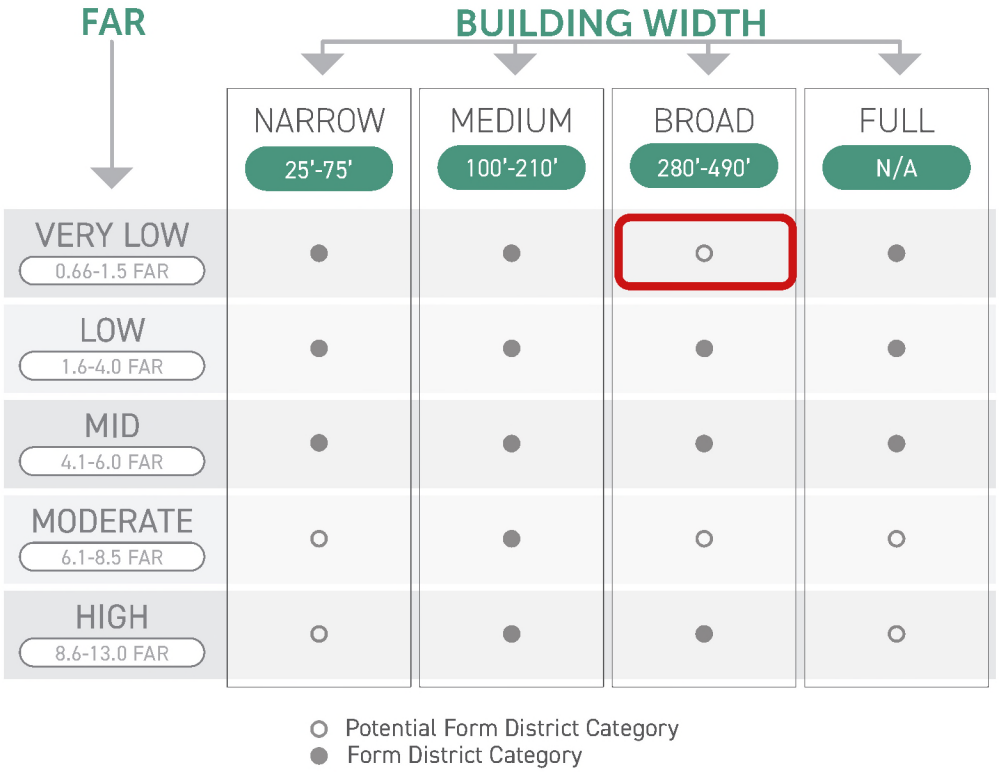
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.5
Ⓐ Height in feet (max)	65'
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
Ⓑ Building width (max)	210'
Building break (min)	15'

DIV. 2B.6. VERY LOW-RISE BROAD FORM DISTRICTS

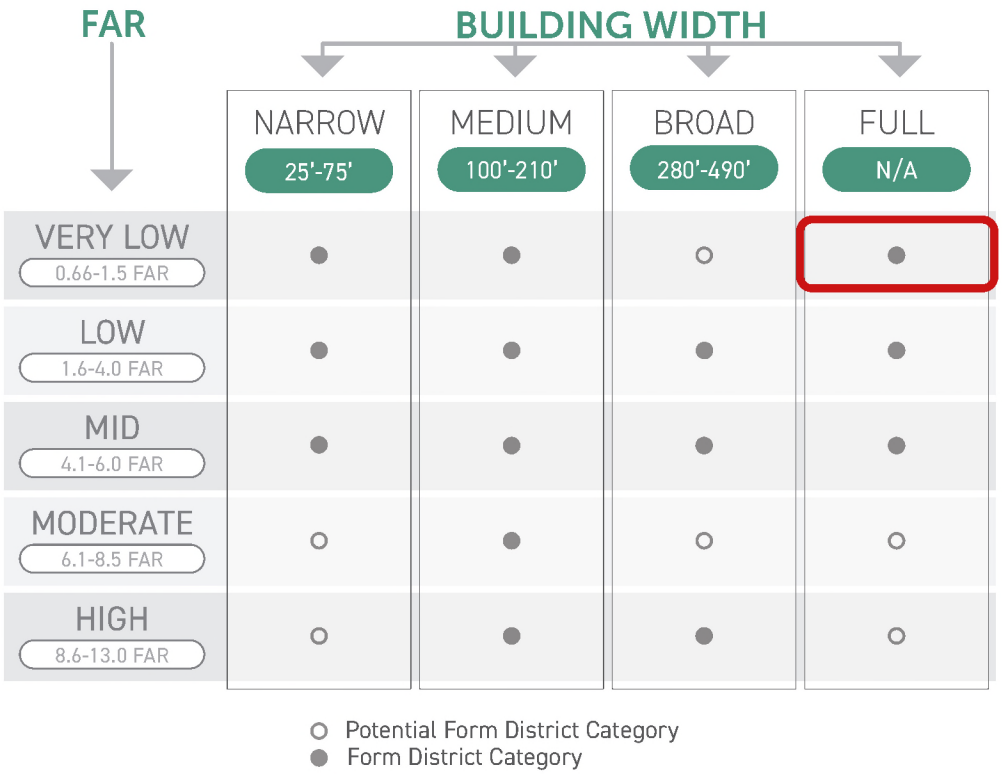
Each Very Low-Rise Broad Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.



[Reserved]

DIV. 2B.7. VERY LOW-RISE FULL FORM DISTRICTS

Each Very Low-Rise Full Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Full" building width category has no maximum building width for the district.



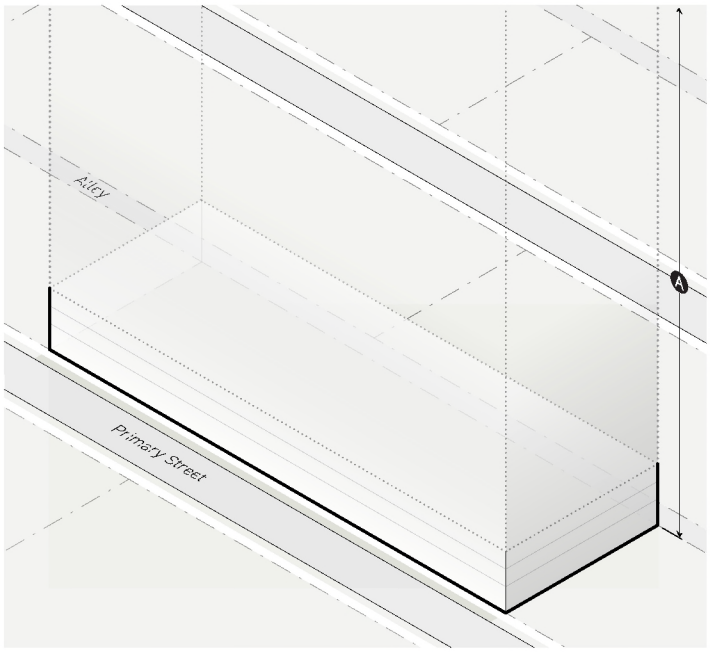
SEC. 2B.7.1. VERY LOW-RISE FULL 1 (VF1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	1,000 sf
Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
A **Building coverage** (max)	25%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.5
A **Height** (max)	unlimited
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

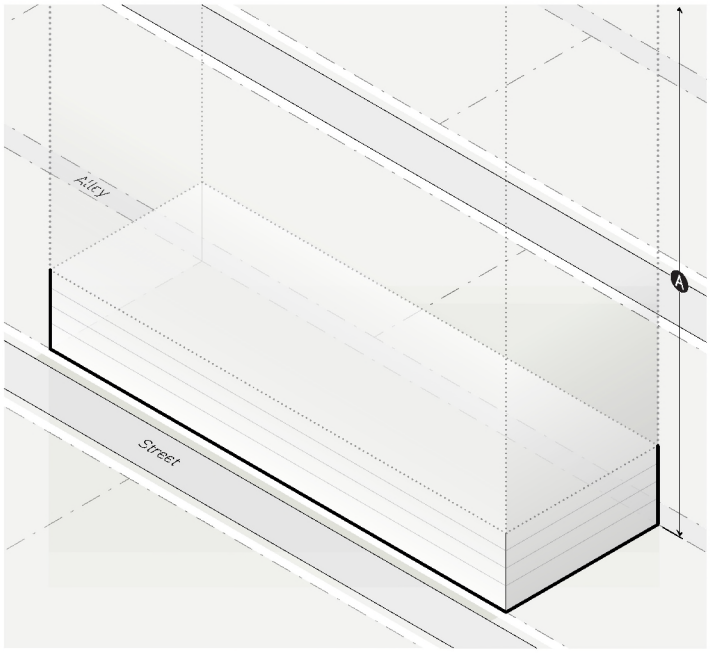
SEC. 2B.7.2. VERY LOW-RISE FULL 2 (VF2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	1,000 sf
Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
A Building coverage (max)	100%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

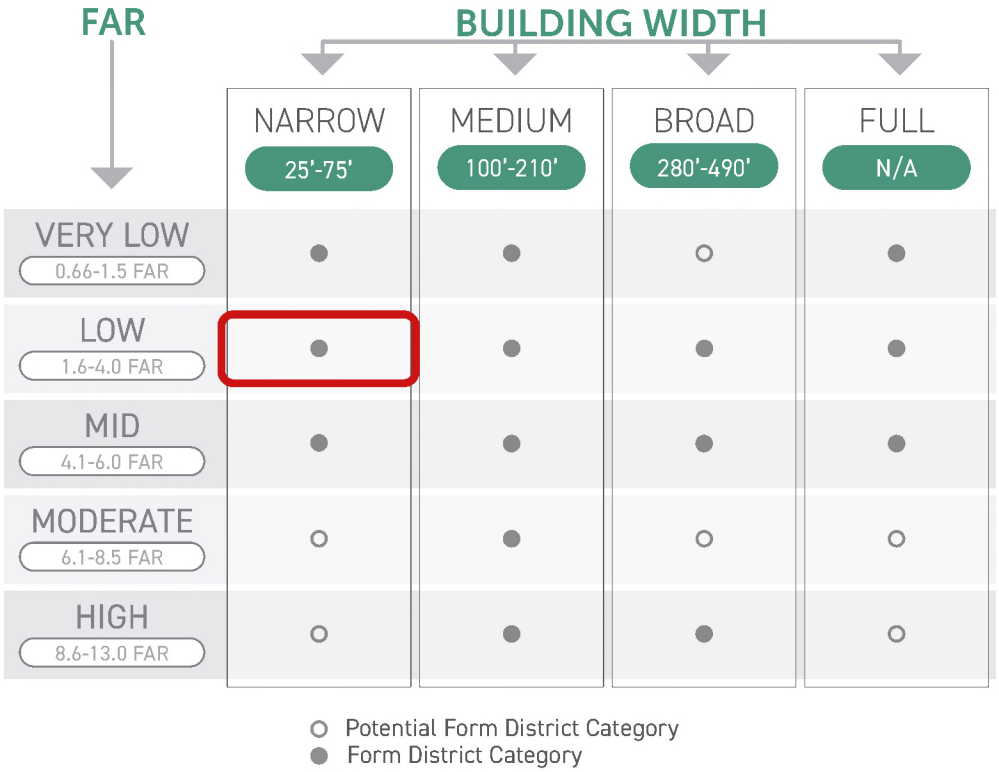
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.5
A Height (max)	unlimited
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

DIV. 2B.8. LOW-RISE NARROW FORM DISTRICTS

Each Low-Rise Narrow Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.



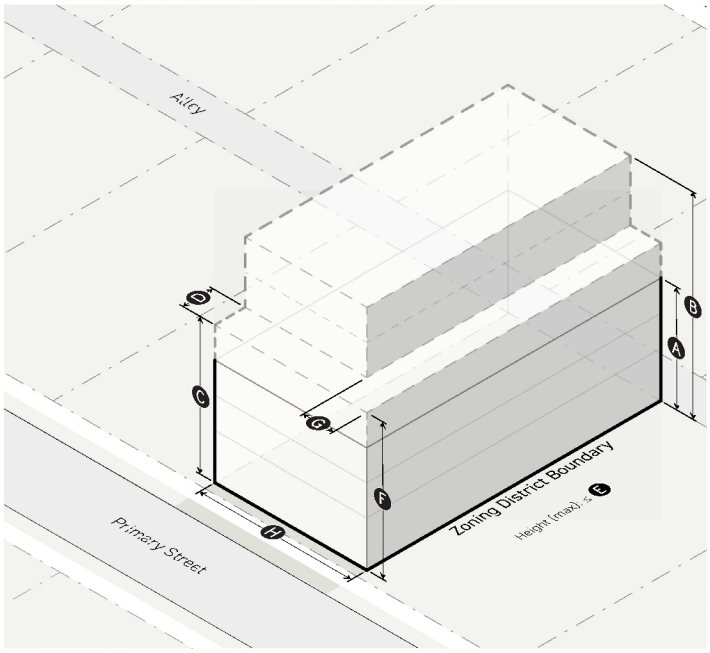
SEC. 2B.8.1. LOW-RISE NARROW 1 (LN1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Ⓐ **Lot area** (min)	2,500 sf
Ⓑ **Lot width** (min)	25'
2. COVERAGE	*Div. 2C.2.*
Ⓒ **Building coverage** (max)	80%
Building setbacks	
Ⓓ Primary street (min)	5'
Side street (min)	0'
Ⓔ Side (min)	0'
Rear (min)	0'
Ⓕ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓖ **Lot amenity space** (min)	25%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Ⓐ **Base height in stories** (max)	3
Bonus FAR (max)	3.0
Ⓑ **Bonus height in stories** (max)	6
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Ⓒ Stories without step-back (max)	4
Ⓓ Primary street step-back depth (min)	10'
Side street step-back depth (min)	10'
District boundary height transition	
Ⓔ Abutting district allowed height (max)	45'
Ⓕ Stories without height transition (max)	4
Ⓖ Transition depth (min)	10'
3. BUILDING MASS	*Div. 2C.6.*
Ⓗ **Building width** (max)	75'
Building break (min)	6'

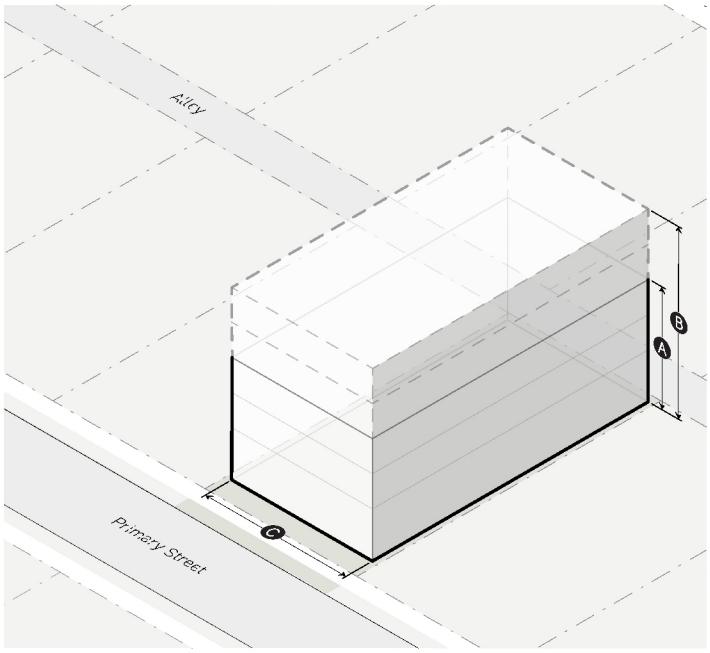
SEC. 2B.8.2. LOW-RISE NARROW 2 (LN2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	2,000 sf
Lot width, front (min)	35'
B Lot width, alley/side street (min)	25'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	70%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	4'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Required at grade (min)	50%
Residential amenity space (min)	10%

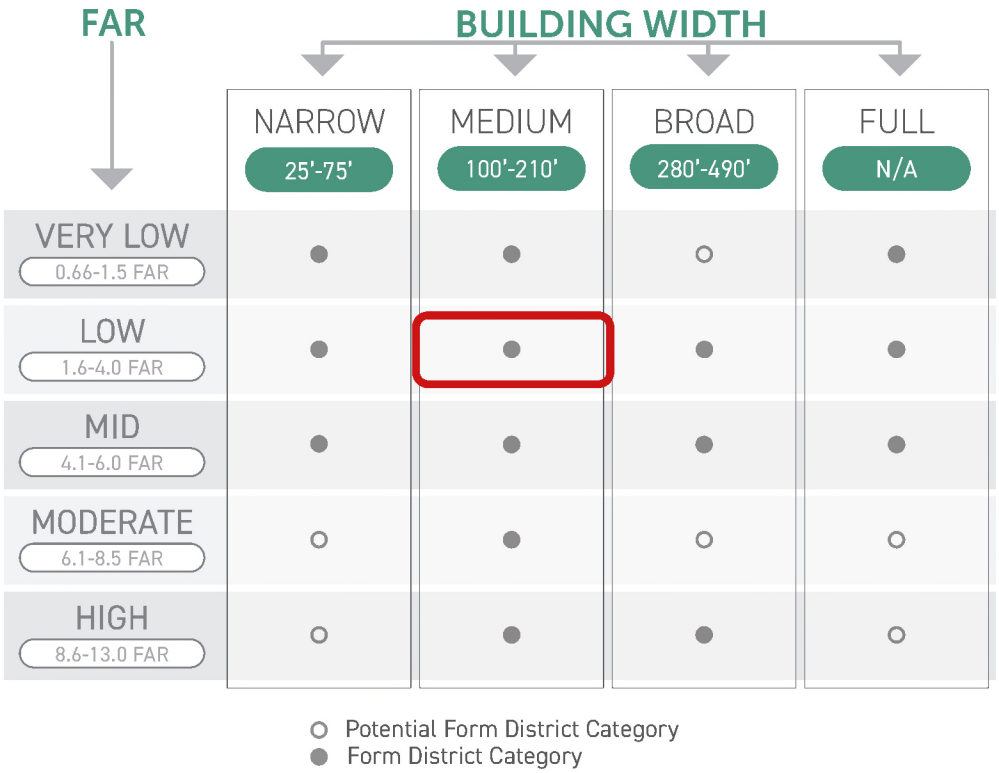
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.25
A Base height in stories (max)	3
Bonus FAR (max)	1.75
B Bonus height in stories (max)	4
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	50'
Bonus building width	75'
Building break (min)	6'

DIV. 2B.9. LOW-RISE MEDIUM FORM DISTRICTS

Each Low-Rise Medium Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.



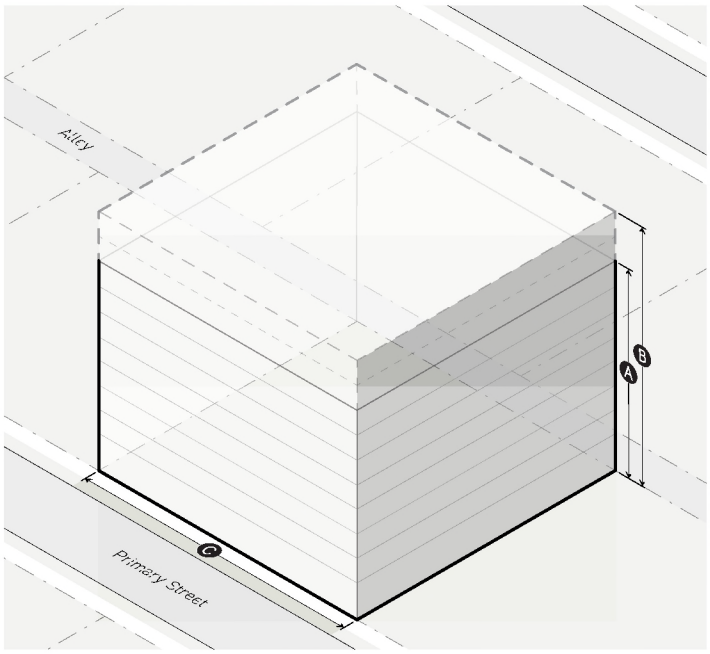
SEC. 2B.9.1. LOW-RISE MEDIUM 1 (LM1)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

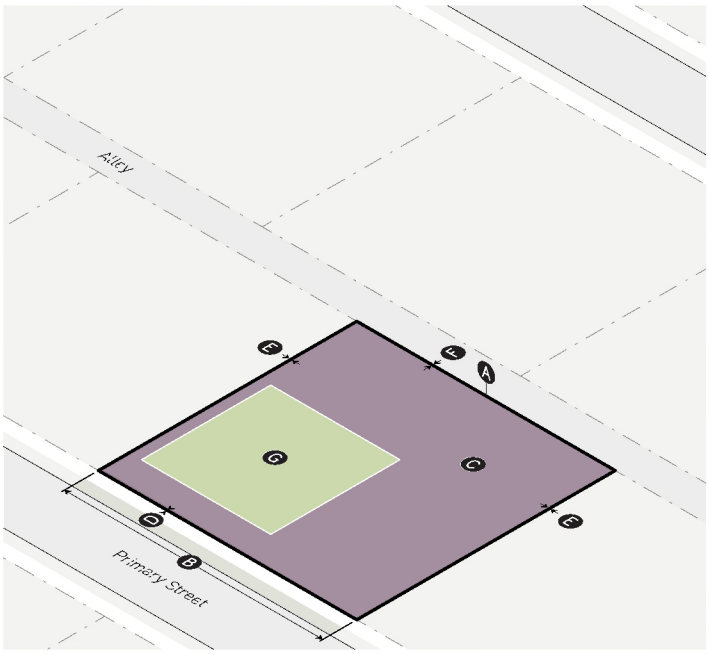
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	1.5
A Base height in stories (max)	8
Bonus FAR (max)	3.0
B Bonus height in stories (max)	10
2. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	160'
Building break (min)	15'

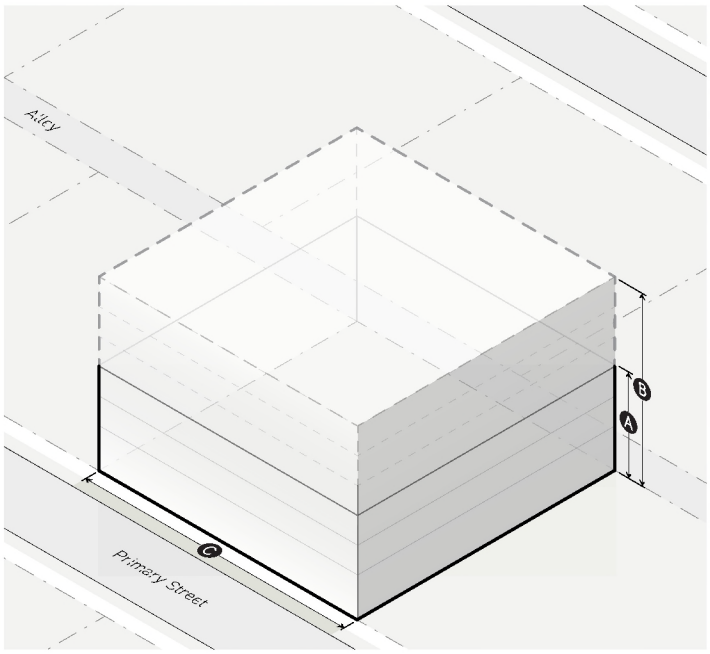
SEC. 2B.9.2. LOW-RISE MEDIUM 2 (LM2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	2,500 sf
B Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	90%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	25%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A Base height in stories (max)	3
Bonus FAR (max)	3.0
B Bonus height in stories (max)	6
2. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	100'
Building break (min)	15'

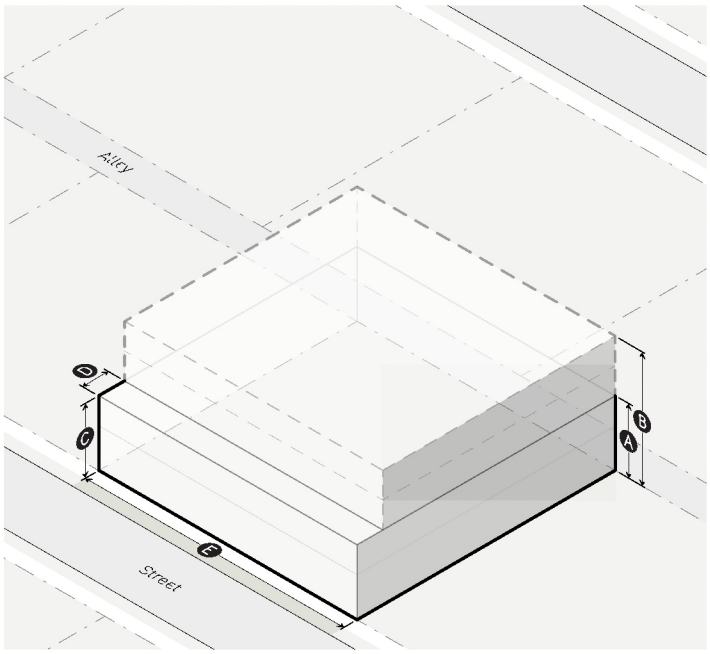
SEC. 2B.9.3. LOW-RISE MEDIUM 3 (LM3)

A. Lot Parameters



1. LOT SIZE		*Div. 2C.1.*
A	**Lot area** (min)	n/a
B	**Lot width** (min)	n/a
2. COVERAGE		*Div. 2C.2.*
C	**Building coverage** (max)	100%
	Building setbacks	
D	Primary street (min)	0'
	Side street (min)	0'
E	Side (min)	0'
	Rear (min)	10'
F	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		*Div. 2C.3.*
G	**Lot amenity space** (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		*Div. 2C.4.*
	Base FAR (max)	1.5
A	**Base height in stories** (max)	2
	Bonus FAR	2.5
B	**Bonus height in stories** (max)	4
2. UPPER-STORY BULK		*Div. 2C.5.*
	Street step-back	
C	Stories without step-back (max)	2
D	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	n/a
3. BUILDING MASS		*Div. 2C.6.*
E	**Building width** (max)	140'
	Building break (min)	15'

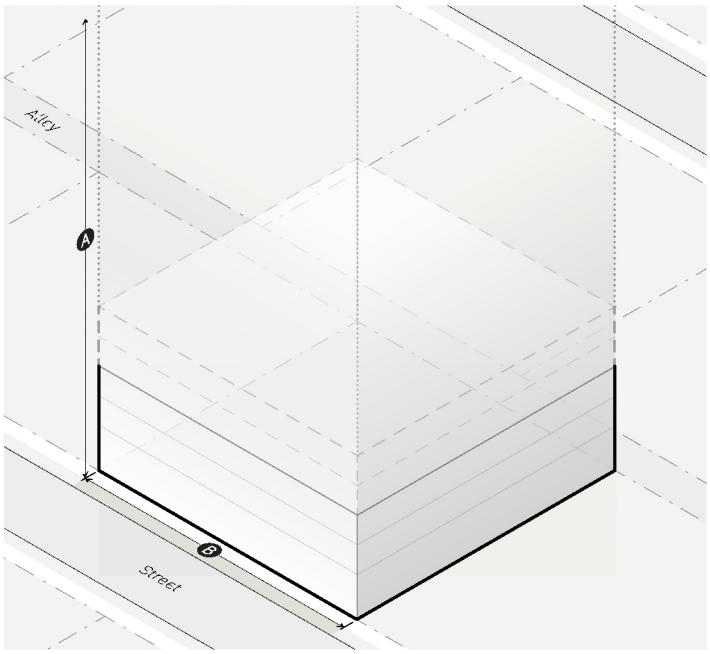
SEC. 2B.9.4. LOW-RISE MEDIUM 4 (LM4)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Lot width (min)	n/a'
2. COVERAGE	*Div. 2C.2.*
Ⓐ Building coverage (max)	100%
Building setbacks	
Ⓑ Primary street (min)	0'
Side street (min)	0'
Ⓒ Side (min)	0'
Rear (min)	10'
Ⓓ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Base height in feet (max)	n/a
Bonus FAR (max)	3.0
Bonus height in feet (max)	n/a
2. BUILDING MASS	*Div. 2C.6.*
Ⓐ Building width (max)	210'
Building break (min)	15'

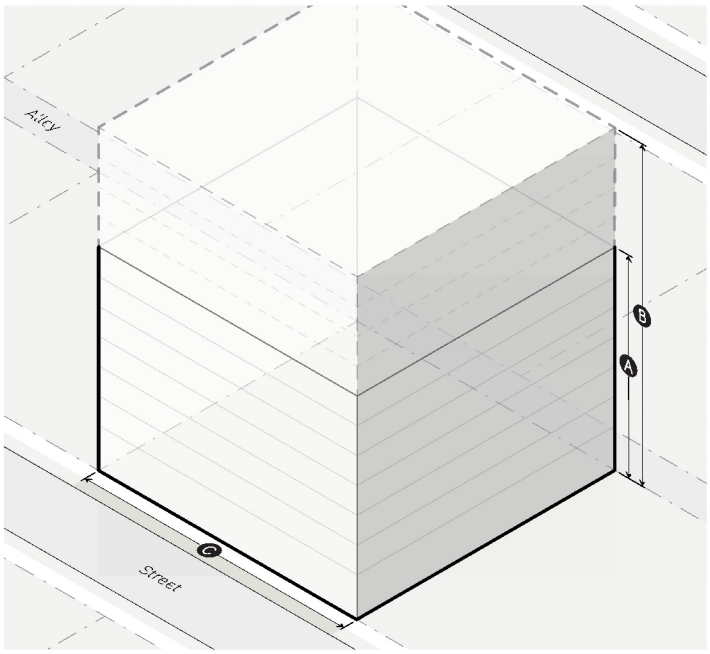
SEC. 2B.9.5. LOW-RISE MEDIUM 5 (LM5)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Lot width (min)	n/a'
2. COVERAGE	*Div. 2C.2.*
A Building coverage (max)	100%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
E Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	2.0
A Base height in feet (max)	75'
Bonus FAR (max)	4.0
A Bonus height in feet (max)	120'
2. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	210'
Building break (min)	15'

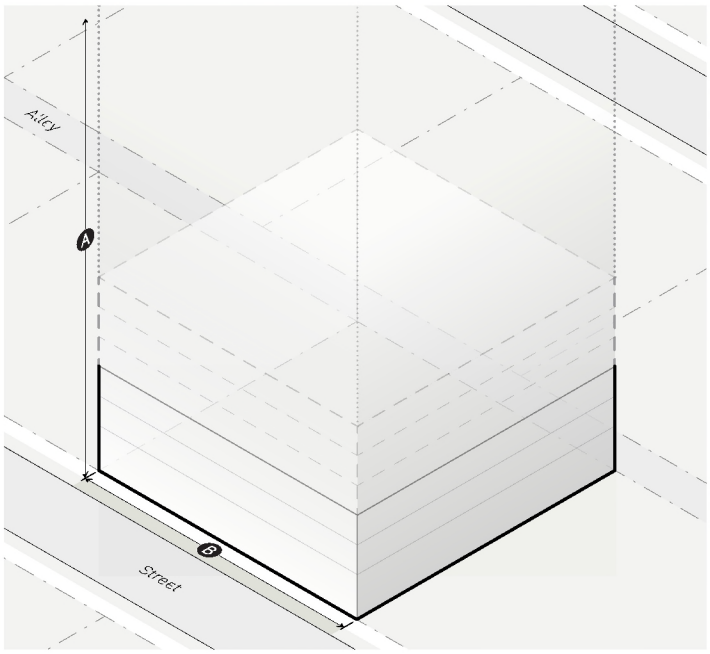
SEC. 2B.9.6. LOW-RISE MEDIUM 6 (LM6)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Lot width (min)	n/a'
2. COVERAGE	*Div. 2C.2.*
Ⓐ Building coverage (max)	100%
Building setbacks	
Ⓑ Primary street (min)	0'
Side street (min)	0'
Ⓒ Side (min)	0'
Rear (min)	10'
Ⓓ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	15%
Residential amenity space (min)	10%

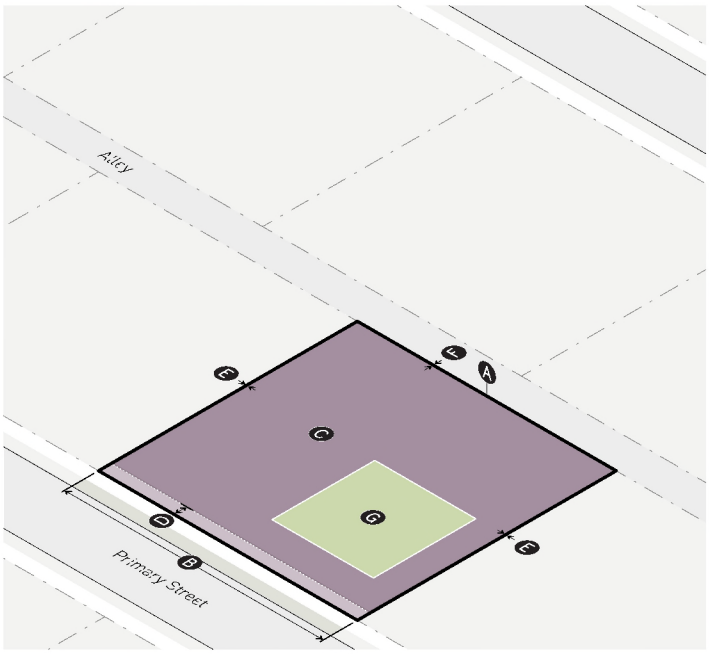
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Base height in feet (max)	n/a
Bonus FAR (max)	4.0
Bonus height in feet (max)	n/a
2. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	140'
Building break (min)	15'

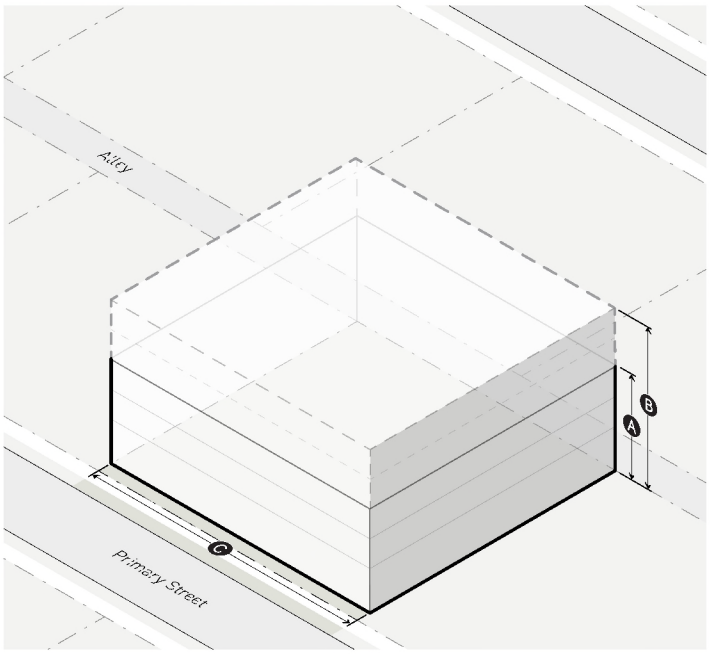
SEC. 2B.9.7. LOW-RISE MEDIUM 7 (LM7)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Ⓐ Lot area (min)	1,000 sf
Ⓑ Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
Ⓒ Building coverage (max)	80%
Building setbacks	
Ⓓ Primary street (min)	10'
Side street (min)	3'
Ⓔ Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
Ⓕ Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓖ Lot amenity space (min)	15%
Residential amenity space (min)	10%

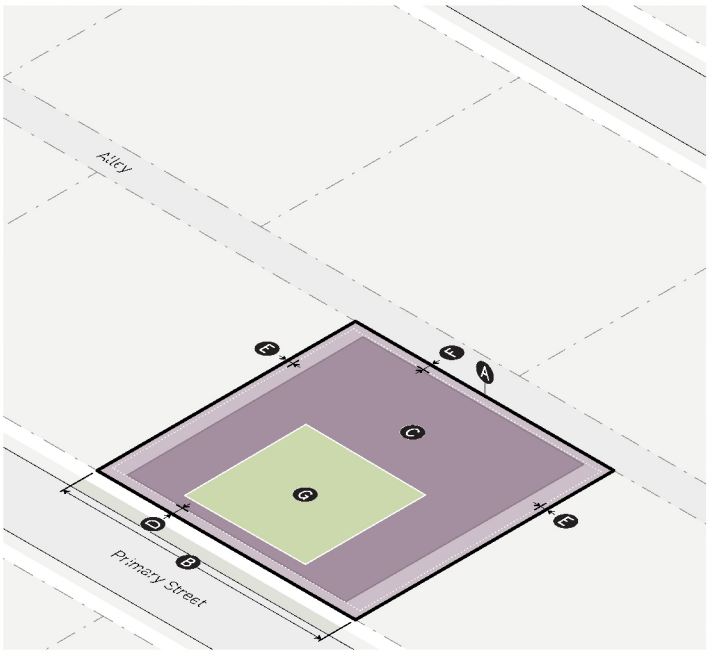
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Ⓐ Base height in stories (max)	3
Bonus FAR (max)	3.0
Ⓑ Bonus height in stories (max)	5
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	4
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	
Base building width	100'
Bonus building width	160'
Building break (min)	15'

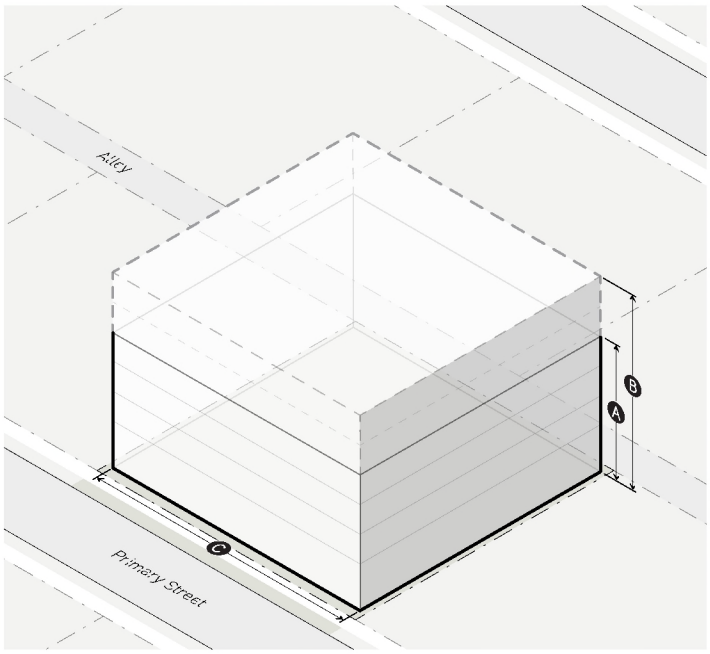
SEC. 2B.9.8. LOW-RISE MEDIUM 8 (LM8)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

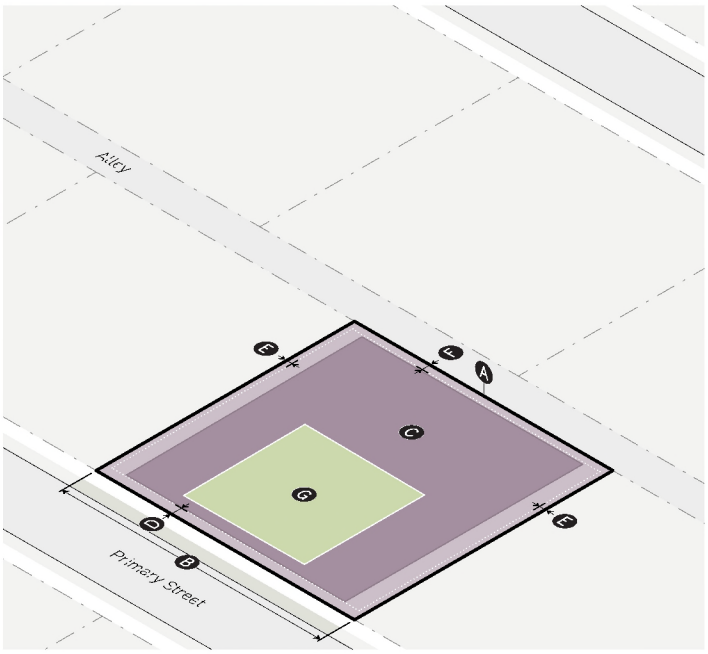
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	1.5
A Base height in stories (max)	3
Bonus FAR (max)	3.0
B Bonus height in stories (max)	5
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	4
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	140'
Bonus building width	210'
Building break (min)	15'

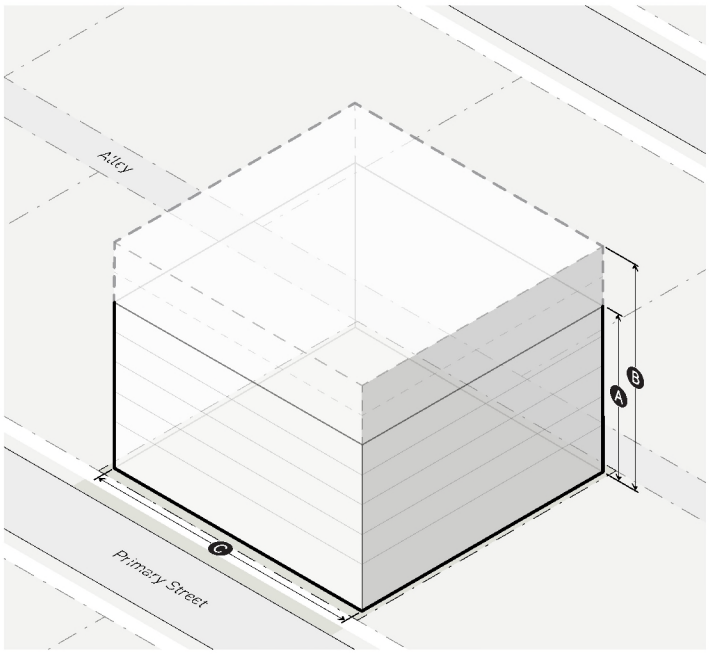
SEC. 2B.9.9. LOW-RISE MEDIUM 9 (LM9)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	20%
Residential amenity space (min)	10%

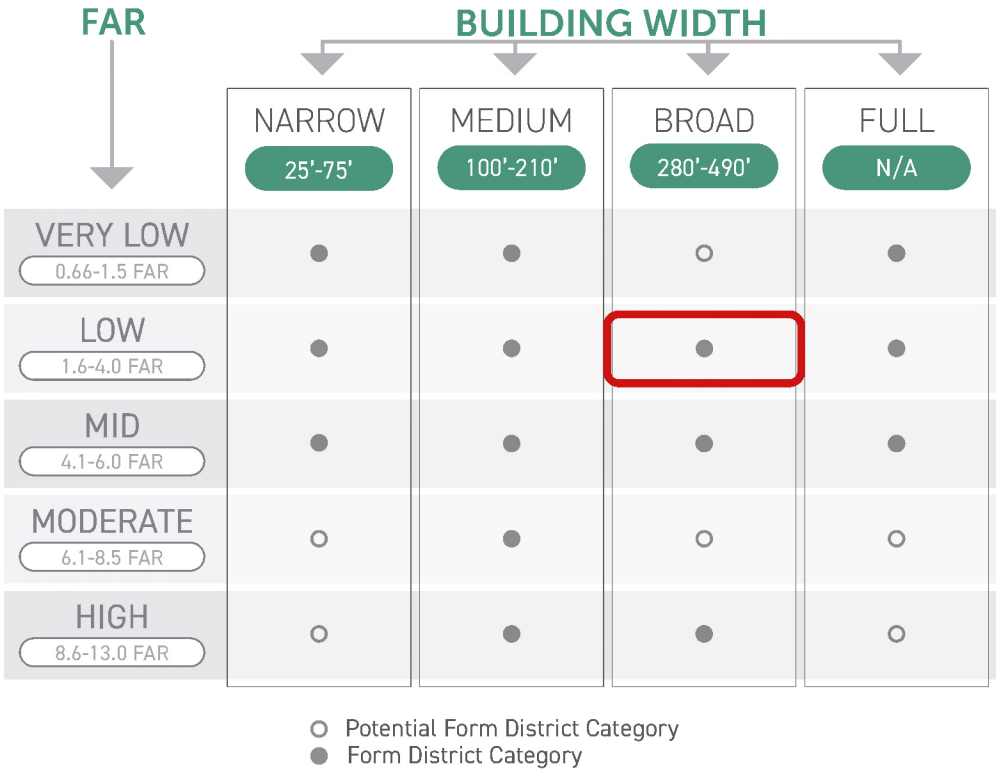
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A Base height in stories (max)	3
Bonus FAR (max)	4.0
B Bonus height in stories (max)	6
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
6 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	140'
Bonus building width	210'
Building break (min)	15'

DIV. 2B.10. LOW-RISE BROAD FORM DISTRICTS

Each Low-Rise Broad Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.



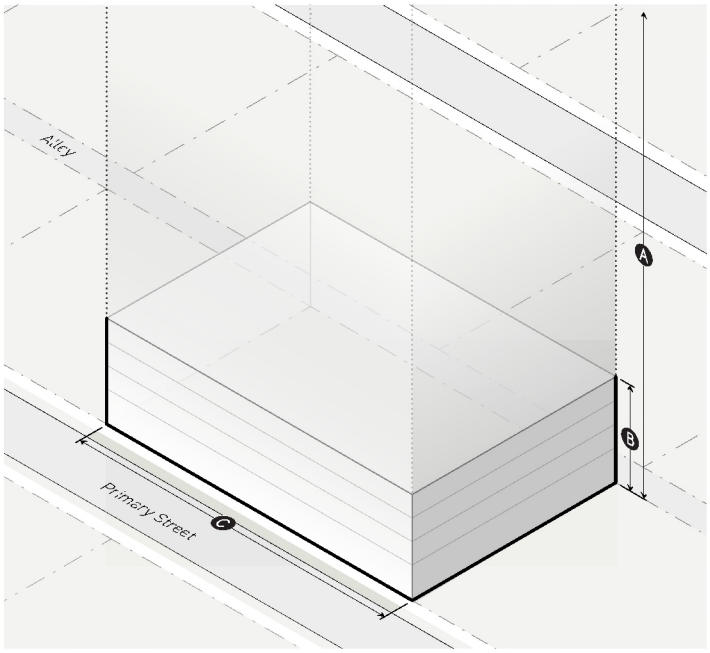
SEC. 2B.10.1. LOW-RISE BROAD 1 (LB1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Ⓐ Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	90%
Building setbacks	
Ⓒ Primary street (min)	0'
Side street (min)	0'
Ⓓ Side (min)	0'
Rear (min)	0'
Ⓔ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓕ Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	3.0
Ⓐ Height (max)	n/a
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
Ⓑ Building width (max)	350'
Building break (min)	25'

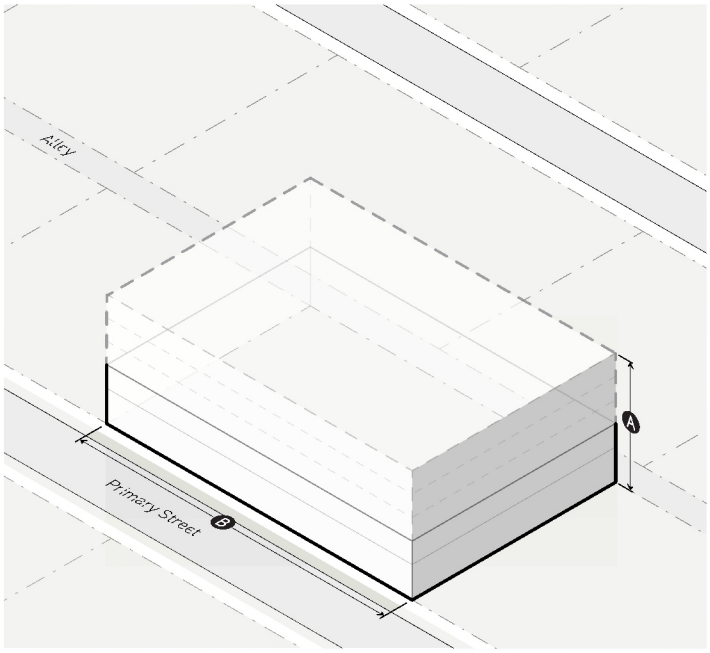
SEC. 2B.10.2. LOW-RISE BROAD 2 (LB2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Ⓐ Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	90%
Building setbacks	
Ⓒ Primary street (min)	0'
Side street (min)	0'
Ⓓ Side (min)	0'
Rear (min)	0'
Ⓔ Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓕ Lot amenity space (min)	15%
Residential amenity space (min)	10%

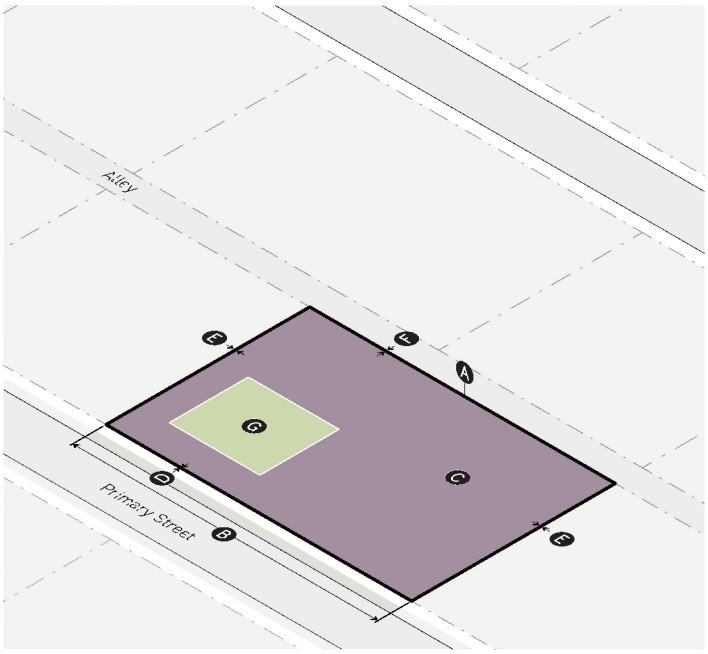
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Ⓐ Height in stories(max)	5
Bonus FAR (max)	3.0
2. BUILDING MASS	*Div. 2C.6.*
Ⓑ Building width (max)	280'
Building break (min)	25'

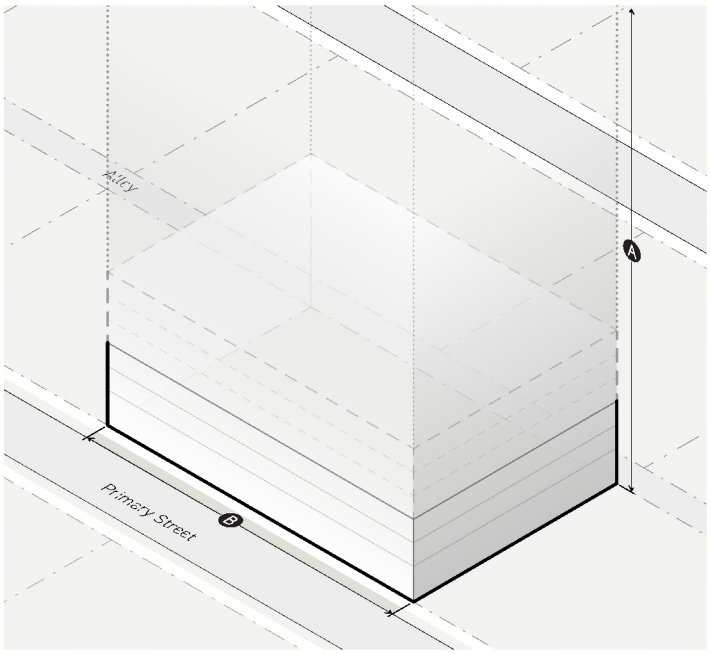
SEC. 2B.10.3. LOW-RISE BROAD 3 (LB3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

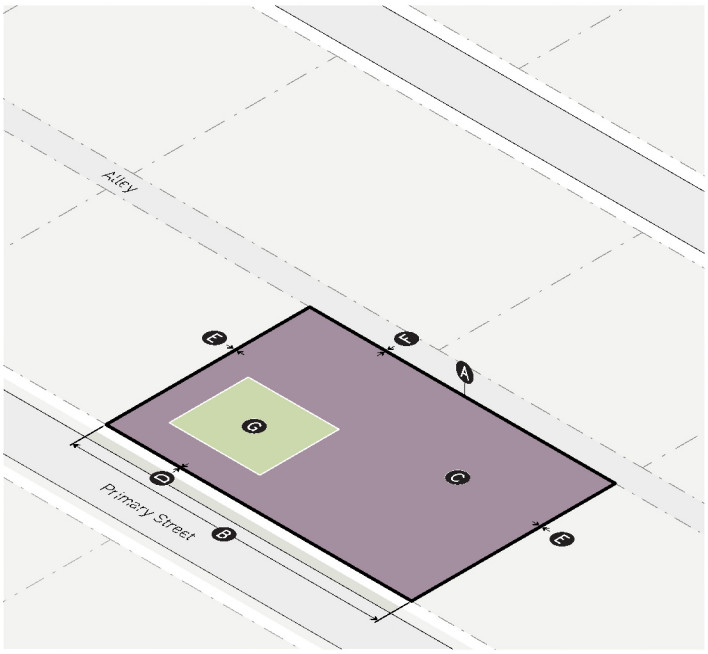
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A Base height in stories (max)	unlimited
Bonus FAR (max)	3.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	4
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

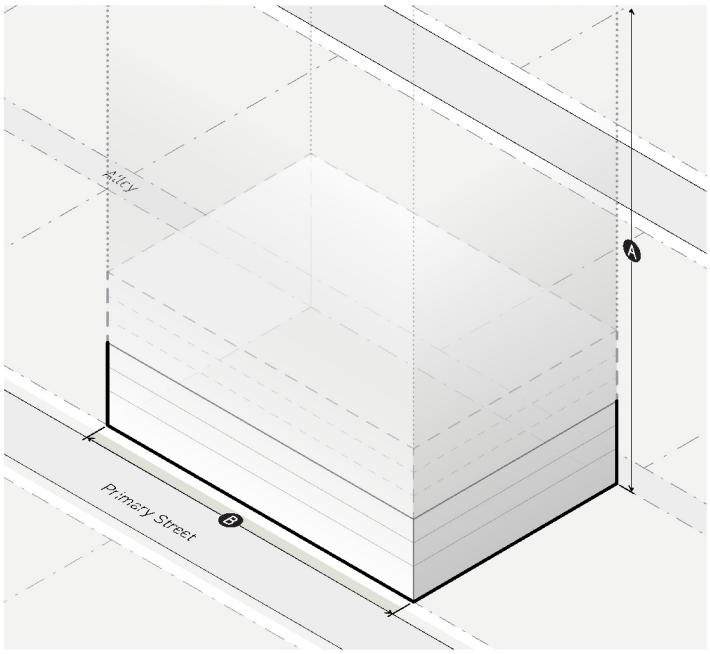
SEC. 2B.10.4. LOW-RISE BROAD 4 (LB4)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

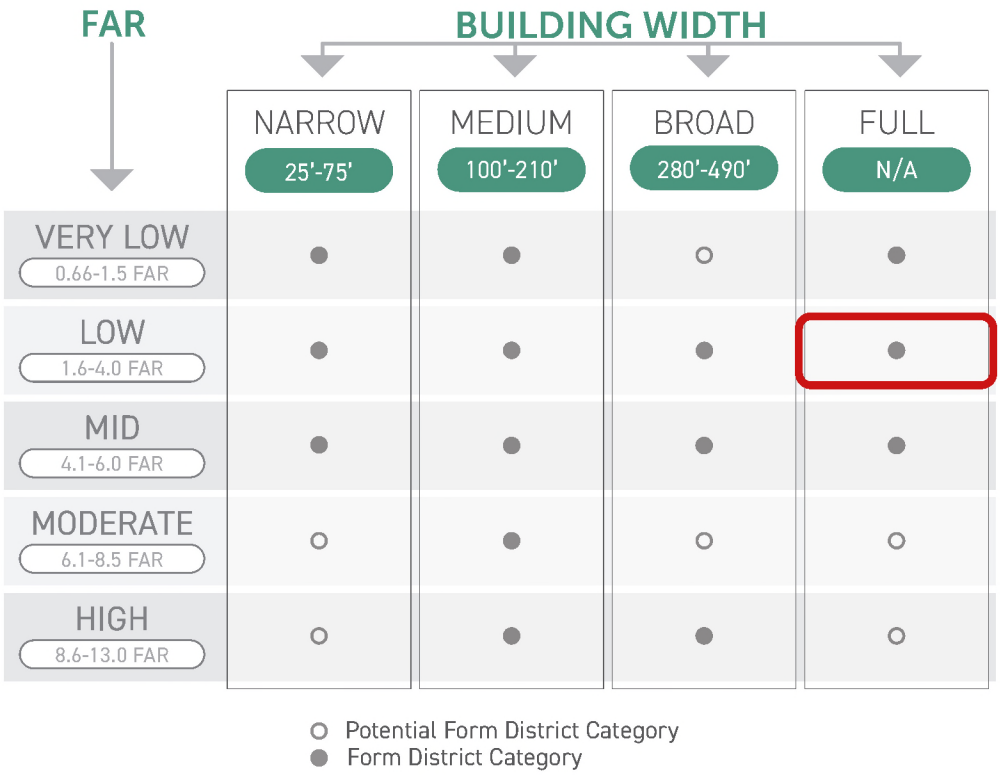
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	2.5
A Base height in stories (max)	4
Bonus FAR (max)	4.0
Bonus height in stories (max)	7
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	6
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	210'
Bonus building width	280'
Building break (min)	15'

DIV. 2B.11. LOW-RISE FULL FORM DISTRICTS

Each Low-Rise Full Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Full" building width category has no maximum building width for the district.



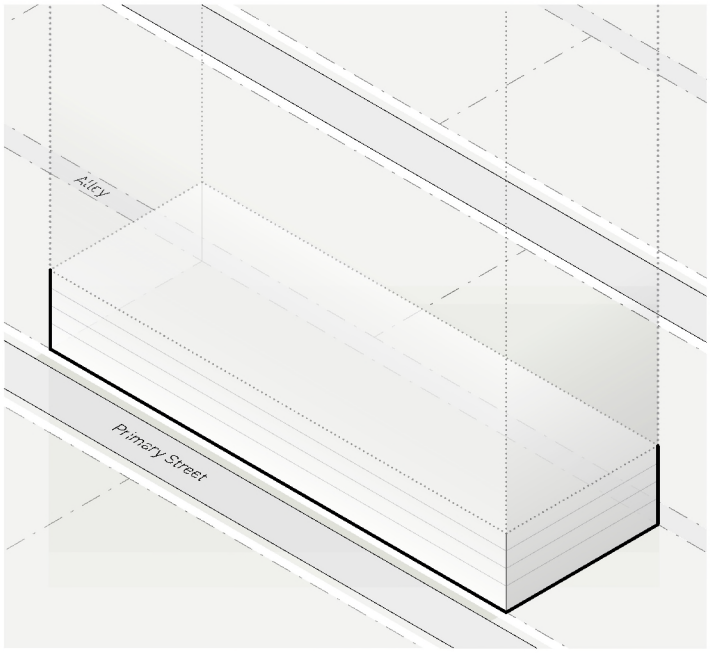
SEC. 2B.11.1. LOW-RISE FULL 1 (LF1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Lot width (min)	n/a
2. COVERAGE	*Div. 2C.2.*
Ⓐ Building coverage (max)	100%
Building setbacks	
Ⓑ Primary street (min)	0'
Side street (min)	0'
Ⓒ Side (min)	0'
Rear (min)	0'
Ⓓ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓖ Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	3.0
City Hall Height Restriction	Yes
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

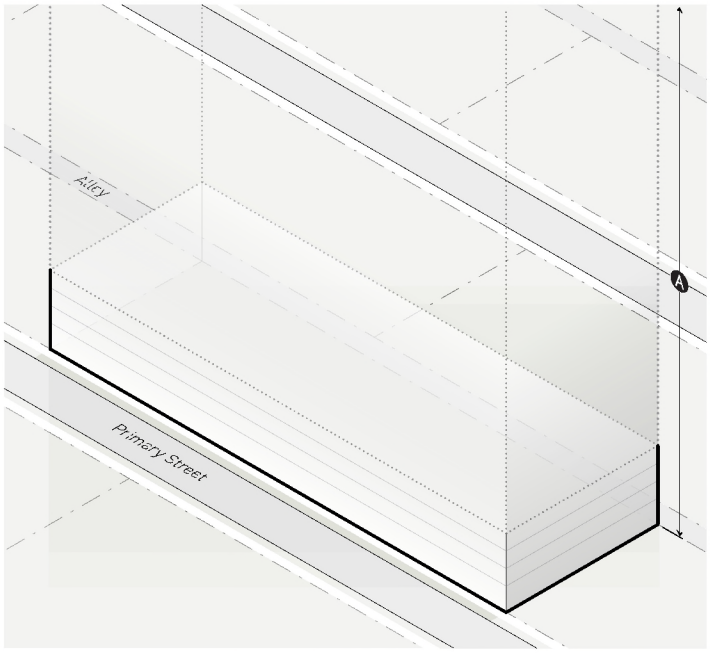
SEC. 2B.11.2. LOW-RISE FULL 2 (LF2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Lot width (min)	n/a
2. COVERAGE	*Div. 2C.2.*
A Building coverage (max)	100%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

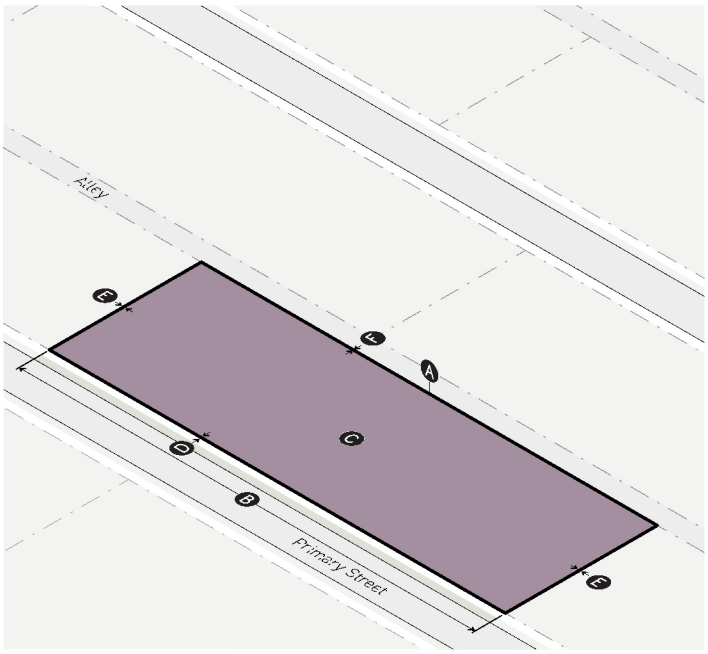
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	3.0
A Height (max)	n/a
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

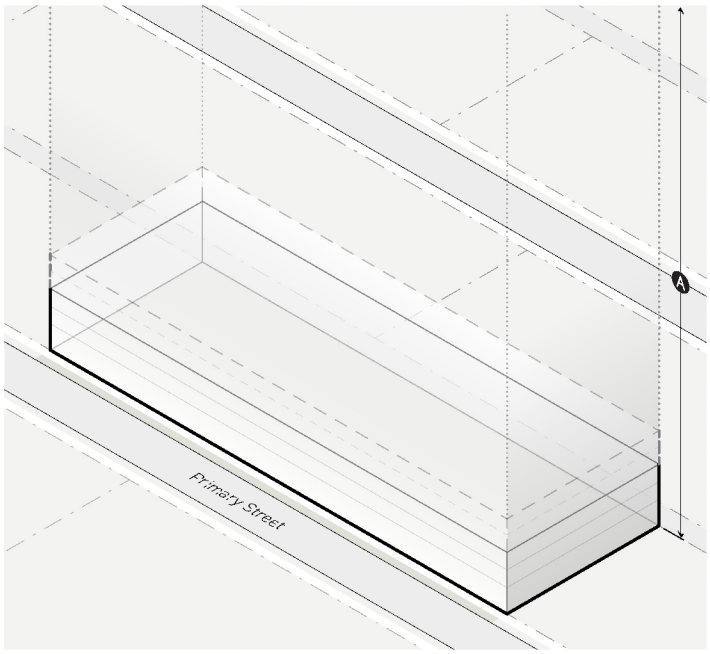
SEC. 2B.11.3. LOW-RISE FULL 3 (LF3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Ⓐ Lot area (min)	1,000 sf
Ⓑ Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
Ⓒ Building coverage (max)	100%
Building setbacks	
Ⓓ Primary street (min)	0'
Side street (min)	0'
Ⓔ Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Ⓕ Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

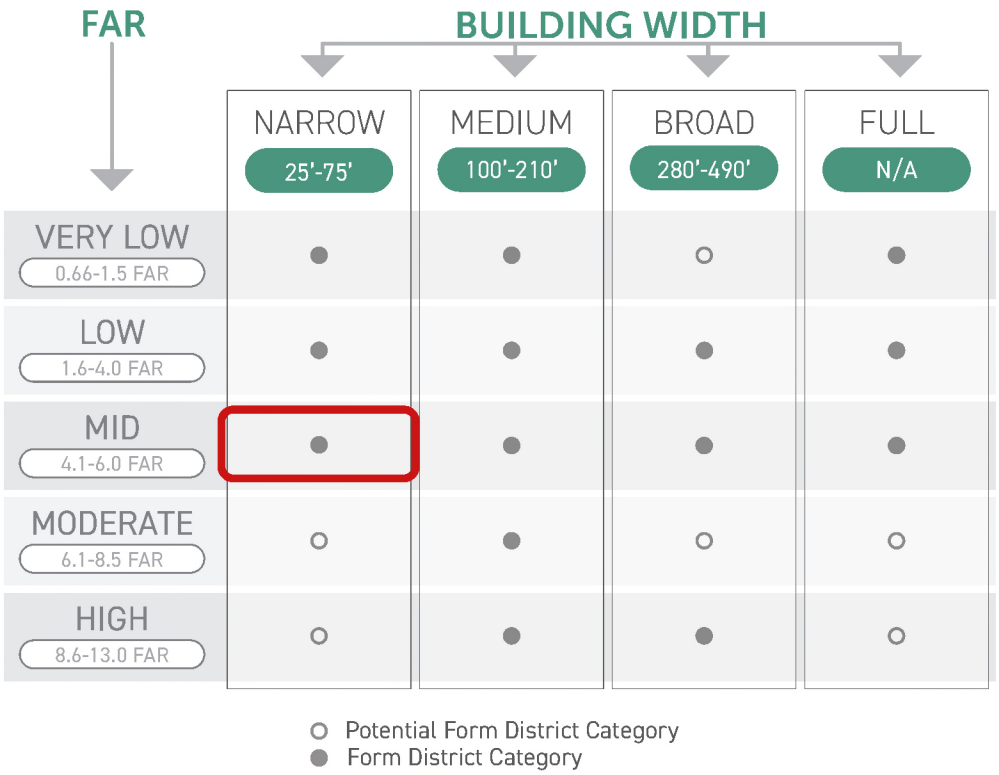
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Ⓐ Base height in stories (max)	unlimited
Bonus FAR (max)	3.0
Bonus height in stories (max)	unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

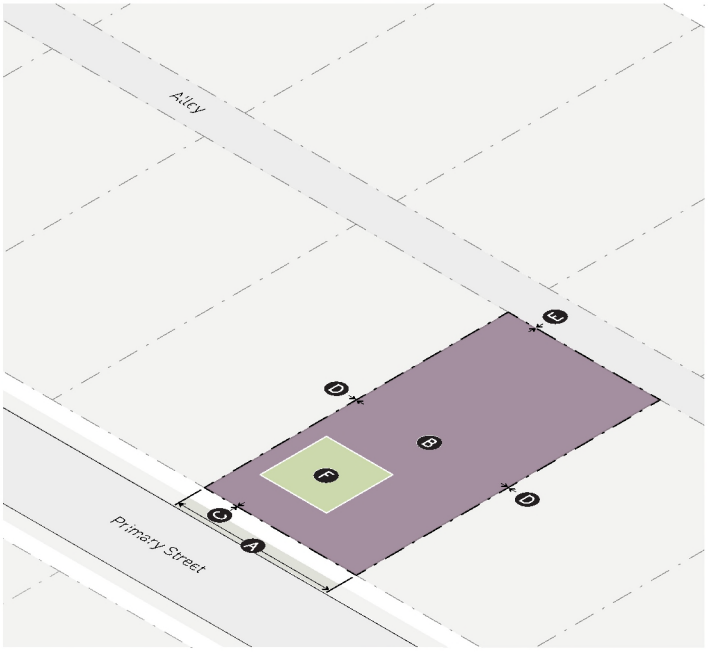
DIV. 2B.12. MID-RISE NARROW FORM DISTRICTS

Each Mid-Rise Narrow Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.



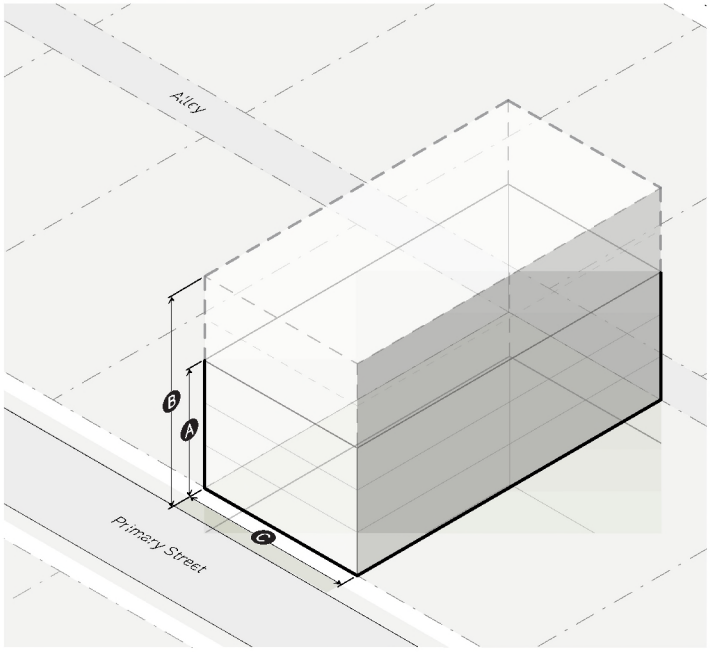
SEC. 2B.12.1. MID-RISE NARROW 1 (MN1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: Alley (min)	0'
Special: Other (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

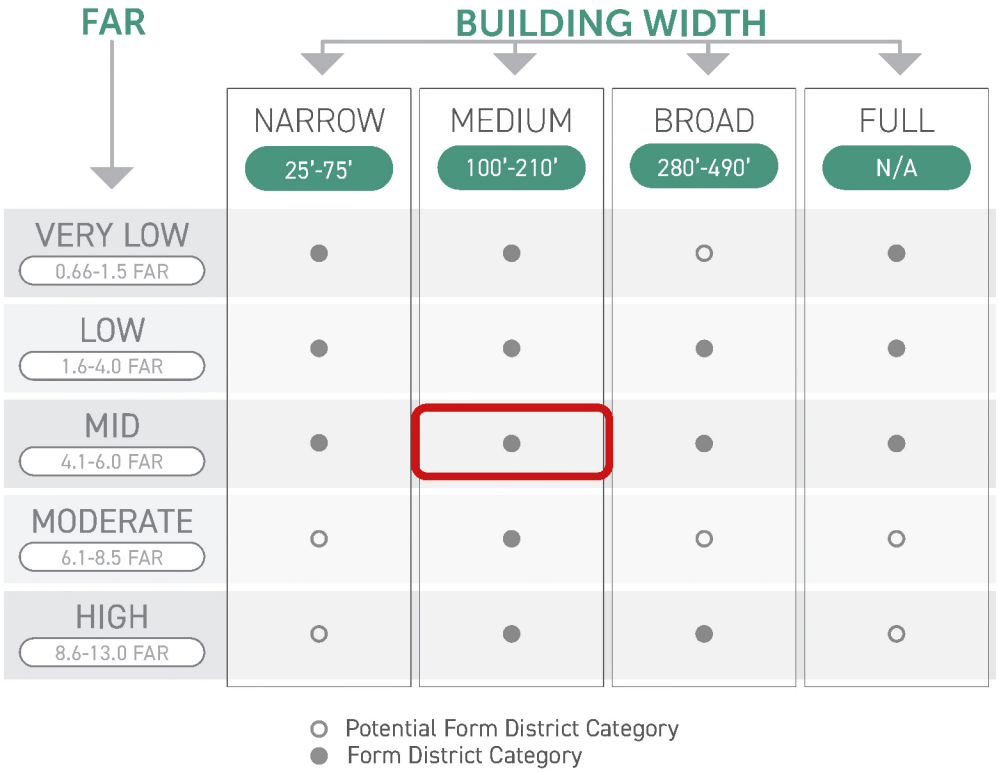
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	2.0
A Base height in stories (max)	3
Bonus FAR (max)	6.0
B Bonus height in stories (max)	5
2. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	75'
Building break (min)	6'

DIV. 2B.13. MID-RISE MEDIUM FORM DISTRICTS

Each Mid-Rise Medium Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.



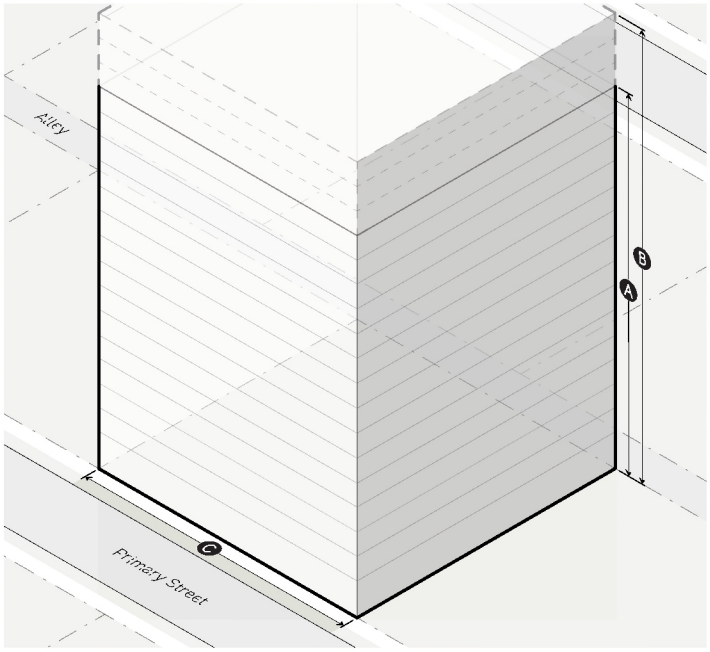
SEC. 2B.13.1. MID-RISE MEDIUM 1 (MM1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

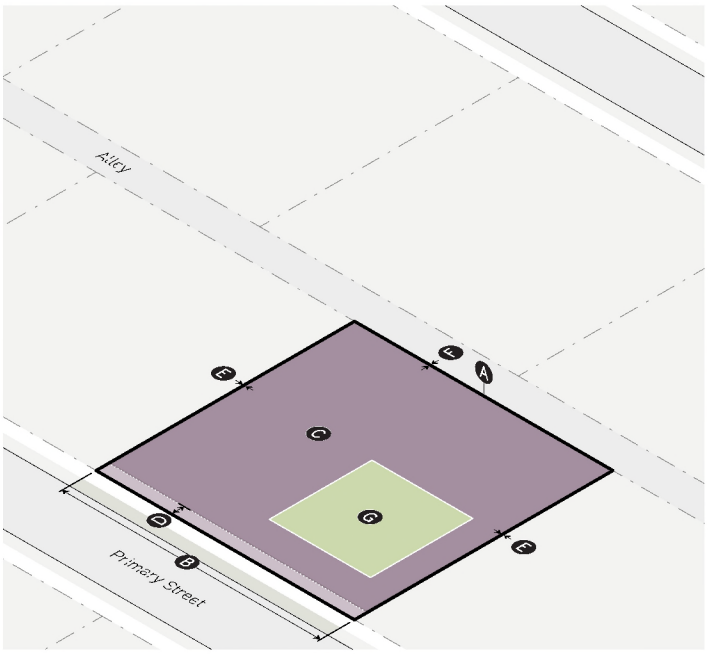
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A Base height in stories (max)	15
Bonus FAR (max)	4.5
B Bonus height in stories (max)	18
2. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	160'
Building break (min)	15'

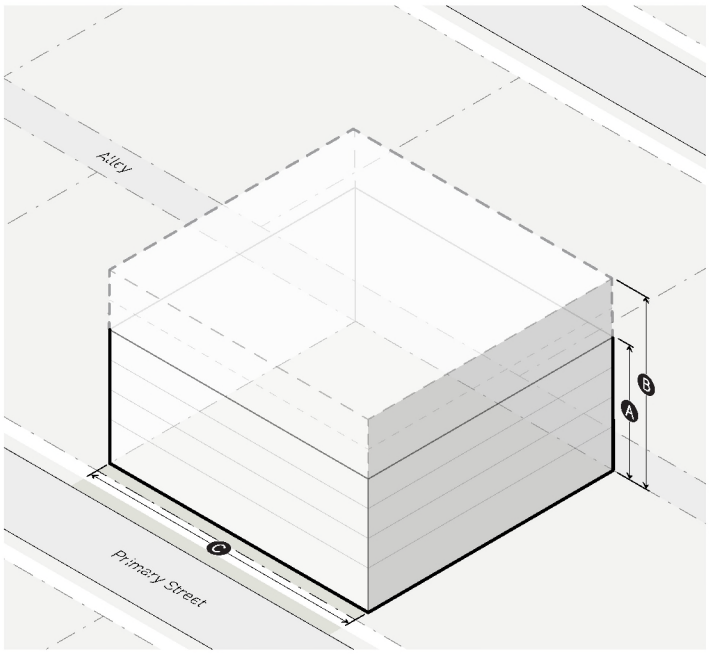
SEC. 2B.13.2. MID-RISE MEDIUM 2 (MM2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	80%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	3'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A Base height in stories (max)	3
Bonus FAR (max)	4.5
B Bonus height in stories (max)	7
Active space floor area exemption (max)	500 SF / 2,000 SF of lot area
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
7 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	100'
Bonus building width	160'
Building break (min)	15'

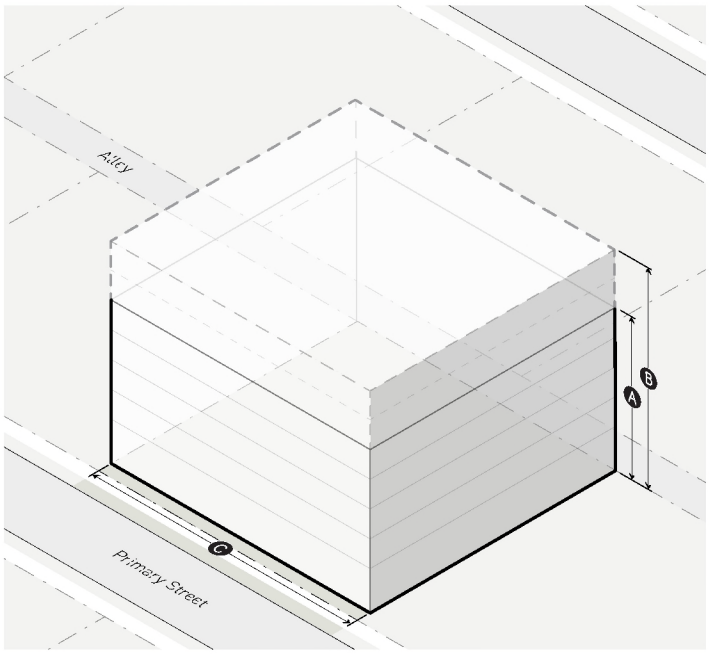
SEC. 2B.13.3. MID-RISE MEDIUM 3 (MM3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Ⓐ **Lot area** (min)	1,000 sf
Ⓑ **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
Ⓒ **Building coverage** (max)	100%
Building setbacks	
Ⓓ Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
Ⓔ Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Ⓕ Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓖ **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

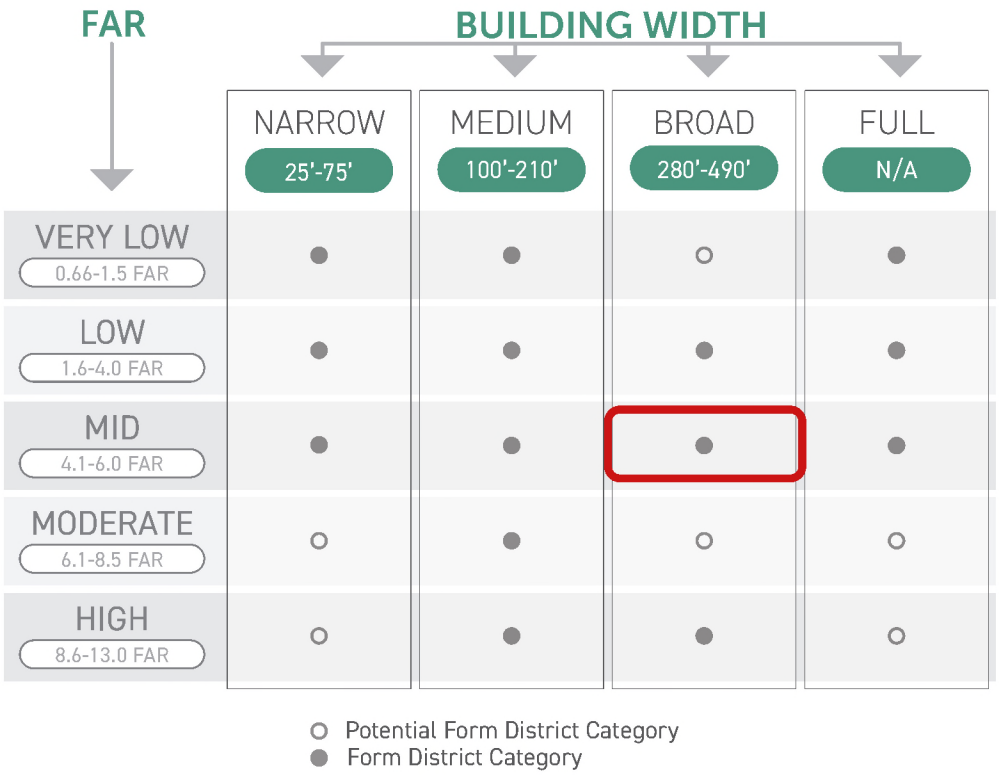
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Ⓐ **Base height in stories** (max)	3
Bonus FAR (max)	5.0
Ⓑ **Bonus height in stories** (max)	8
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
8 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ **Building width** (max)	
Base building width	140'
Bonus building width	210'
Building break (min)	15'

DIV. 2B.14. MID-RISE BROAD FORM DISTRICTS

Each Mid-Rise Broad Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.



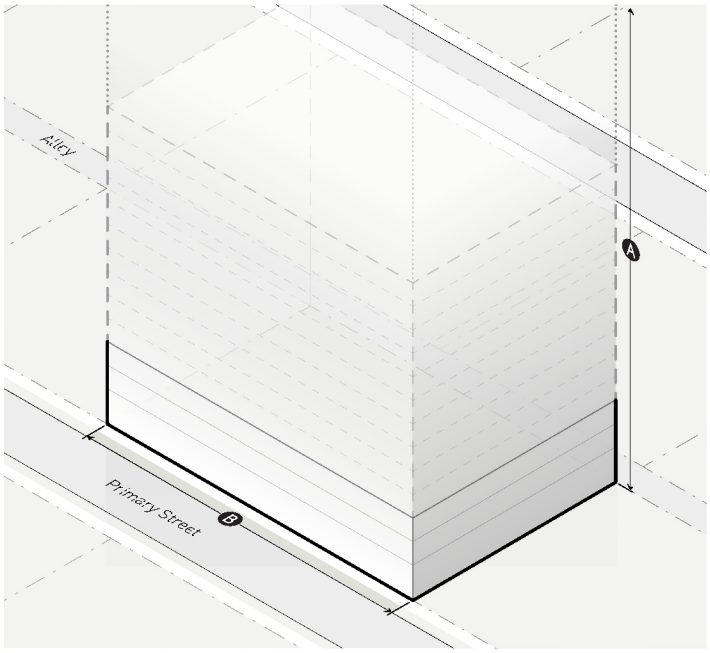
SEC. 2B.14.1. MID-RISE BROAD 1 (MB1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	280'
Building break (min)	25'

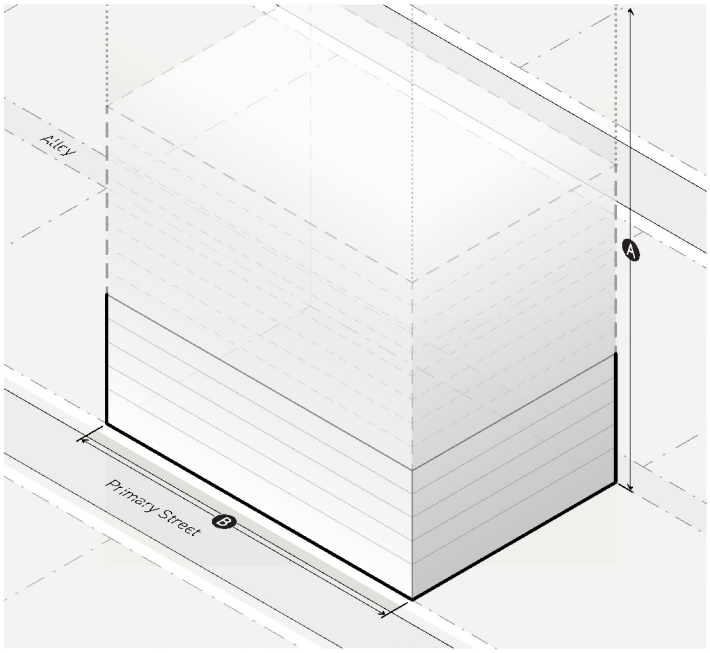
SEC. 2B.14.2. MID-RISE BROAD 2 (MB2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

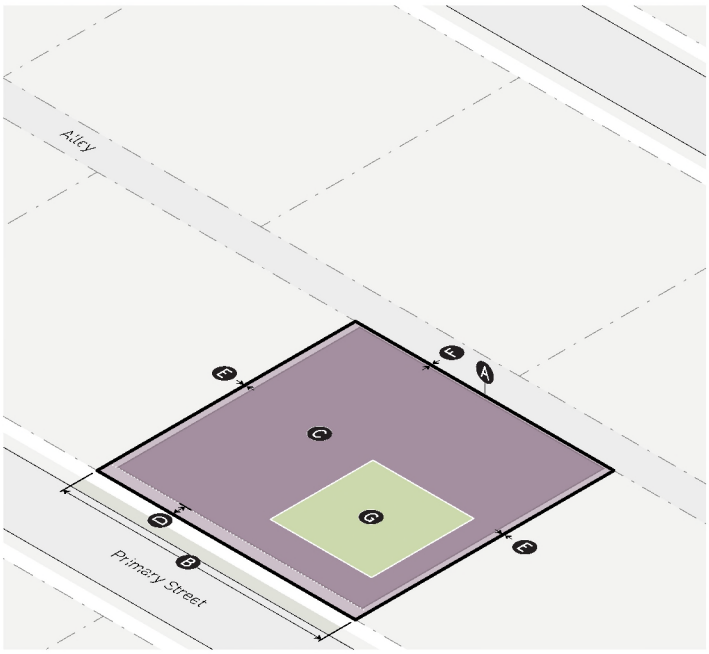
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.0
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	280'
Building break (min)	25'

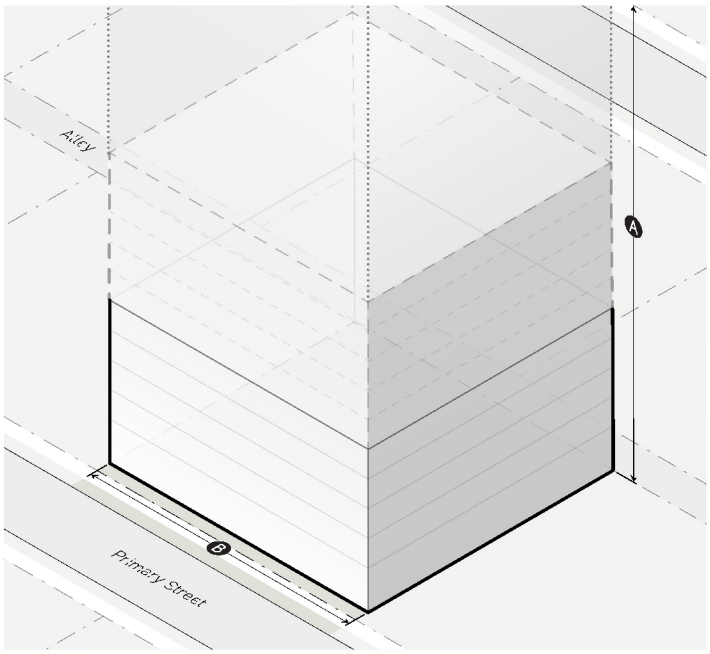
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	1.5
A Base height in stories (max)	Unlimited
Bonus FAR (max)	6.0
B Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
9 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	140'
Bonus building width	280'
Building break (min)	15'

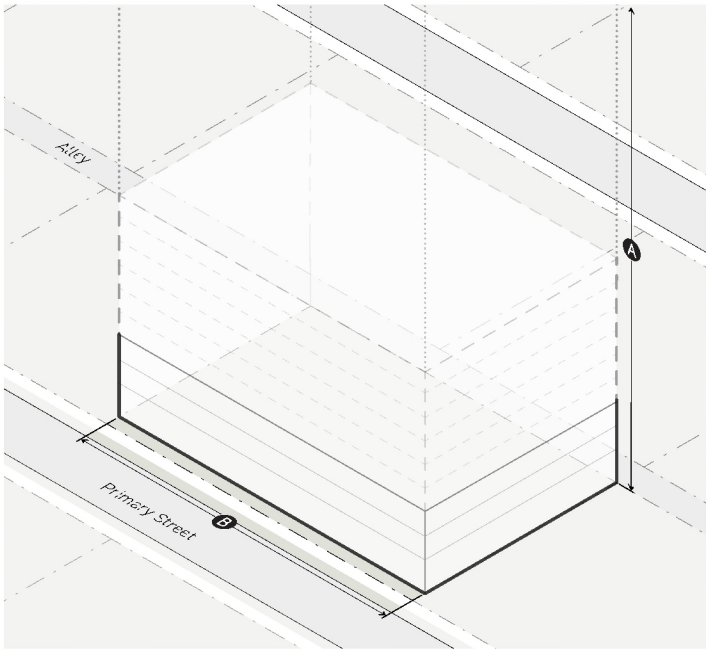
SEC. 2B.14.4. MID-RISE BROAD 4 (MB4)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.5
A Base height in stories (max)	5
Bonus FAR (max)	5.0
Bonus height in stories (max)	8
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	7
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	
Base building width	160'
Bonus building width	280'
Building break (min)	15'

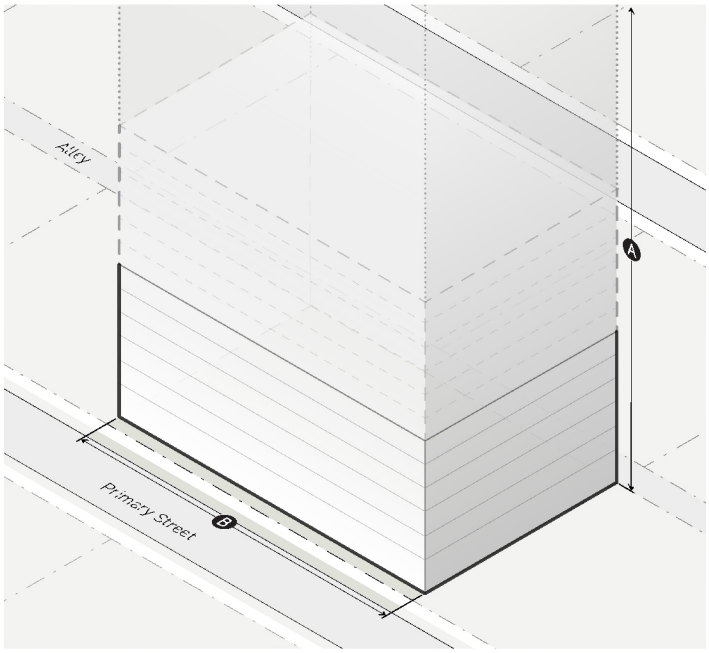
SEC. 2B.14.5. MID-RISE BROAD 5 (MB5)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

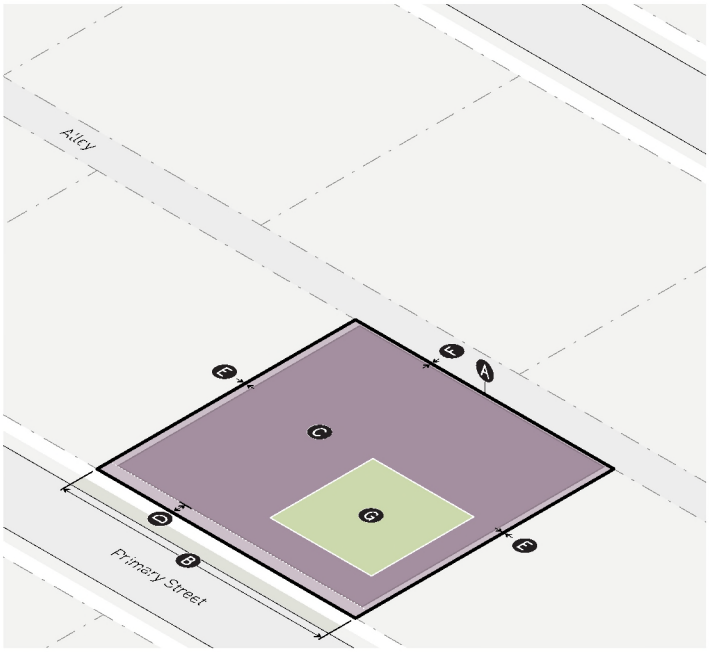
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.5
A Base height in stories (max)	unlimited
Bonus FAR (max)	6.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	8
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	
Base building width	160'
Bonus building width	280'
Building break (min)	15'

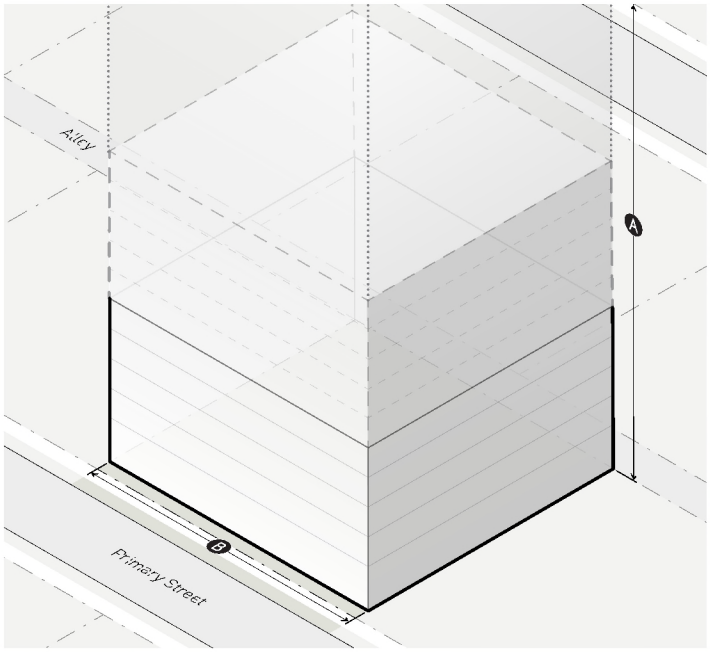
SEC. 2B.14.6. MID-RISE BROAD 6 (MB6)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	30%
Residential amenity space (min)	10%

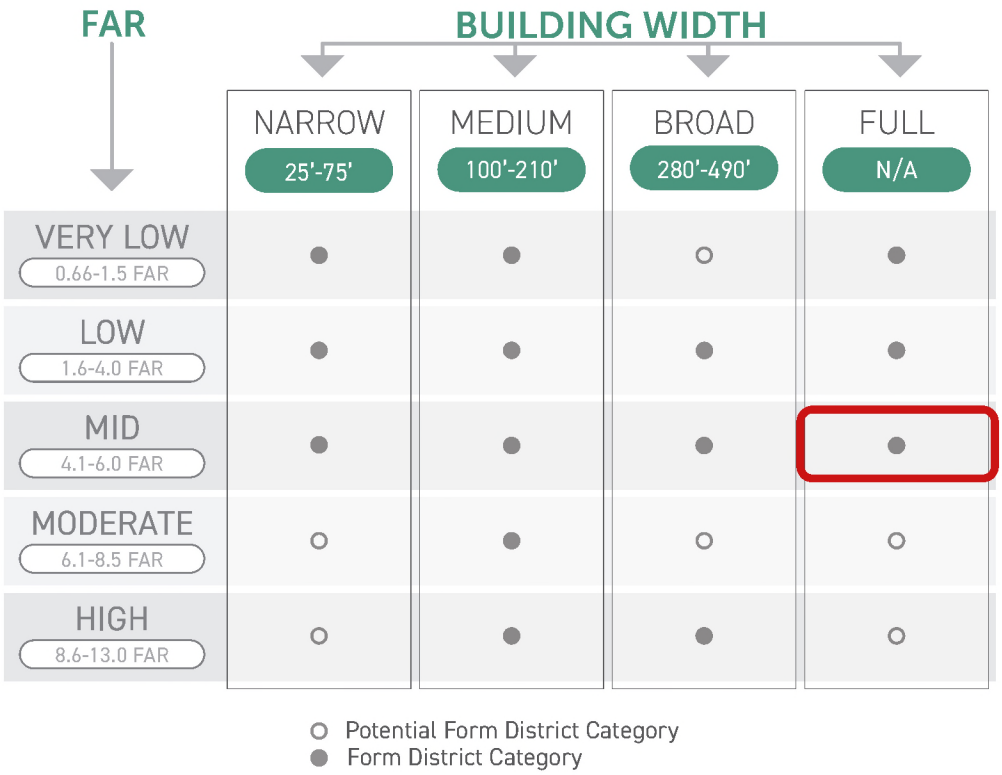
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A Base height in stories (max)	Unlimited
Bonus FAR (max)	5.0
B Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
8 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	
Base building width	210'
Bonus building width	350'
Building break (min)	15'

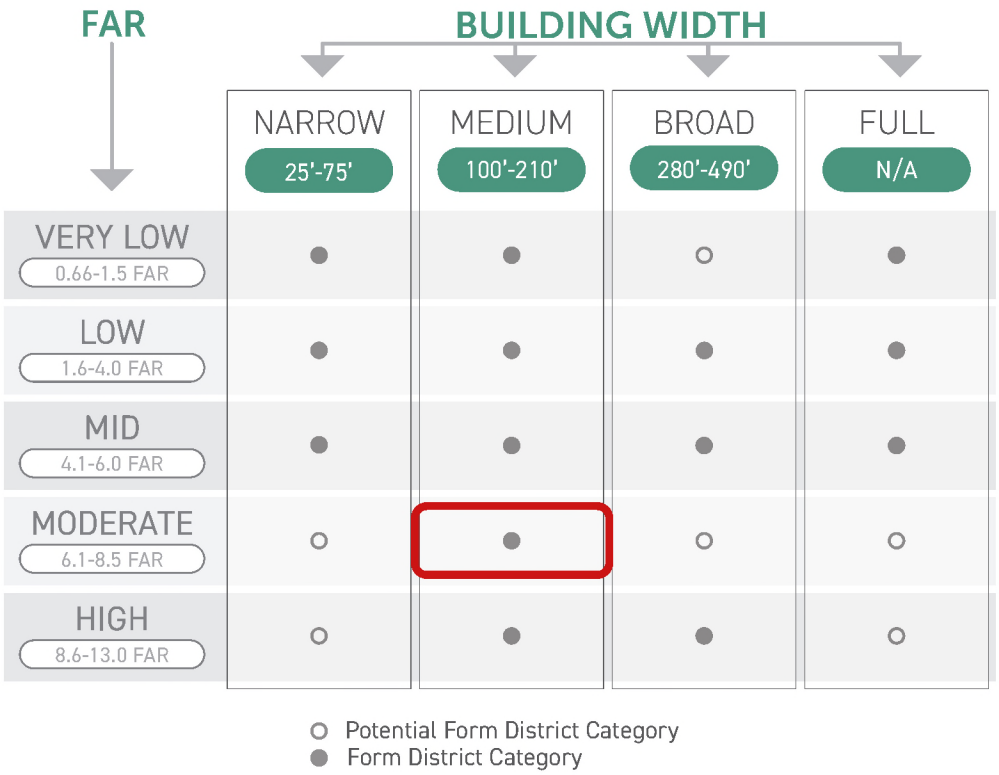
DIV. 2B.15. MID-RISE FULL FORM DISTRICTS

Each Mid-Rise Full Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Full" building width category has no maximum building width for the district.



DIV. 2B.16. MODERATE-RISE MEDIUM FORM DISTRICTS

Each Moderate-Rise Medium Form District occurs within the ranges specified below. The “Moderate” FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.



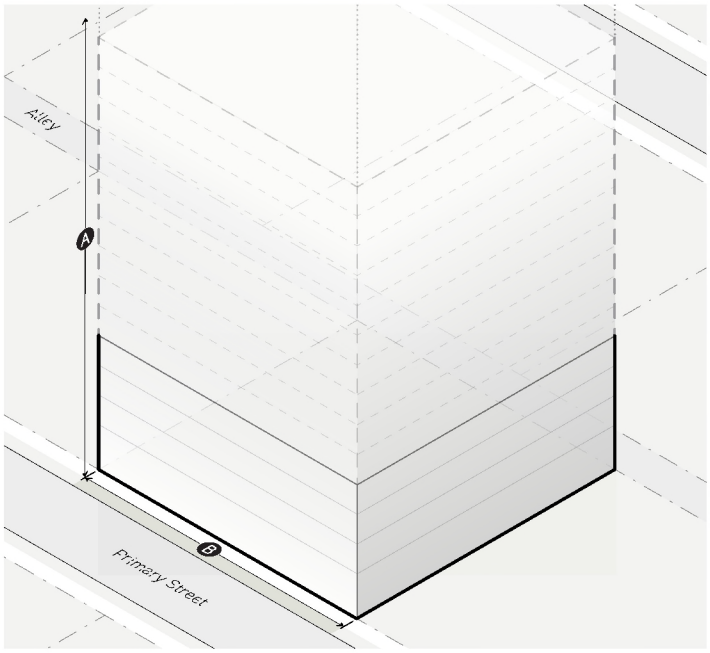
SEC. 2B.16.1. MODERATE-RISE MEDIUM 1 (DM1)

A. Lot Parameters



1. LOT SIZE		*Div. 2C.1.*
	Lot area (min)	n/a
A	Lot width (min)	25'
2. COVERAGE		*Div. 2C.2.*
B	Building coverage (max)	90%
	Building setbacks	
C	Primary street (min)	0'
	Side street (min)	0'
D	Side (min)	0'
	Rear (min)	0'
E	Alley (min)	0'
	Special: Alley (min)	0'
	Special: Other (min)	0'
3. AMENITY		*Div. 2C.3.*
F	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		*Div. 2C.4.*
	Base FAR (max)	3.0
A	Height (max)	n/a
	Bonus FAR (max)	8.0
2. BUILDING MASS		*Div. 2C.6.*
B	Building width (max)	210'
	Building break (min)	15'

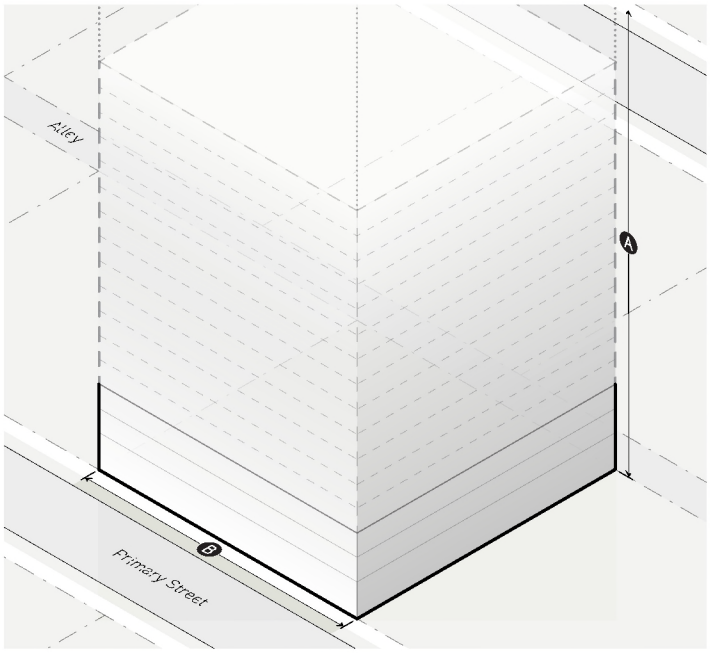
SEC. 2B.16.2. MODERATE-RISE MEDIUM 2 (DM2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Ⓐ Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	90%
Building setbacks	
Ⓒ Primary street (min)	0'
Side street (min)	0'
Ⓓ Side (min)	0'
Rear (min)	0'
Ⓔ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓕ Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	2.0
Ⓐ Height (max)	n/a
Bonus FAR (max)	8.5
2. BUILDING MASS	*Div. 2C.6.*
Ⓓ Building width (max)	160'
Building break (min)	15'

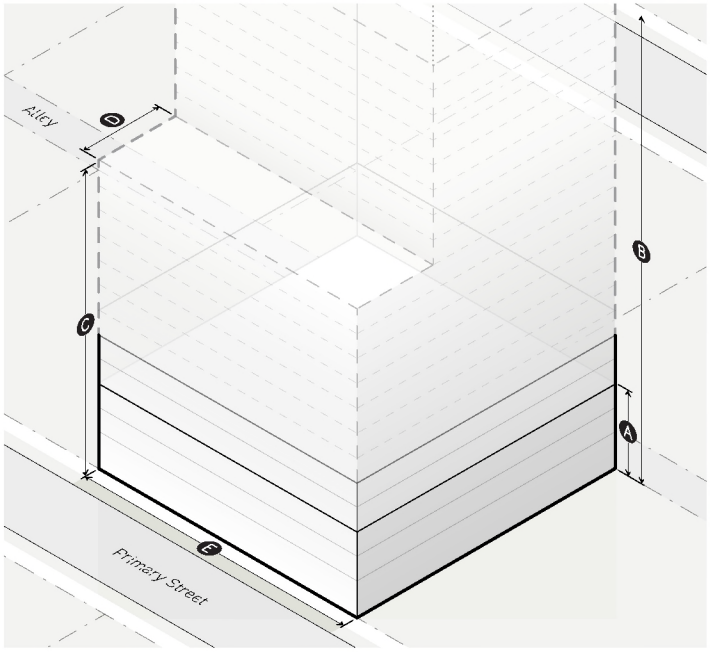
SEC. 2B.16.3. MODERATE-RISE MEDIUM 3 (DM3)

A. Lot Parameters



1. LOT SIZE		*Div. 2C.1.*
	Lot area (min)	n/a
A	**Lot width** (min)	25'
2. COVERAGE		*Div. 2C.2.*
B	**Building coverage** (max)	100%
	Building setbacks	
C	Primary street (min)	0'
	Side street (min)	0'
D	Side (min)	0'
	Rear (min)	0'
E	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		*Div. 2C.3.*
F	**Lot amenity space** (min)	10%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		*Div. 2C.4.*
	Base FAR (max)	3.0
A	**Height in stories (min)**	3
B	**Height** (max)	n/a
	Bonus FAR (max)	8.5
2. UPPER-STORY BULK		*Div. 2C.5.*
	Street step-back	
C	Stories without step-back (min/max)	2/12
D	Primary street step-back depth (min)	30'
	Side street step-back depth (min)	30'
3. BUILDING MASS		*Div. 2C.6.*
E	**Building width** (max)	160'
	Building break (min)	15'

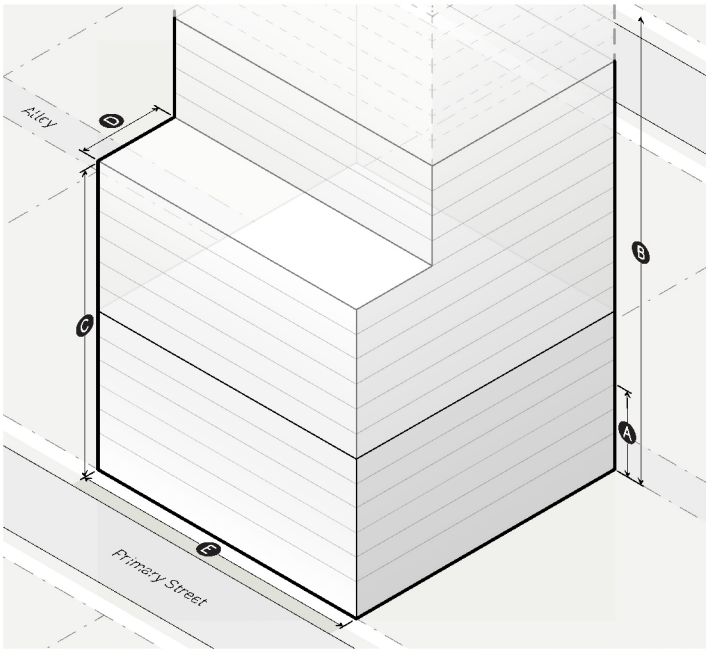
SEC. 2B.16.4. MODERATE-RISE MEDIUM 4 (DM4)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Ⓐ Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	100%
Building setbacks	
Ⓒ Primary street (min)	0'
Side street (min)	0'
Ⓓ Side (min)	0'
Rear (min)	0'
Ⓔ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓕ Lot amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	6.0
Ⓐ Height in stories (min)	6
Ⓑ Height (max)	n/a
Bonus FAR (max)	8.5
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Ⓓ Stories without step-back (min/max)	2/12
Ⓔ Primary street step-back depth (min)	30'
Side street step-back depth (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
Ⓕ Building width (max)	160'
Building break (min)	15'

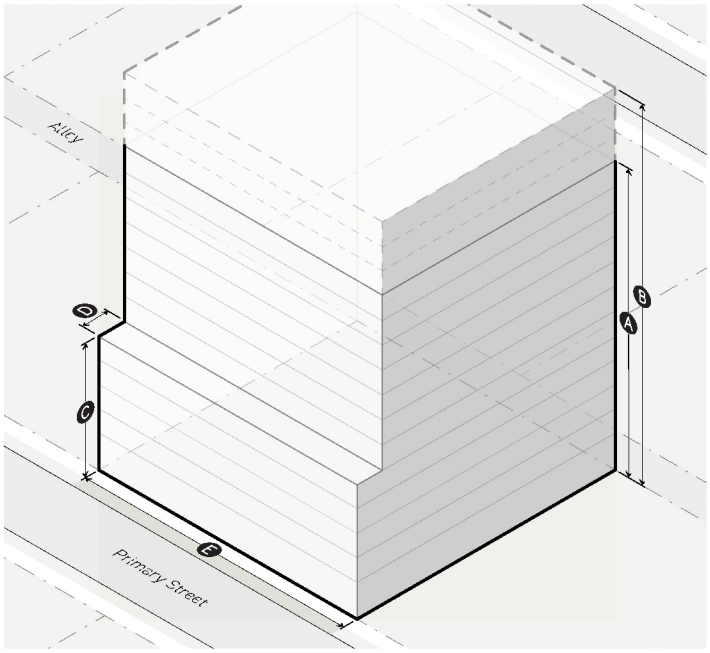
SEC. 2B.16.5. MODERATE-RISE MEDIUM 5 (DM5)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Ⓐ Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	100%
Building setbacks	
Ⓒ Primary street (min)	0'
Side street (min)	0'
Ⓓ Side (min)	0'
Rear (min)	0'
Ⓔ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓕ Lot Amenity space (min)	10%
Residential amenity space (min)	10%

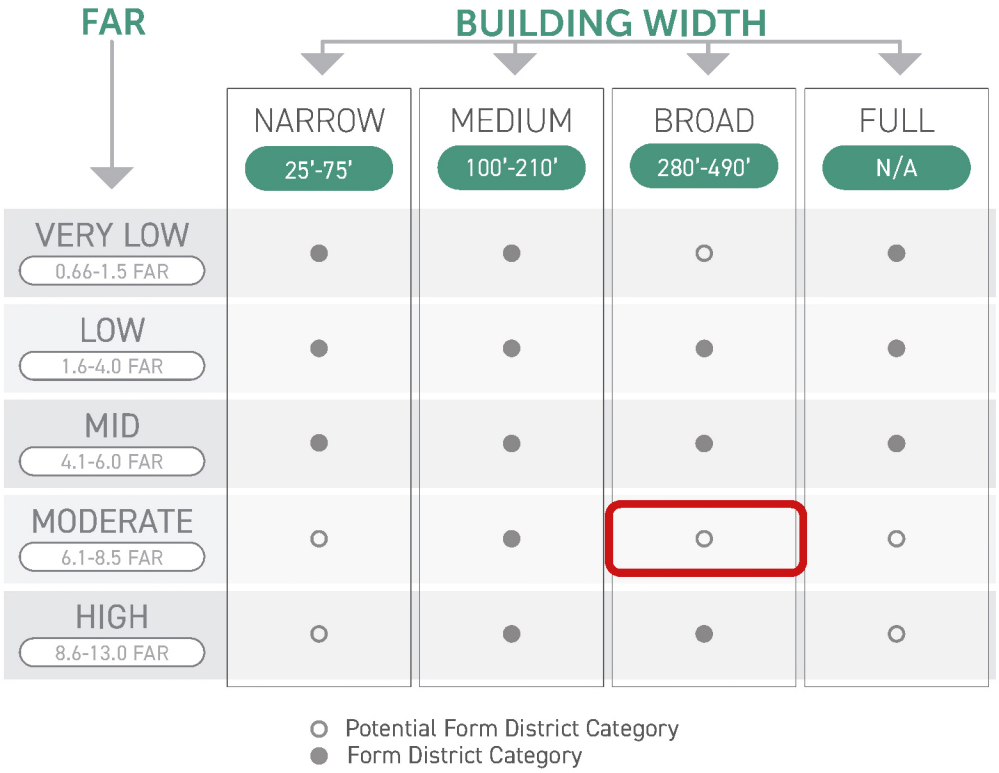
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	6.0
Ⓐ Base height in stories (max)	12
Bonus FAR (max)	8.5
Ⓑ Bonus height in stories (max)	15
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Ⓒ Stories without step-back (min/max)	2/5
Ⓓ Primary street step-back depth (min)	10'
Side street step-back depth (min)	10'
3. BUILDING MASS	*Div. 2C.6.*
Ⓔ Building width (max)	160'
Building break (min)	15'

DIV. 2B.17. MODERATE-RISE BROAD FORM DISTRICTS

Each Moderate-Rise Broad Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.



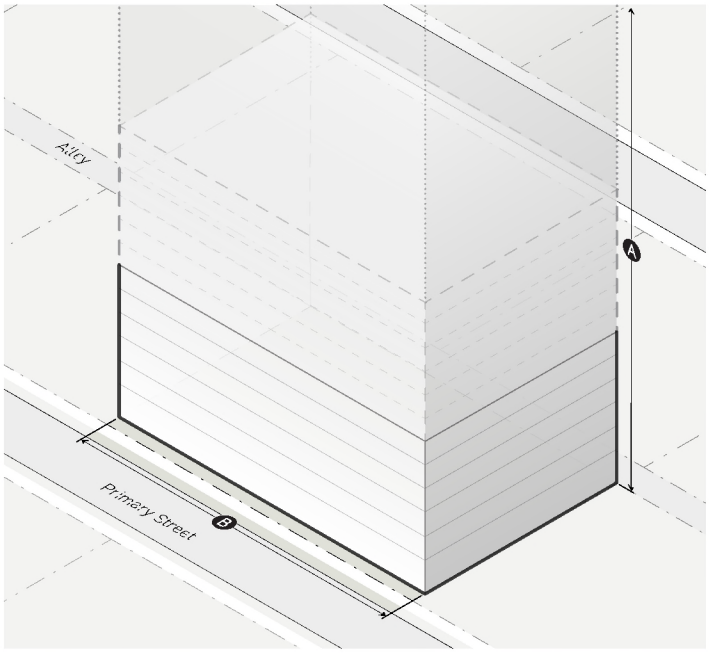
SEC. 2B.17.1. MODERATE-RISE BROAD 1 (DB1)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	6.0
A Base height in stories (max)	unlimited
Bonus FAR (max)	8.5
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
9 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

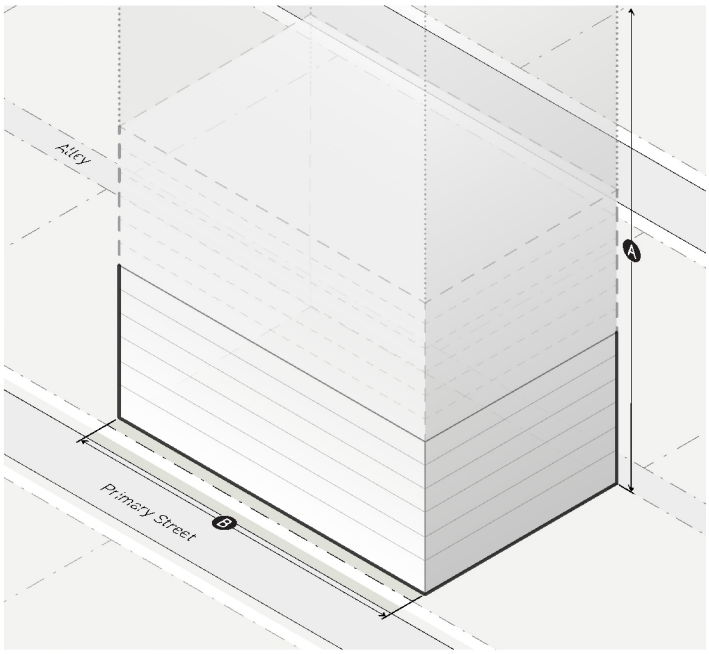
SEC. 2B.17.2. MODERATE-RISE BROAD 2 (DB2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

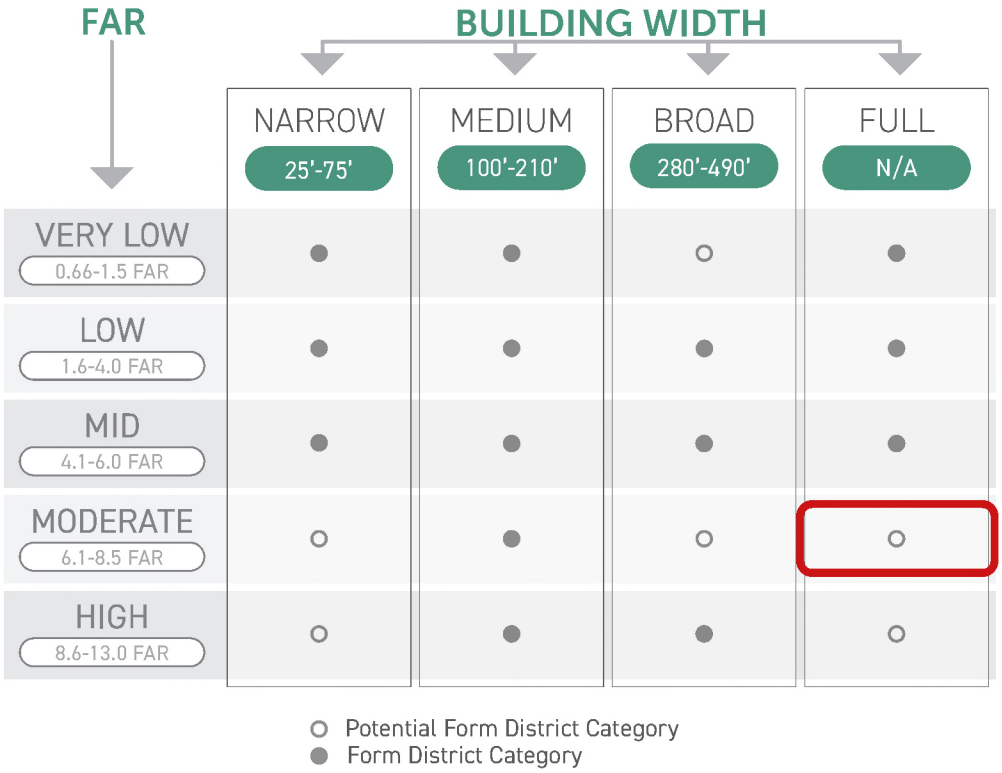
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	8.5
A **Base height in stories** (max)	unlimited
Bonus FAR (max)	10.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
9 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

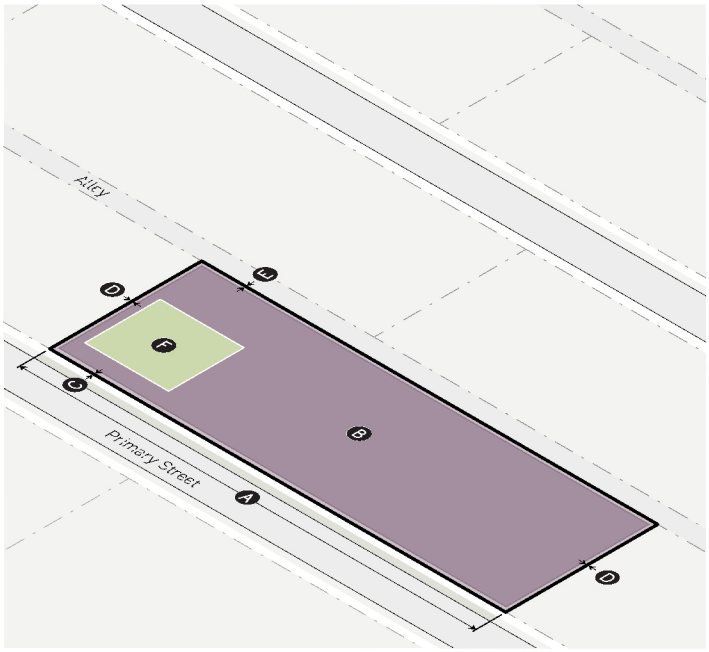
DIV. 2B.18. MODERATE-RISE FULL FORM DISTRICTS

Each Moderate-Rise Full Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Full" building width category has no maximum building width for the district.



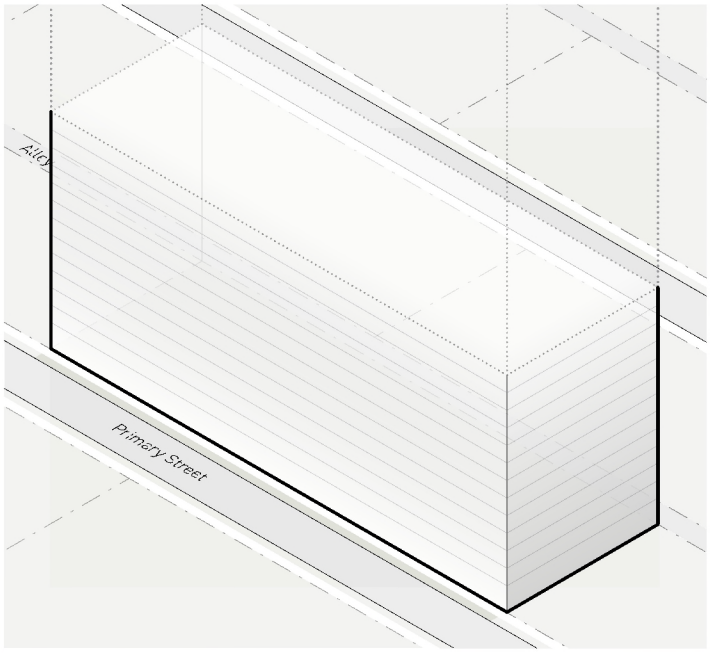
SEC. 2B.18.1. MODERATE-RISE FULL 1 (DF1)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	95%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

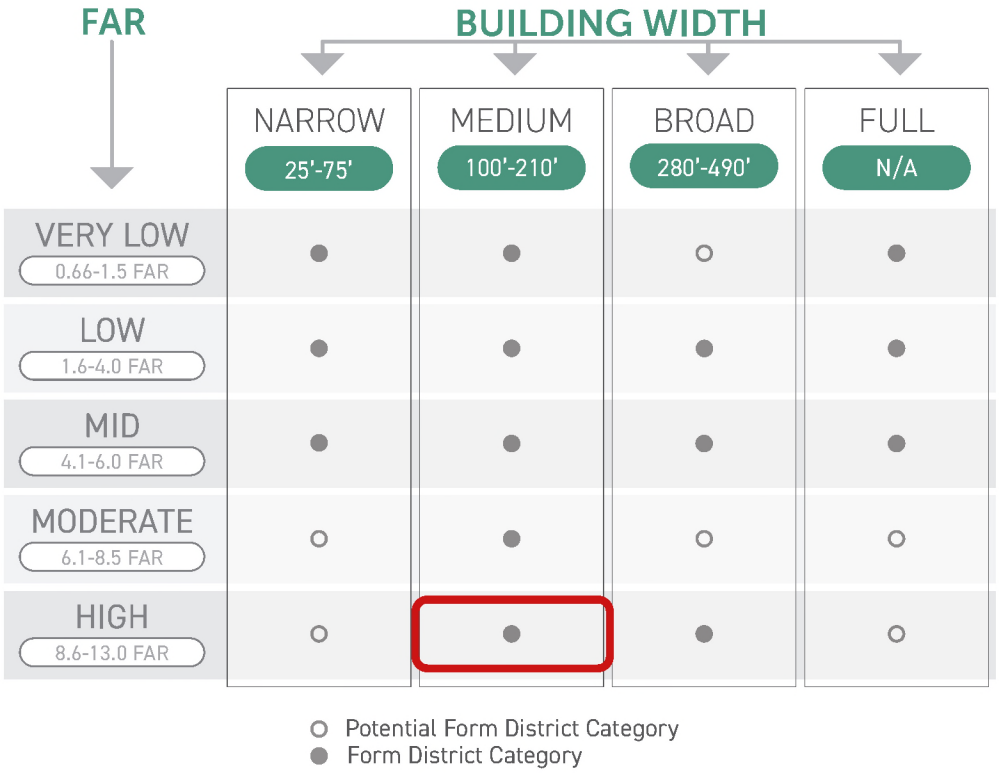
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	6.5
City Hall Height Restriction	Yes
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

DIV. 2B.19. HIGH-RISE MEDIUM FORM DISTRICTS

Each High-Rise Medium Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.



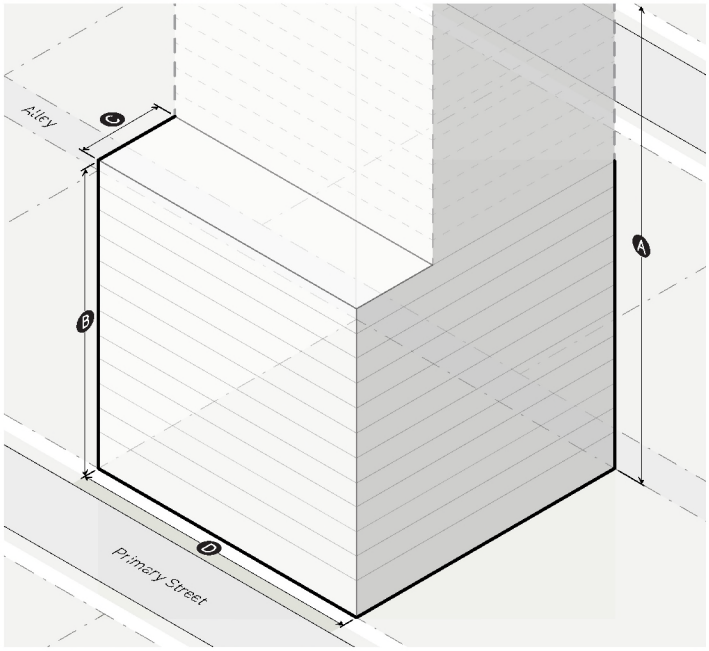
SEC. 2B.19.1. HIGH-RISE MEDIUM 1 (HM1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
Ⓐ Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	100%
Building setbacks	
Ⓒ Primary street (min)	0'
Side street (min)	0'
Ⓓ Side (min)	0'
Rear (min)	0'
Ⓔ Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
Ⓕ Lot amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.0
Ⓐ Height in stories (max)	n/a
Bonus FAR (max)	13.0
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Ⓑ Stories without step-back (min/max)	2/12
Ⓒ Primary street step-back depth (min)	30'
Side street step-back depth (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
Ⓓ Building width (max)	210'
Building break (min)	15'

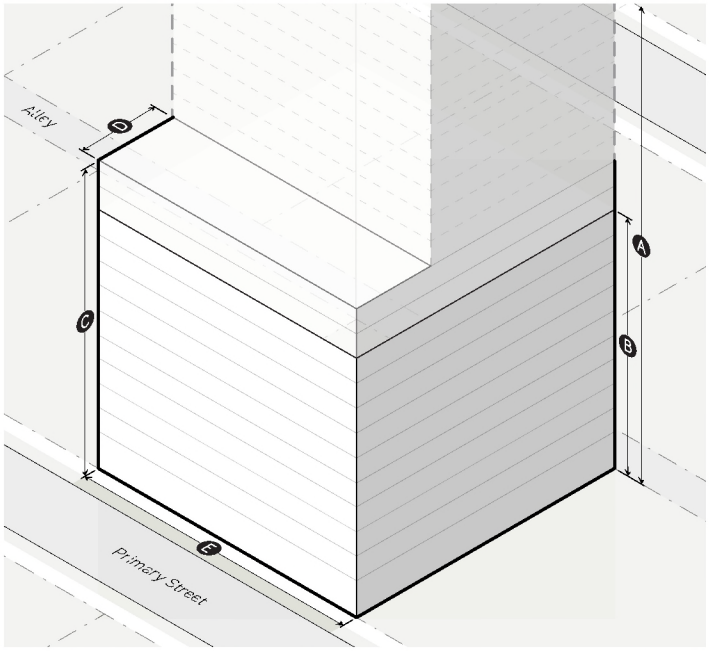
SEC. 2B.19.2. HIGH-RISE MEDIUM 2 (HM2)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

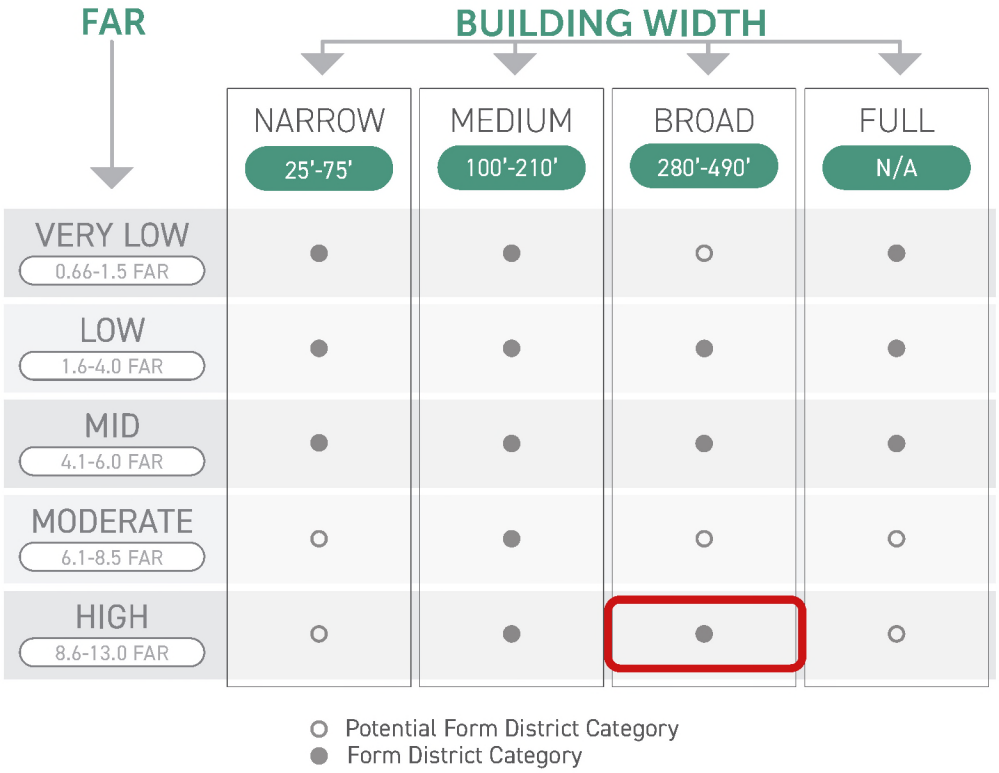
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	6.0
A Height in stories (max)	n/a
B Height in stories (min)	10
Bonus FAR (max)	13.0
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
C Stories without step-back (min/max)	2/12
D Primary street step-back depth (min)	30'
Side street step-back depth (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
E Building width (max)	210'
Building break (min)	15'

DIV. 2B.20. HIGH-RISE BROAD FORM DISTRICTS

Each High-Rise Broad Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.



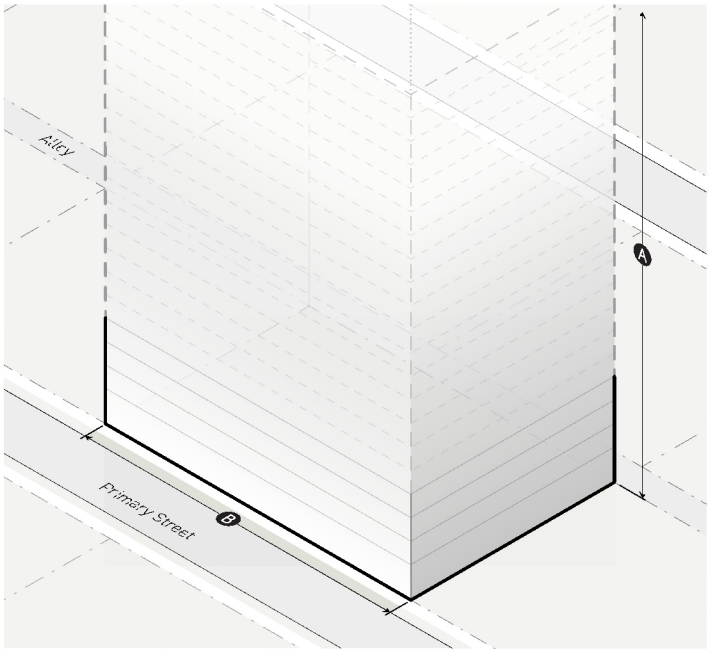
SEC. 2B.20.1. HIGH-RISE BROAD 1 (HB1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.0
A Height (max)	n/a
Bonus FAR (max)	10.0
2. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	350'
Building break (min)	25'

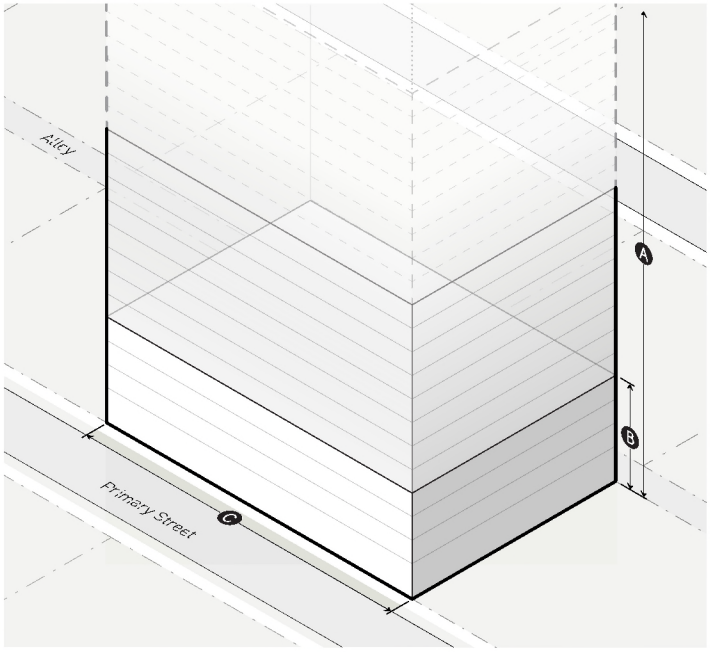
SEC. 2B.20.2. HIGH-RISE BROAD 2 (HB2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	6.0
A Height (max)	n/a
B Height in stories (min)	4
Bonus FAR (max)	10.0
2. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	350'
Building break (min)	25'

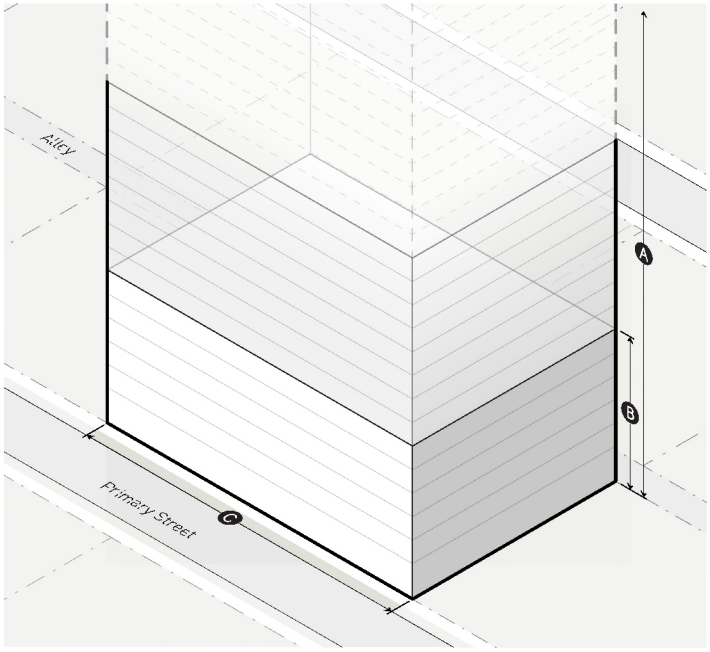
SEC. 2B.20.3. HIGH-RISE BROAD 3 (HB3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	7.0
A Height (max)	n/a
B Height in stories (min)	6
Bonus FAR (max)	13.0
2. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	350'
Building break (min)	25'

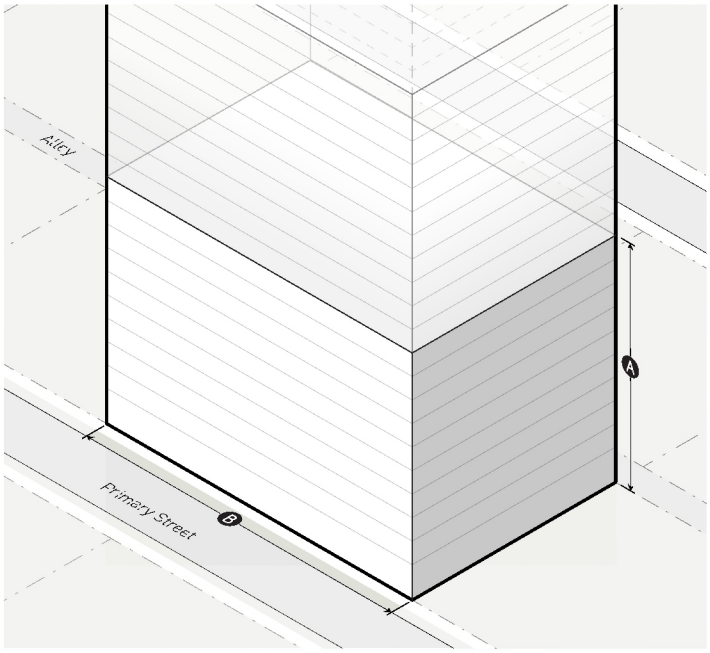
SEC. 2B.20.4. HIGH-RISE BROAD 4 (HB4)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	*Div. 2C.2.*
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	9.0
City Hall Height Restriction	Yes
A Height in stories (min)	10
Bonus FAR (max)	13.0
2. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	350'
Building break (min)	25'

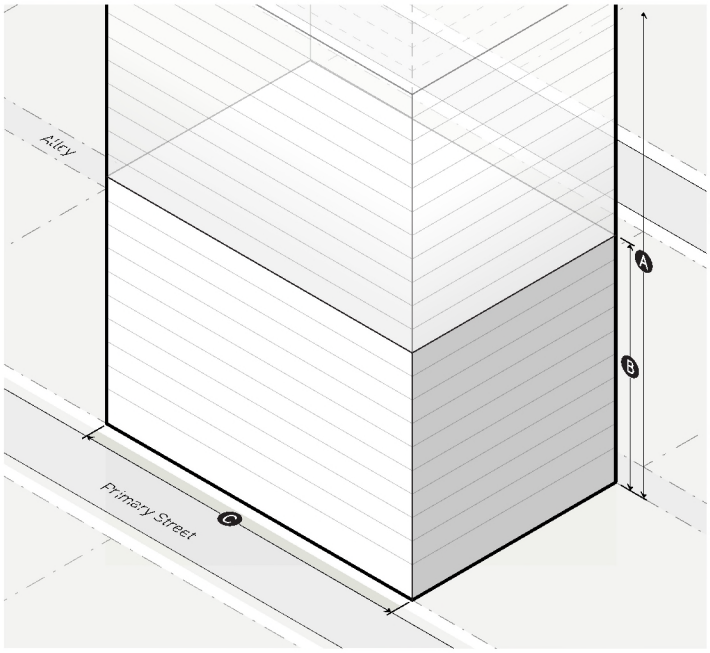
SEC. 2B.20.5. HIGH-RISE BROAD 5 (HB5)

A. Lot Parameters



1. LOT SIZE		*Div. 2C.1.*
	Lot area (min)	n/a
A	**Lot width** (min)	25'
2. COVERAGE		*Div. 2C.2.*
B	**Building coverage** (max)	100%
	Building setbacks	
C	Primary street (min)	0'
	Side street (min)	0'
D	Side (min)	0'
	Rear (min)	0'
E	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		*Div. 2C.3.*
F	**Lot amenity space** (min)	20%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		*Div. 2C.4.*
	Base FAR (max)	9.0
A	**Height** (max)	n/a
B	**Height in stories** (min)	10
	Bonus FAR (max)	13.0
2. BUILDING MASS		*Div. 2C.6.*
C	**Building width** (max)	350'
	Building break (min)	25'

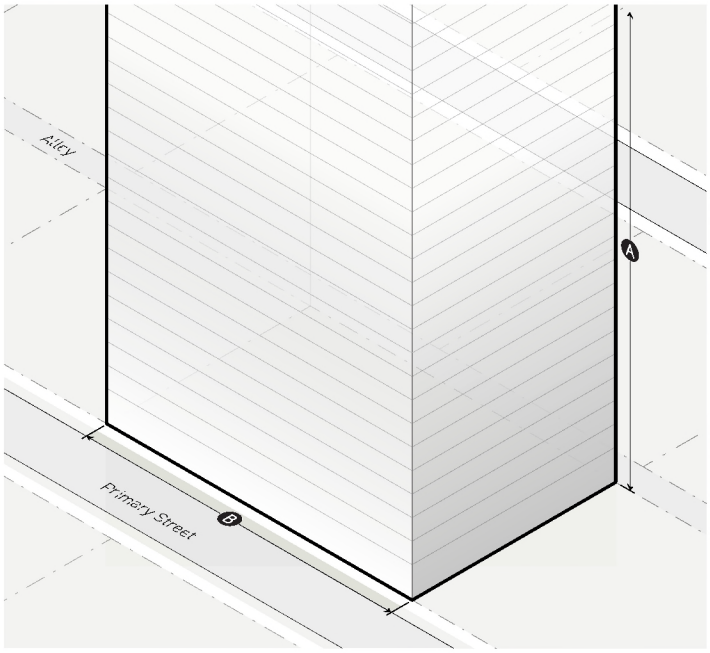
SEC. 2B.20.6. HIGH-RISE BROAD 6 (HB6)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
A **Lot width** (min)	25'
2. COVERAGE	*Div. 2C.2.*
B **Building coverage** (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
F **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	13.0
A **Height** (max)	n/a
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	350'
Building break (min)	25'

SEC. 2B.20.7. HIGH-RISE BROAD 7 (HB7)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	6'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	20%
Residential amenity space (min)	10%

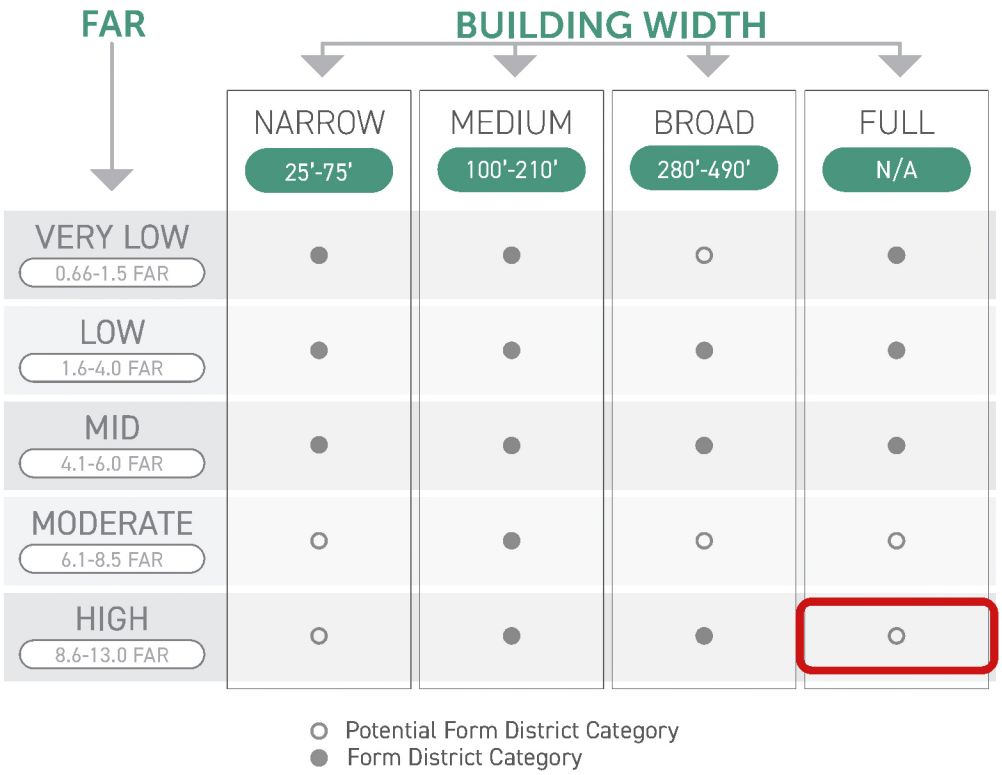
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	8.5
A Height (max)	n/a
Bonus FAR (max)	10.0
2. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	280'
Building break (min)	25'

DIV. 2B.21. HIGH-RISE FULL FORM DISTRICTS

Each High-Rise Broad Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Full" building width category has no maximum building width for the district.



[Reserved]

PART 2C. FORM RULES

Div. 2C.1. Lot Size 2-100

Sec. 2C.1.1. Lot Area 2-100

Sec. 2C.1.2. Lot Width 2-101

Div. 2C.2. Coverage 2-102

Sec. 2C.2.1. Building Coverage 2-102

Sec. 2C.2.2. Permeable surface [needs discussion] 2-105

Sec. 2C.2.3. Building Setbacks 2-107

Div. 2C.3. Amenity 2-111

Sec. 2C.3.1. Lot Amenity Space 2-111

Sec. 2C.3.2. Residential Amenity Space 2-114

Sec. 2C.3.3. Amenity Design Standards 2-117

Div. 2C.4. Floor Area Ratio & Height 2-126

Sec. 2C.4.1. Floor Area Ratio (FAR) 2-126

Sec. 2C.4.2. Height in Feet 2-129

Sec. 2C.4.3. Height in Stories 2-132

Sec. 2C.4.4. City Hall Height Restriction 2-136

Div. 2C.5. Upper-Story Bulk 2-138

Sec. 2C.5.1. Bulk Plane [delete] 2-138

Sec. 2C.5.2. Wall Plate Height 2-139

Sec. 2C.5.3. District Boundary Height Transition 2-141

Sec. 2C.5.4. Street Step-Back 2-143

Div. 2C.6. Building Mass 2-146

Sec. 2C.6.1. Building Width 2-146

Sec. 2C.6.2. Facade Width 2-150

DIV. 2C.1. LOT SIZE

SEC. 2C.1.1. LOT AREA

The total area within the boundaries of a lot.

A. Intent

To ensure that newly established lots are consistent in size with surrounding lots.

B. Applicability

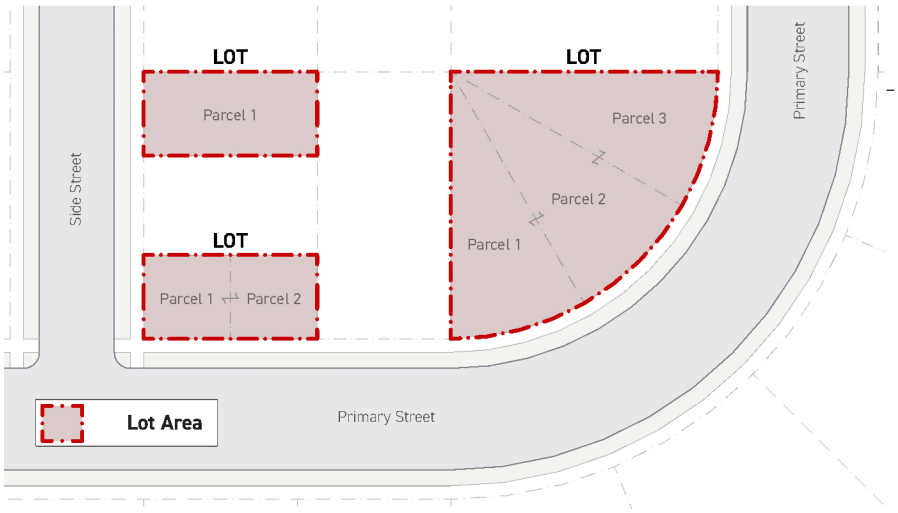
Minimum lot area requirements apply to all lots.

C. Standards

No lot may have an area less than the minimum specified in the applied *Form District (Part 2B)*.

D. Measurement

1. Lot area is measured as the total area within the boundary of a lot, measured horizontally.
2. Lot area includes all portions of a lot allocated for required easements.
3. For measurement on portions of a lot required for land dedication, see *Sec. 14.1.11. (Lot)*.



E. Relief

1. A reduction in required lot area of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in required lot area may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.1.2. LOT WIDTH

The length of primary street lot lines bounding a lot.

A. Intent

To ensure that newly established lots are consistent in width with surrounding lots.

B. Applicability

Minimum lot width requirements apply to all lots.

C. Standards

1. No lot may have a width less than the minimum specified by the applied *Form District (Part 2B)*.

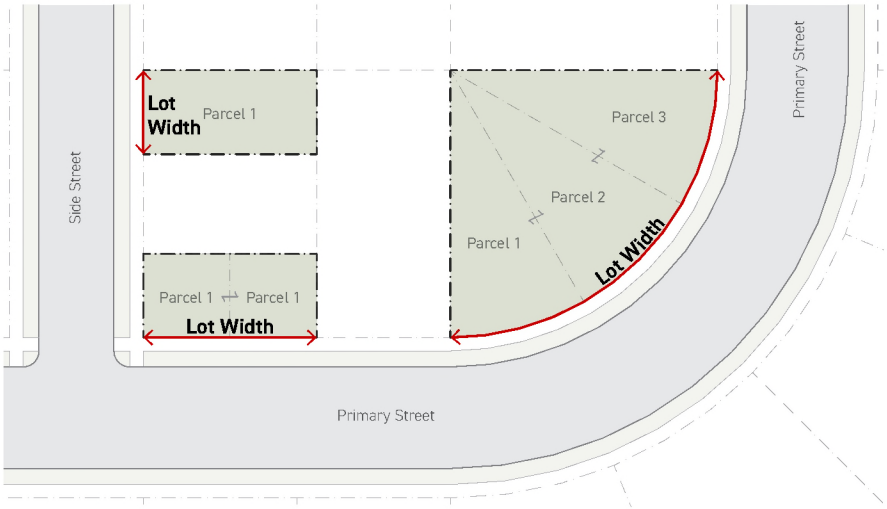
2. For the purpose of meeting minimum lot width standards, multiple lots may be grouped together as a lot when a lot tie affidavit is filed and approved by the Department of Building and Safety.

D. Measurement

1. Lot width is measured following the geometry of all primary street lot lines that bound the lot.

2. Where a lot has two or more primary street lot lines facing different streets, both primary street lot lines shall meet the minimum lot width standard.

3. For measurement on portions of a lot required for land dedication, see *Sec. 14.1.11. (Lot)*.



E. Relief

1. A reduction in required lot width of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. A reduction in required lot width may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.2. COVERAGE

SEC. 2C.2.1. BUILDING COVERAGE

The percentage of lot area covered by buildings or structures.

A. Intent

To preserve open area on a lot by limiting the amount of buildings or structures that may cover a lot.

B. Applicability

Building coverage requirements apply to all buildings and structures on a lot unless listed as an exception in *Sec. 2C.2.1.E. (Exceptions)*.

C. Standards

1. General

Covered structures on a lot shall not have a cumulative area in excess of the maximum building coverage specified by the applied *Form District (Part 2B)*.

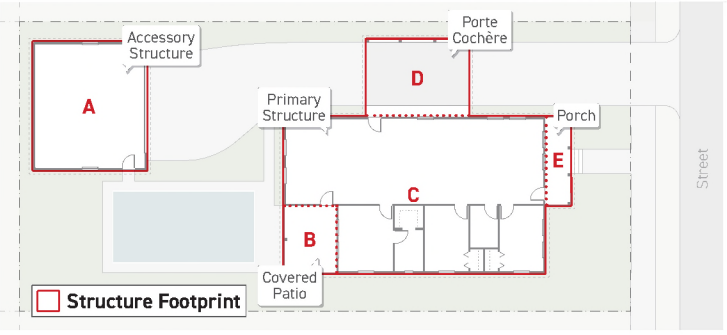
2. Contextual Infill Incentive [needs discussion]

a. 20% of the lot area designated to preserved existing buildings on a lot is exempt from being included in the calculation of building coverage.

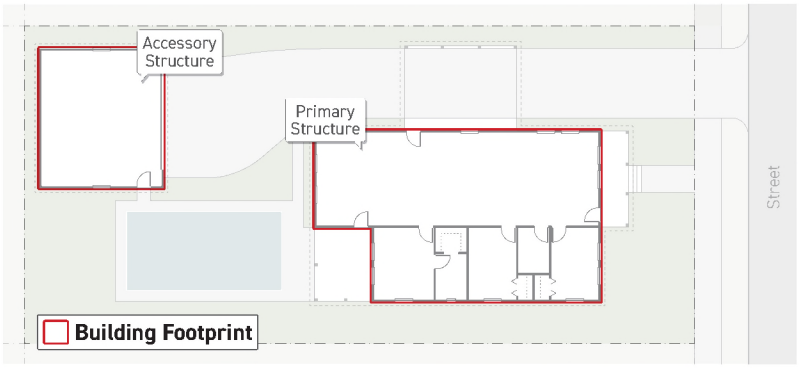
b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

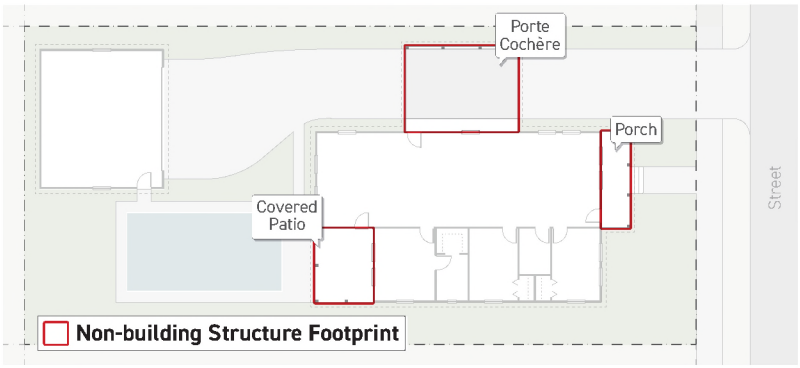
D. Measurement

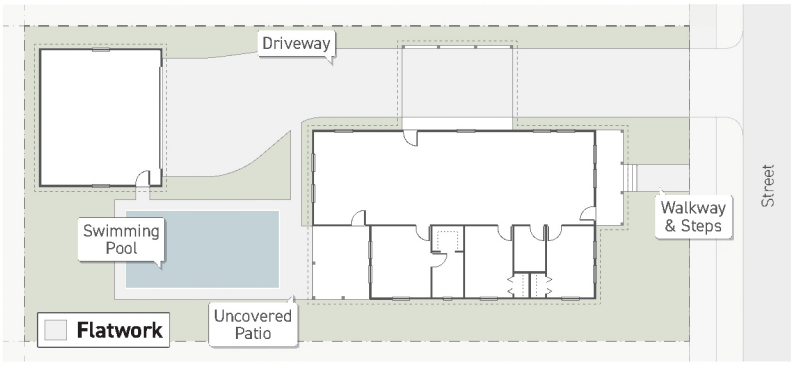
1. Building coverage is measured by dividing the cumulative area of the structure footprints of all covered structures on the lot by the lot area.



2. Structure footprints include all building footprints and structure footprints but do not include flatwork.







3. For covered structures, see *Sec. 14.1.2.A.1. (Covered)*.

4. For structure and building footprint determination, see *Sec. 14.1.1. (Building Footprint)*.

E. Exceptions

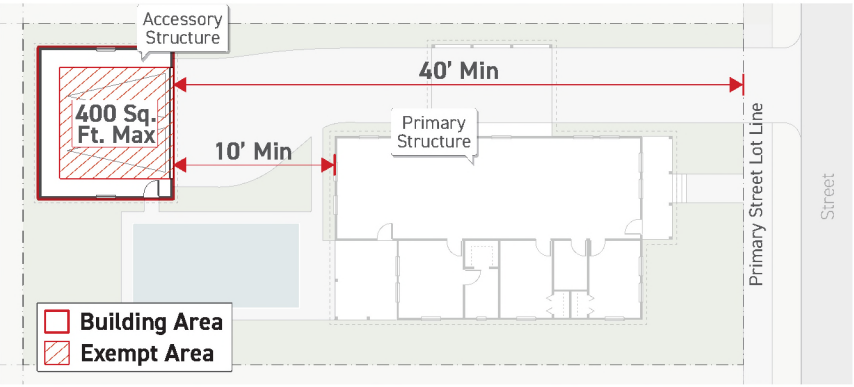
1. Covered structures or portions of a covered structures less than 6 feet in height, as measured from adjacent finished grade, are not included in the calculation of building coverage.

2. For lots with two or fewer dwelling units, having the RL Use District applied, a maximum of 400 square feet per lot is exempt from the calculation of building coverage, provided the building or structure is:

a. Used for required automobile parking;

b. Detached from the primary building or structure by a minimum of 10 feet; and

c. Located a minimum of 40 feet from a primary street lot line.



F. Relief

1. Up to a 20% increase to the total allowed area of covered structures on a lot may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. Increased building coverage may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.2.2. PERMEABLE SURFACE [NEEDS DISCUSSION]

The area of a lot required to be permeable, to allow water to permeate into the ground.

A. Intent

To preserve open area on a lot for ground water absorption and living soil by maintaining a minimum area as permeable surfacing.

B. Applicability

Permeable surface requirements apply to all lots.

C. Standards

1. All areas of a lot not covered by a building or used for a required pedestrian accessway or an automobile access lane, up to the minimum width allowed by the applied automobile access package, shall consist of permeable surfacing, or a minimum of 10% of lot area, whichever is greater. NEEDS DISCUSSION.

2. Permeable surfacing includes the following: planting area, porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids).

3. Permeable surfacing shall be subject to the following standards:

   a. Any product installed within areas designated by the Fire Department as a fire lane must be approved by the Fire Department.

   b. Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

   c. If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

   d. Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

   e. Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving a maximum of two dwelling units.

   f. Decking and elevated walkways may be provided above permeable surfacing.

   g. All planting provided to meet the permeable surfacing requirement on a lot identified as being within a targeted planting area established by the Targeted Planting Map (Sec. 1.4.5.) shall meet the requirements outlined in the targeted planting list for the applicable targeted planting area.

[needs discussion]

D. Measurement

[needs discussion]

E. Relief

[needs discussion]

SEC. 2C.2.3. BUILDING SETBACKS

The area on a lot not intended for buildings and structures. Includes primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks.

A. Intent

To provide open areas on the lot and help reduce the impact of buildings or structures on abutting sidewalks and neighboring development.

B. Applicability

Building setback requirements apply to all buildings and structures on a lot unless listed as an exception in *Sec. 2C.2.2.E (Exceptions)*.

C. Standards

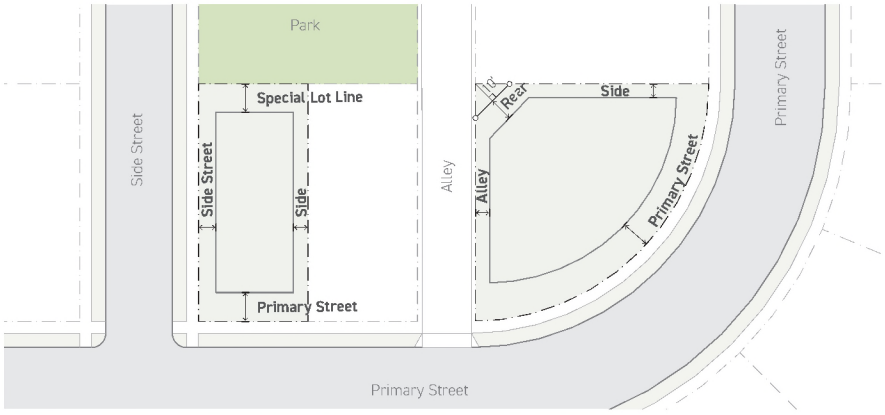
1. All buildings and structures on the lot shall be located on or behind a minimum building setback, except where allowed in *Sec. 2C.2.2.E. (Exceptions)*.

2. Special setbacks apply to ???

3. Secondary frontage setbacks apply to lot that have frontages on two parallel streets. Where applicable, lots must provide a minimum secondary frontage setback of at least 10 feet.

D. Measurement

All building setbacks are measured perpendicular to the applicable lot line:



1. A primary street setback is measured from the primary street lot line.

2. A side street setback is measured from the side street lot line.

3. A side setback is measured from the side lot line.

   a. Where a minimum interior side setback for unified developments is specified as 0 feet by the Form District (Part 2B), no setback is required for all side lot lines within the unified development.

b. Where a unified development shares a lot line with a property outside of the unified development, the standard side setback requirement applies.

4. A rear setback is measured from the rear lot line.

a. For the purpose of measuring rear setback on triangular or gore-shaped lots, the rear lot line is determined based on a line 10 feet wide, parallel to the primary street lot line that intersects two lot lines at its endpoints.

b. Where the primary street lot line is not straight, the rear lot line shall be parallel to a line connecting the end points of the primary street lot line.

5. An alley setback is measured from the alley lot line.

6. A special setback is measured from the special lot line.

a. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: All", the setback is measured from all special lot lines.

b. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: River" or "Special: Alley", the setback is measured from the special lot line as designated according to *Sec. 14.1.11.E. (Special Lot Line)*.

c. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: Other", the setback is measured from all special lot lines that are not otherwise specified.

7. A secondary frontage setback is measured from the rear lot line or secondary frontage lot line. [add to definitions/lot line designations]

8. For measurement on portions of a lot required for land dedication, see *Sec. 14.1.11. (Lot)*.

E. Exceptions

The following are allowed to encroach beyond the building setback up to the minimum distance from the lot line specified below:

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS

	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Architectural Details *(Sec. 14.1.5.A.1.a.)*			
Encroachment (max)	2'	2'	2'
Distance from lot line (min)	0'	2.5'	0'
Collonade, Cantilevered Facade (Sec. 14.1.5.A.1.)			
Encroachment (max)	10'	n/a	n/a
Distance from lot line (min)	0'	n/a	n/a
Roof Projections *(Sec. 14.1.5.A.1.b.)*			

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Encroachment (max)	2.5'	2.5'	2.5'
Distance from lot line (min)	0'	2.5'	0'
Unenclosed Structures: Ground story *(Sec. 14.1.5.A.1.c.)*			
Encroachment (max)	7'	5'	7'
Distance from lot line (min)	0'	2.5'	2.5'
Unenclosed Structures: Above ground story *(Sec. 14.1.5.A.1.d.)*			
Encroachment (max)	5'	3'	3'
Distance from lot line (min)	0'	5'	2.5'
Enclosed Structures: Projecting *(Sec. 14.1.5.A.1.e.)*			
Encroachment (max)	2.5'	1.5'	2.5'
Distance from lot line (min)	0'	2.5'	2.5'
Mechanical/Electrical Equipment: Ground mounted *(Sec. 14.1.5.A.1.f.)*			
Encroachment (max)	1.5'	2.5'	2.5'
Distance from lot line (min)	15'	2.5'	0'

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Mechanical/Electrical Equipment: Wall mounted *(Sec. 14.1.5.A.1.g.)*			
Encroachment (max)	1.5'	1.5'	1.5'
Distance from lot line (min)	15'	2.5'	0'
Waste Enclosures *(Sec. 14.1.5.A.1.h.)*			
Encroachment (max)	0'	unlimited	unlimited
Distance from lot line (min)	15'	2.5'	0'
Utility Equipment, Underground Structures, Flatwork, Fences and Walls, Vegetation, Outdoor Furniture *(Sec. 14.1.5.A.1.i. - Sec. 14.1.5.A.1.n.)*			
Encroachment (max)	unlimited	unlimited	unlimited
Distance from lot line (min)	0'	0'	0'

F. Relief

1. A reduction in required setback of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*, provided the resulting setback is at least 3 feet.

2. A setback reduction may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.3. AMENITY

SEC. 2C.3.1. LOT AMENITY SPACE

An area on a lot designated to be used for active or passive recreation, including common open space, private open space, pedestrian amenity space, and privately-owned public space.

A. Intent

To provide adequate recreation and open space areas for all tenants of a project, regardless of the use of a building, and to ensure such spaces are accessible, usable, and safe.

B. Applicability

1. Lot amenity space requirements apply to projects involving new construction, lot modifications, site modifications, and use modifications.

2. Where the calculation of lot amenity space requires less than 400 square feet, no lot amenity space is required.

C. Standards

1. General

a. The cumulative area of lot amenity space provided on a lot shall not be less than that specified by the applied Form District in *Part 2B. (Form Districts)*.

b. Each area provided to meet a lot amenity space requirement shall comply with the standards for one or more of the following eligible amenity space types.

ELIGIBLE AMENITY SPACE TYPES	
Amenity Space Type	Eligible
Common Outdoor Amenity Space (*Sec. 2C.3.3.C.1.*)	Yes
Pedestrian Amenity Space (*Sec. 2C.3.3.C.2.*)	Yes
Public Amenity Space (*Sec. 2C.3.3.C.3.*)	Yes
Private Outdoor Amenity Space (*Sec. 2C.3.3.C.4.*)	No
Common Indoor Amenity Space (*Sec. 2C.3.3.C.5.*)	No

c. A maximum of 25% of the total required lot amenity space may be private, provided it meets the design standards in *Sec. 2C.3.3.B. (Pedestrian Amenity Space)*.

d. Private lot amenity space shall abut and provide direct access to the assigned tenant space.

e. All required lot amenity space that is not private shall be made available to all tenants of the building, at no cost, from sunrise to sunset daily or during the hours of operation of the building, whichever results in a longer period of time. The space may not be reserved or in any way exclude any tenant during the time it is required to be available to all tenants.

f. Lot amenity space may be eligible for credit toward the fee and dedication requirements in *Div. 10.4. (Park Fees and Dedications)*, according to *Sec. 10.4.8.B. (Privately Owned Park and Recreational Facilities)*.

g. Lot amenity space located above the ground story may be required to set back from the roof edge - see *LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs)*.

h. Mechanical and utility equipment shall not be located within a lot amenity space, or between a lot amenity space and the adjacent building facade.

i. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a lot amenity space.

j. At least 20% of any outdoor lot amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy at maturity shall be considered as being shaded.

2. Percentage Required at Grade

The total area of lot amenity space located at grade shall not be less than the minimum percentage specified by the applied Form District (Part 2B).

[add specifics on "at grade"? or just depend on definition?]

3. Contextual Infill Incentive [needs discussion]

a. A reduction of 50% of the required lot amenity space is permitted for lots containing preserved existing buildings.

b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

D. Measurement

1. Lot amenity space is a percentage calculated by dividing the cumulative area of all lot amenity spaces by the lot area.

2. The minimum required lot amenity space is calculated by multiplying the minimum lot amenity percentage specified by the applied *Form District (Part 2B)* by the lot area.

3. As a bonus for providing public space, outdoor amenity space area meeting *Sec. 2C.3.3.C.3. (Public Amenity Space)* counts as 1.25 square feet of lot amenity space for every 1 square foot of provided outdoor amenity space area.

4. Shade is calculated as the shadow cast on the publicly accessible open space measured at noon (12:00 p.m.) on the summer solstice.

E. Relief

1. Up to a 10% reduction to the total required area of lot amenity space may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. A reduction in required lot amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.3.2. RESIDENTIAL AMENITY SPACE

An area which is designed and intended to be used by occupants of dwelling units for recreational, domestic, or vocational purposes.

A. Intent

To ensure projects that include housing provide residential tenants of a project with adequate access to open space, recreation, and shared amenities where the lot amenity space is insufficient, and to ensure such spaces are accessible, usable, and safe.

B. Applicability

Residential amenity space requirements apply to projects involving new construction, lot modifications, site modifications, and use modifications that include 5 or more dwelling units on a lot.

C. Standards

1. The cumulative area of residential amenity space provided on a lot shall not be less than that specified by the applied *Form District (Part 2B)*.

2. Each area provided to meet a residential amenity space requirement shall comply with the standards for one or more of the following eligible amenity space types.

ELIGIBLE AMENITY SPACE TYPES	
Amenity Space Type	Eligible
Common Outdoor Amenity Space (*Sec. 2C.3.3.C.1.*)	Yes
Pedestrian Amenity Space (*Sec. 2C.3.3.C.2.*)	Yes
Public Amenity Space (*Sec. 2C.3.3.C.3.*)	Yes
Private Outdoor Amenity Space (*Sec. 2C.3.3.C.4.*)	Yes
Common Indoor Amenity Space (*Sec. 2C.3.3.C.5.*)	Yes

3. At least 75% of the required residential amenity space shall be outdoors and meet the design standards of either *Sec. 2C.3.3.C.1. (Common Outdoor Amenity Space)* or *Sec. 2C.3.3.C.4. (Private Outdoor Amenity Space)*.

4. A maximum of 65 square feet of required residential amenity space per dwelling unit may be private, provided that not more than 50% of the total required residential amenity space is private, and the private residential amenity space meets the design standards in *Sec. 2C.3.3.C.4. (Private Outdoor Amenity Space)*.

5. Private residential amenity space shall abut and provide direct access to the assigned tenant space.



6. All required residential amenity space that is not private shall be made available to all tenants of the building, at no cost, from sunrise to sunset daily or during the hours of operation of the building, whichever results in a longer period of time. The space may not be reserved or in any way exclude any tenant during the time it is required to be available to all tenants.

7. Residential amenity space may be eligible for credit towards the fee and dedication requirements outlined in *Div. 10.4. (Park Fees and Dedications)*, according to *Sec. 10.4.8.B. (Privately Owned Park and Recreational Facilities)*.

8. Residential amenity space located above the ground story may be required to set back from the roof edge - see *LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs)*.

9. Mechanical and utility equipment shall not be located within a residential amenity space, or between a residential amenity space and the adjacent building facade.

10. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a residential amenity space.

11. At least 20% of any outdoor residential amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy at maturity shall be considered as being shaded.

D. Measurement

1. Residential amenity space is a percentage calculated by dividing the cumulative area of all residential amenity spaces by the total floor area allocated to dwelling units.

2. The minimum required residential amenity space is calculated by multiplying the total floor area allocated to dwelling units by the minimum percentage specified by the applied *Form District (Part 2B)*.

3. All lot amenity space provided may be credited toward the residential amenity space requirement.

4. As a bonus for providing public space, residential amenity space meeting *Sec. 2C.3.3.C.3. (Public Amenity Space)* counts at a rate of 1.25 square feet for every 1 square foot of public amenity space provided.

E. Relief

1. Up to a 10% reduction to the total required area of residential amenity space may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. A reduction in required residential amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.3.3. AMENITY DESIGN STANDARDS

A. Intent

To ensure that amenity spaces provided by projects are sufficient enough to provide spaces which are accessible, usable, and safe, and provide adequate access to open space, recreation, and shared amenities.

B. Applicability

Applicable amenity space design standards are determined by the eligible amenity space types established in *Sec. 2C.3.1. (Lot Amenity Space)* and *Sec. 2C.3.2. (Residential Amenity Space)*.

C. Standards

The following standards apply by type of amenity space.

1. Common Outdoor Amenity Space

A type of amenity space that is outdoors, is legally required to be open to all tenants of a building, and meets the following standards.

COMMON OUTDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	400 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)	15'	(*Sec. 2C.3.3.D.3.*)
Adjacent Building Transparency (min)	15%	(*Sec. 2C.3.3.D.4.*)
Planting Area		(*Sec. 2C.3.3.D.5.*)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	15%	
Seating (min)	2 per 400 sf	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Not Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Not Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Not Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Not Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	3	(*Sec. 2C.3.3.D.11.*)

2. Pedestrian Amenity Space

A type of amenity space that is uncovered or unenclosed, located at ground level with direct access to a public sidewalk or public way, is required to be available to all tenants of a building, and meets the following standards. See *Div. 3C.1. (Build-To)* for additional provisions related to pedestrian amenity spaces.

PEDESTRIAN AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	200 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)		(*Sec. 2C.3.3.D.3.*)
Enclosed (min)	15'	
Unenclosed (min)	6'	
Adjacent Building Transparency (min)	15%	(*Sec. 2C.3.3.D.4.*)
Planting Area		(*Sec. 2C.3.3.D.5.*)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	n/a	
Seating (min)	2 per 400 sf	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Not Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	3	(*Sec. 2C.3.3.D.11.*)

3. Public Amenity Space

A type of amenity space that is uncovered or unenclosed and, although privately owned, is legally required to be open to the public, and meets the following standards.

PUBLIC AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	400 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)	15'	(*Sec. 2C.3.3.D.3.*)
Adjacent Building Transparency (min)	15%	(*Sec. 2C.3.3.D.4.*)
Planting Area		(*Sec. 2C.3.3.D.5.*)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	n/a	
Seating (min)	2 per 400 sf	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	3	(*Sec. 2C.3.3.D.11.*)

4. Private Outdoor Amenity Space

A type of amenity space that is uncovered or unenclosed and is available to an assigned unit or tenant space, and meets the following standards.

PRIVATE OUTDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	50 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)		(*Sec. 2C.3.3.D.3.*)
Enclosed (min)	8'	
Unenclosed (min)	5'	
Adjacent Building Transparency (min)	15%	(*Sec. 2C.3.3.D.4.*)
Planting Area	n/a	(*Sec. 2C.3.3.D.5.*)
Seating (min)	2 per 400 sf	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Not Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Not Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Not Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Not Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	Not Required	(*Sec. 2C.3.3.D.11.*)

5. Common Indoor Amenity Space

A type of amenity space that is covered or enclosed, is legally required to be open to all tenants of a building, is intended to create opportunities for social and recreational activity for tenants, and meets the following standards.

COMMON INDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Not Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	400 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)	10'	(*Sec. 2C.3.3.D.3.*)
Adjacent Building Transparency (min)	n/a	(*Sec. 2C.3.3.D.4.*)
Planting Area	n/a	(*Sec. 2C.3.3.D.5.*)
Seating (min)	n/a	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Not Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Not Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Not Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Not Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	1	(*Sec. 2C.3.3.D.11.*)

D. Measurement

1. Outdoor Space

a. Intent

To ensure that the amenity space provided is located in an outdoor environment.

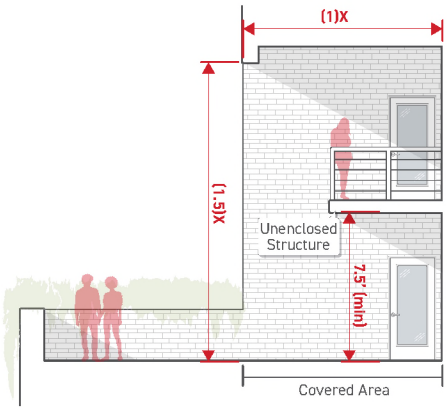
b. Standards

To meet the requirement for outdoor space, each amenity space must meet all of the following criteria:

i. Where the amenity space is enclosed, it shall not be covered. Where the amenity space is covered, it shall not be enclosed.

ii. No portion of an outdoor space may have a clear height of less than 7.5 feet.

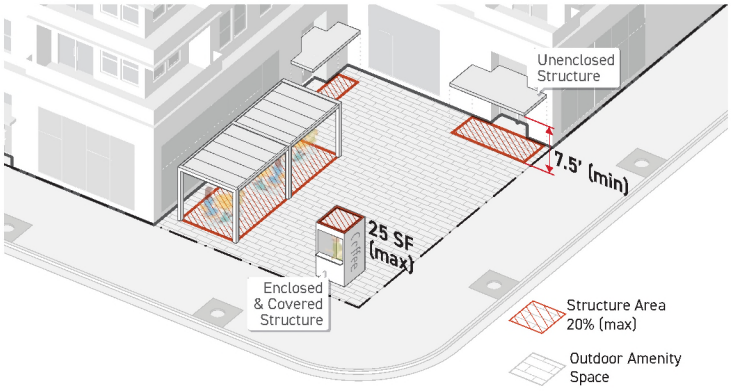
iii. Portions of an outdoor space that are covered shall have a minimum clear height of 1.5 times the depth of the covered area.



iv. The following structures are exempt from the outdoor space standards above, provided all exempted structures have a cumulative area no greater than 20% of the contiguous amenity space area.

a) Unenclosed structures having a clear height of at least 7.5 feet; and

b) An enclosed and covered structure, providing goods or services to tenants of the project or the public, having an area of no more than 25 square feet.



2. Amenity Area

a. Intent

To ensure that there is a sufficient amount of contiguous area for each individual amenity space.

b. Standards

To meet the requirement for amenity area, each amenity space must meet all of the following criteria:

i. Each amenity space shall provide an area of no less than the minimum amenity area required by the amenity space type.

ii. Minimum amenity area is measured as an area in square feet calculated for each contiguous amenity space located on a lot. The area of the abutting parkway is not included in the total minimum amenity area.

3. Horizontal Dimension

a. Intent

To ensure that any designated amenity space is designed to accommodate sufficient area.

b. Standards

To meet the requirement for horizontal dimension, each amenity space must meet all of the following criteria:

i. Each amenity space shall have the minimum horizontal dimension set by the amenity space type.

ii. The horizontal dimension shall be measured as the shortest horizontal distance along the boundaries of the amenity space, perpendicular to any boundary of the amenity space.

4. Adjacent Building Transparency

a. Intent

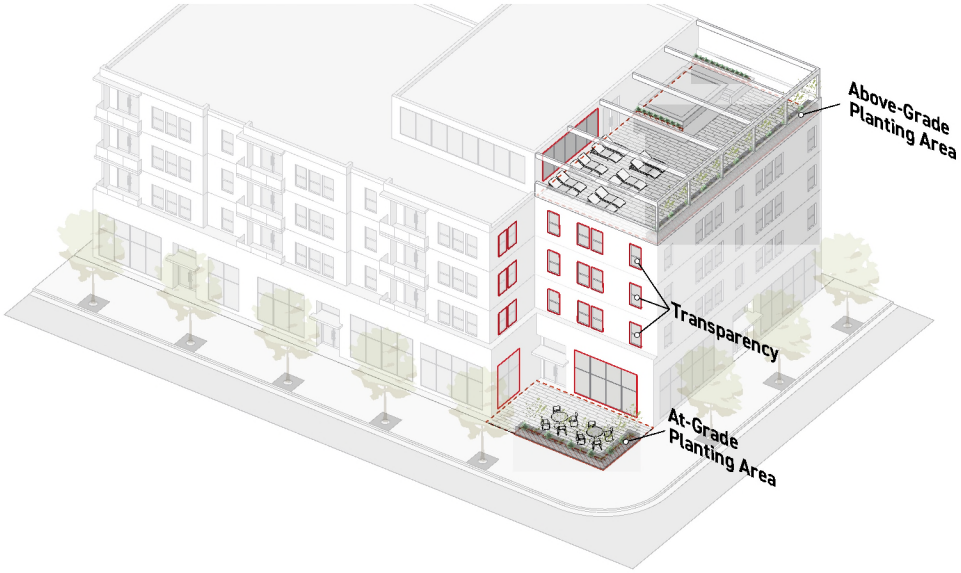
To provide visual interest along the amenity space by encouraging visual connections between the amenity space and the interior of a building.

b. Standards

To meet the requirement for adjacent building transparency, each amenity space must meet all of the following criteria:

i. Building facades adjacent to the amenity space shall provide at least the minimum transparency percentage required by the amenity space type for each story.

ii. For measurement of transparency, see *Sec. 3C.4. (Transparency)*.



5. Planting Area

a. Intent

To support comfortable, attractive, and contextually appropriate landscapes within amenity spaces, while promoting infiltration, slowing stormwater runoff, and offsetting urban heat island effect.

b. Standards

To meet the requirement for planting area, each amenity space must meet all of the following criteria:

i. For amenity spaces being provided at grade plane elevation, all areas of the amenity space not meeting the standards for planting area shall be located within the minimum and maximum ground floor elevation as specified by the applied Frontage District. For other applicable standards, see *Sec. 4C.6.4.C.2. (Planting Areas)*.

ii. An amenity space shall provide at least the required minimum percentage of the total area of the amenity space as planting area.

6. Seating

a. Intent

To support comfortable amenity spaces, while promoting the congregation of individuals within amenity spaces.

b. **Standards**

To meet the requirement for seating, each amenity space must meet all of the following criteria:

i. Permanent or movable seats shall be provided at the specified ratio based on the area in square feet of amenity space.

ii. Each permanent or movable seat provided within the amenity space will count as one.

iii. Two linear feet of bench or seat wall provided within the amenity space will be counted as one seat.

7. Ground Floor Elevation

a. **Intent**

To ensure ground-story amenity spaces that are adaptable and appropriate to their context.

b. **Standards**

To meet the requirement for ground floor elevation, each amenity space must meet all of the following criteria:

i. The finished floor or ground surface of the amenity space shall be located within the minimum and maximum ground floor elevations specified by the applied Frontage District (*Part 3B*).

ii. For measurement of ground floor elevation, see *Sec. 3C.6.2. (Ground Floor Elevation)*.

8. Public Sidewalk/Way Adjacent

a. **Intent**

To ensure that entrances to the amenity spaces are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian access from a public sidewalk or public way.

b. **Standards**

To meet the requirement for public sidewalk/way adjacent, each amenity space must meet all of the following criteria:

i. The amenity space shall abut a public sidewalk or public way for a minimum width of 15 feet.

ii. A pedestrian accessway having a minimum width of 4 feet shall connect the amenity space to the abutting public sidewalk or *public way*. No fixed wall or fence shall separate the amenity space from the abutting public sidewalk or public way for the minimum pedestrian accessway width.

iii. The space shall not be separated from the public sidewalk or *public way* by any structure or landscaping, with the exception of an A1 or A2 fence or wall type as specified in *Sec. 4C.7.1. (Frontage Yard Fences & Walls)*.

iv. The minimum width an amenity space shall abut a public sidewalk or public way shall be measured following the geometry of the frontage lot line abutting the applicable public sidewalk or public way.

v. The minimum pedestrian accessway width shall be measured along the frontage lot line abutting the applicable public sidewalk or public way from one edge of the accessway perpendicularly to the opposite edge.

9. Pedestrian-Oriented Lighting

a. Intent

To ensure that amenity spaces are sufficiently illuminated.

b. Standards

To meet the requirement for pedestrian-oriented lighting, each amenity space must meet all of the following criteria:

i. The amenity space shall comply with the requirements of *Sec. 4C.10.1.C.3 (Pedestrian-Oriented Lighting)*. For measurement of pedestrian-oriented lighting, see *Sec. 4C.10.1.D (Measurement)*.

10. Publicly Accessible

a. Intent

To ensure that amenity spaces are available to the public.

b. Standards

To meet the requirement for publicly accessible, each amenity space must meet all of the following criteria:

i. The amenity space shall be made permanently available to the general public, at no cost, at minimum between sunrise and sunset daily.

ii. Signs shall be posted at every public entrance to the amenity space in accordance with the Public Amenity Space Sign Standards as established by the Director of Planning, and in accordance with *Div. 4C.11. (Signs)*. Standards include, but are not limited to, the following:

a) Minimum sign dimension, no less than 16 inches by 20 inches;

b) Sign location requirements;

c) Required posting of the hours of operation; and

d) Mandatory language regarding public access.

11. Amenity Features

a. Intent

To ensure that amenity spaces include amenities that create opportunities for social and recreational activity.

b. Standards

To meet the requirement for amenity features, each amenity space must meet all of the following criteria:

i. The amenity space shall provide at least the minimum number of amenity features required by the amenity space type by providing from the list of options in the Amenity Features Menu as established by the Director of Planning, and shall be made permanently available to the tenants of the building.

ii. The location and number of amenity features shall be identified on the proposed plans submitted to the Department of Building and Safety, with the accompanying dimensions called out as required by the selected options.

E. Relief

1. A deviation from amenity design standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any amenity design dimensional standard of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

3. A deviation from any amenity design standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.4. FLOOR AREA RATIO & HEIGHT

Need to make titles consistent with what's on tables. Tables are inconsistent with eachother re: base height, height, bonus height, far, bonus, base, etc.

SEC. 2C.4.1. FLOOR AREA RATIO (FAR)

The measurement of the total floor area of all buildings on a lot in relation to the size of the lot.

A. Intent

To regulate the bulk and massing of buildings on a lot.

B. Applicability

Floor area ratio standards apply to all portions of a lot, and all buildings and structures located on a lot, provided the area counts as floor area according to *Sec. 14.1.7. (Floor Area)*.

C. Standards

1. Base

A lot shall not exceed the maximum base floor area ratio without meeting *Article 9. (Public Benefit Systems)*.

2. Bonus

A lot may exceed the base floor area ratio up to the maximum bonus floor area ratio allowed in *Sec. 9.1.2.C. (Maximum Bonus Floor Area)*.

3. Contextual Infill Incentive

a. 50% of the floor area of preserved existing buildings on a lot is exempt from being included in the calculation of floor area, for the purposes of calculating FAR.

b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

4. Active Space Floor Area Incentive

a. The active space floor area incentive is applicable where specified by the Form District (Part 2B).

b. For every 2,000 square feet of lot area, a maximum of 500 square feet that is dedicated to active space located on the ground-story is exempt from being included in the calculation of floor area, for the purposes of calculating FAR. [Need to add to district tables]

c. Active space includes all ground-story floor area which is designed and intended for General Commercial uses, Institutional uses, or Common Indoor Amenity Space. Areas for circulation, storage, mechanical equipment, utilities, and waste collection shall not account for more than 15% of an area designed as active space.

D. Measurement

1. Floor area ratio is calculated by dividing the total floor area on a lot by the lot area.
2. For the measurement of floor area, see *Sec. 14.1.7. (Floor Area)*.
3. For the purpose of calculating FAR, portions of a lot designated for private streets may be counted as lot area. For the measurement of lot area, see *Sec. 2C.1.1. (Lot Area)*.
4. For the purpose of calculating FAR, lot area is the same as buildable area referred to in *Section 104(e) (Floor Area Restriction) of the City of Los Angeles Charter*.
5. The Downtown Community Plan Implementation Overlay (CPIO) may define and measure buildable area differently than outlined in *Sec. 2C.4.1.* for the purpose of calculating the maximum floor area using bonus FAR.

E. Relief

1. Additional FAR may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.
2. For projects that include multiple parcels having different applied *Form Districts (Part 2B)*, floor area averaging across the development site may be requested, in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

a. Supplemental Findings

In addition to the findings in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also find that the project meets the following conditions:

i. The project meets the definition of unified development,

ii. All lots included in the project have a *Commercial-Mixed (Div. 5B.6.)*, *Commercial (Div. 5B.7.)*, *Industrial-Mixed (Div. 5B.8)*, or *Industrial Use Districts (Div. 5B.9.)* applied, or the project is located entirely in the Downtown Community Plan Area and all lots included in the project have a *Residential-Mixed (Div. 5B.5.)*, *Commercial-Mixed (Div. 5B.6.)*, *Commercial (Div. 5B.7.)*, *Industrial-Mixed (Div. 5B.8)*, or *Industrial Use Districts (Div. 5B.9.)* applied.

iii. Where any individual lot exceeds the maximum floor area ratio specified by the applied *Form District (Part 2B)*, the total floor area across all lots included in the unified development shall not exceed the sum of the maximum floor areas allowed across all lots as calculated based on the maximum floor are ratio specified by each applied *Form District (Part 2B)*.

b. Supplemental Procedures

If the Zoning Administrator approves floor area averaging, then the applicants shall file a covenant running with the land with the Department of Building and Safety, prior to the issuance of any building permits, that specified the following:

i. The operation and maintenance of the development as a unified development is continued into perpetuity;

ii. The floor area used and the remaining unbuilt floor area, if any, is allocated to each lot;

iii. The unifying design elements are maintained and continued into perpetuity; and

iv. An individual or entity is specified to be responsible and accountable for compliance and the fee for the annual inspection of compliance by the Department of Building and Safety, required pursuant to *LAMC Sec. 19.11. (Annual Inspection of Compliance with Floor Area Ratio Averaging and Residential Density Transfer Covenants)*.

SEC. 2C.4.2. HEIGHT IN FEET

The vertical dimension of a building or structure measured in feet.

A. Intent

To provide adequate light, air, safety, and to protect the character of an area and the interests of the general public.

B. Applicability

Maximum height in feet requirements apply to all buildings and structures on a lot where the applied *Form District (Part 2B)* specifies a maximum height in feet standard, unless listed as an exception in *Sec. 2C.4.2.E. (Exceptions)*.

C. Standards

1. Base

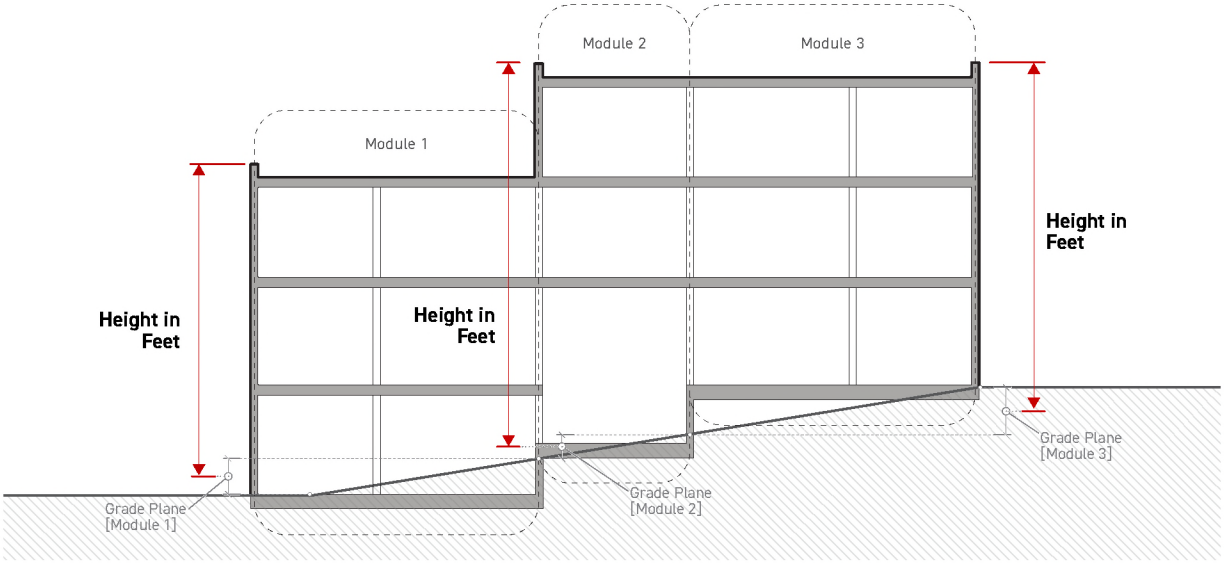
Buildings and structures shall not exceed the base maximum height in feet without meeting *Div. 9.3. (Community Benefits Program)*.

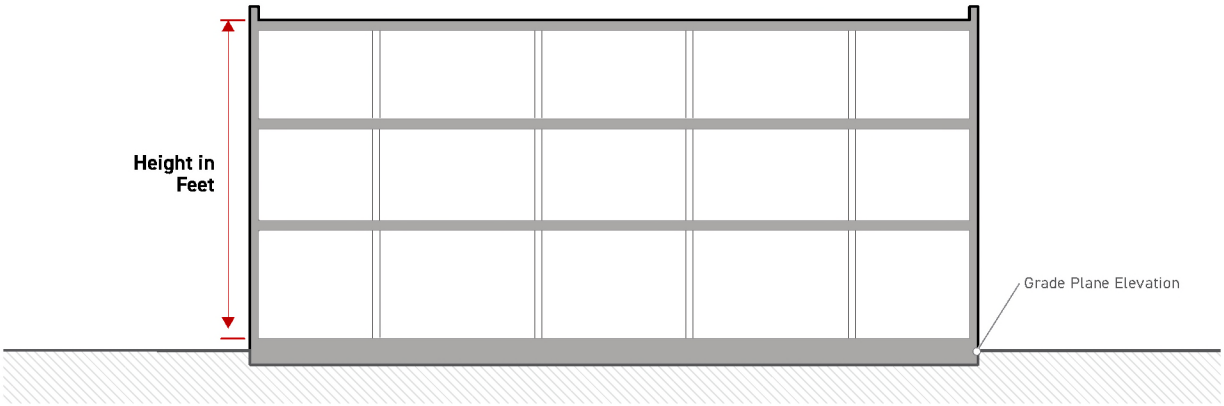
2. Bonus

Buildings and structures may exceed the base maximum height in feet up to the bonus maximum height in feet as allowed in *Div. 9.3. (Community Benefits Program)*.

D. Measurement

1. Maximum height in feet is measured as the vertical distance from grade plane to the top of the roof structure. One or more grade plane modules may be established for each building, as shown below. See *Sec. 14.1.9.D. (Building Module Method, Grade Plane Elevation)*.





2. Regardless of established grade plane, buildings shall also comply with ground floor elevation standards in *Article 3. (Frontage)*.

3. [need to add measurement of house scale/sloped roof buildings height]

E. Exceptions

The followings are allowed beyond the maximum height in feet, as specified below:

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	45' or less	> 45' to 75'	> 75'
Mechanical/Electrical Equipment *(See Sec. 14.1.5.B.1.b.)*			
Encroachment (max)	3'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Architectural Elements *(See Sec. 14.1.5.B.1.c.)*			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Vertical Circulation *(See Sec. 14.1.5.B.1.d.)*			
Encroachment (max)	10'	10'	10'
Setback from roof edge (min)	5'	5'	5'
Safety Barriers *(See Sec. 14.1.5.B.1.e.)*			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
Unenclosed Structures *(See Sec. 14.1.5.B.1.f.)*			
Encroachment (max)	8	8	8'
Setback from roof edge (min)	5'	5'	5'
Flatwork *(See Sec. 14.1.5.B.1.g.)*			
Encroachment (max)	2.5'	2.5'	2.5
Setback from roof edge (min)	1'	1'	1'
Plants *(See Sec. 14.1.5.B.1.h.)*			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'

F. Relief

1. Increased building maximum height in feet of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. Increased vertical encroachments of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

3. Increased maximum building height in feet or vertical encroachments may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.4.3. HEIGHT IN STORIES

The vertical dimension of a building measured in stories.

A. Intent

1. Maximum height in stories standards are intended to provide adequate light, air, safety, and to protect the character of an area and the interests of the general public. Intended to help provide a variety in building heights and to help ensure that story heights are not reduced to fit within a maximum height in feet.

2. Minimum height in stories standards are intended to provide a method of establishing a minimum level of intensity on a lot, and ensure that lots are not underdeveloped.

B. Applicability

1. Maximum height in stories standards apply to all buildings and structures on a lot where the applied *Form District (Part 2B)* specifies a maximum height in stories standard, unless listed as an exception in *Sec. 2C.4.3.E. (Exceptions)*.

2. Minimum height in stories requirements apply to all buildings on a lot where the applied *Form District (Part 2B)* specifies a minimum height in stories standard.

C. Standards

1. Maximum Height in Stories

a. Base

Buildings and structures shall not exceed the base maximum height in stories without meeting *Div 9.3. (Community Benefits Program)*.

b. Bonus

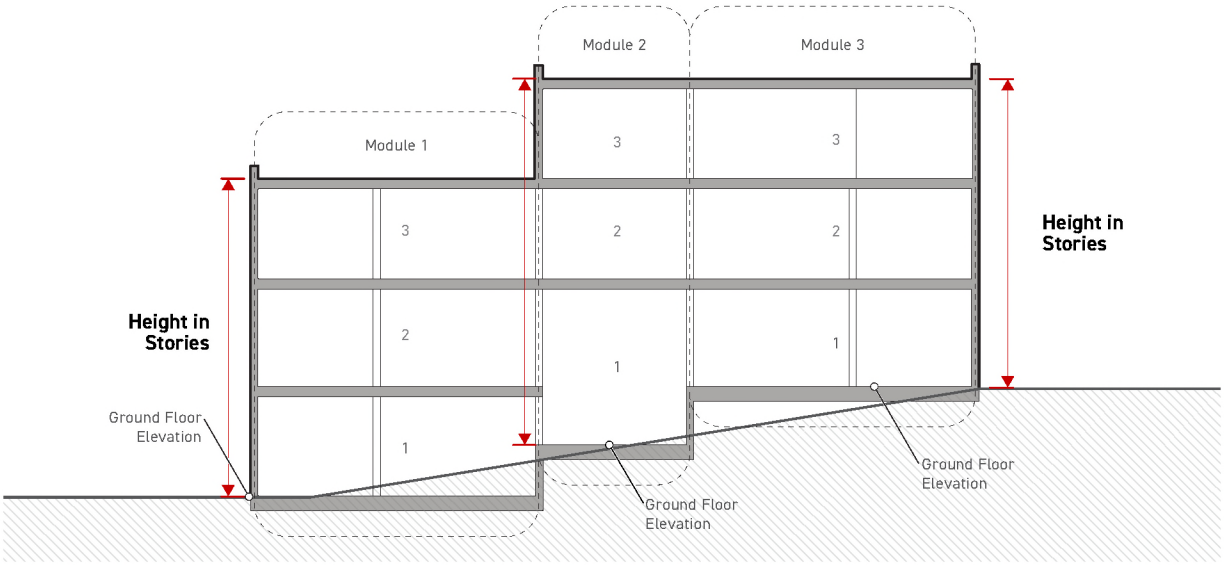
Buildings and structures may exceed the base maximum height in stories up to the bonus maximum height in stories as allowed in *Div. 9.3. (Community Benefits Program)*.

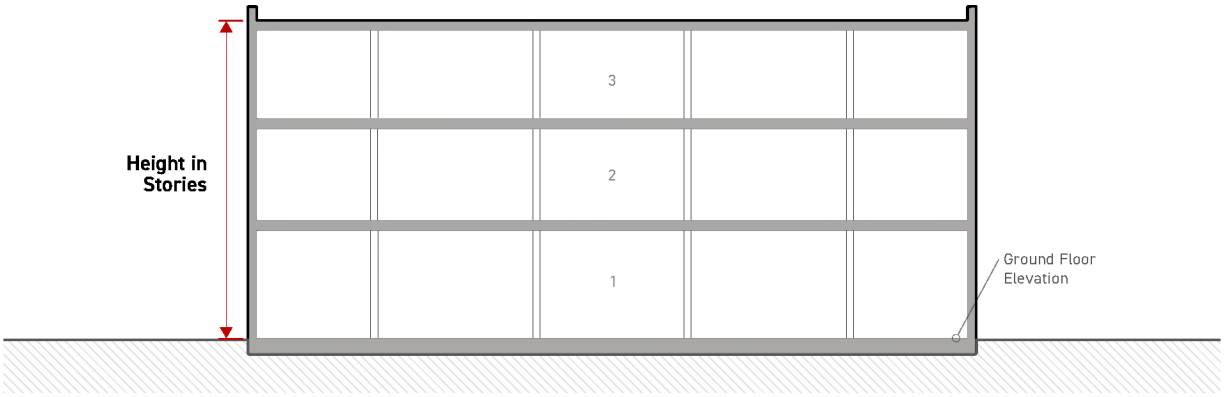
2. Minimum Height in Stories

Each portion of building width used to meet the minimum build-to width standard specified by the applied *Frontage District (Part 3B)* shall contain *floor area* for a depth no less than 15 feet on every story above the ground floor elevation, up to, and including the minimum height in stories specified by the applied *Form District (Part 2B)*.

D. Measurement

1. Height in stories is measured as the number of stories above the ground floor elevation for each module of the building as shown below. See *Sec. 14.1.9.D. (Building Module, Grade Plane Elevation)*.





2. For determining ground story, see *Sec. 14.1.10.A. (Ground Story)*.

E. Exceptions

The following encroachments are allowed beyond the maximum height in stories, as specified below:

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	3 Stories or Less	3 to 6 Stories	More than 6 Stories
Mechanical/Electrical Equipment *(See Sec. 14.1.5.B.1.b.)*			
Encroachment (max)	3'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Architectural Elements *(See Sec. 14.1.5.B.1.c.)*			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	5'	5'
Vertical Circulation *(See Sec. 14.1.5.B.1.d.)*			
Encroachment (max)	10'	10'	10'
Setback from roof edge (min)	5'	5'	5'
Safety Barriers *(See Sec. 14.1.5.B.1.e.)*			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
Unenclosed Structures *(See Sec. 14.1.5.B.1.f.)*			
Encroachment (max)	8'	8'	8'
Setback from roof edge (min)	5'	5'	5'
Flatwork *(See Sec. 14.1.5.B.1.g.)*			
Encroachment (max)	2.5'	2.5'	2.5'
Setback from roof edge (min)	1'	1'	1'
Vegetation *(See Sec. 14.1.5.B.1.h.)*			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'

F. Relief

1. An increase in maximum height in stories may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

2. A reduction in minimum height in stories of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

3. A reduction in minimum height in stories may be requested as a Class 1 Conditional Use Permit. In addition to the findings otherwise required by *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator shall also find that the reduction would be consistent with prevailing heights along the block face.

4. A reduction in minimum height in stories may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.4.4. CITY HALL HEIGHT RESTRICTION

A restriction to the vertical dimension of a building based-on proximity and height relative to Los Angeles City Hall.

A. Intent

To maintain the prominence of the historic Los Angeles City Hall tower in the Downtown Civic Center area by ensuring that the height of the tower remains significantly taller than any other building surrounding City Hall.

B. Applicability

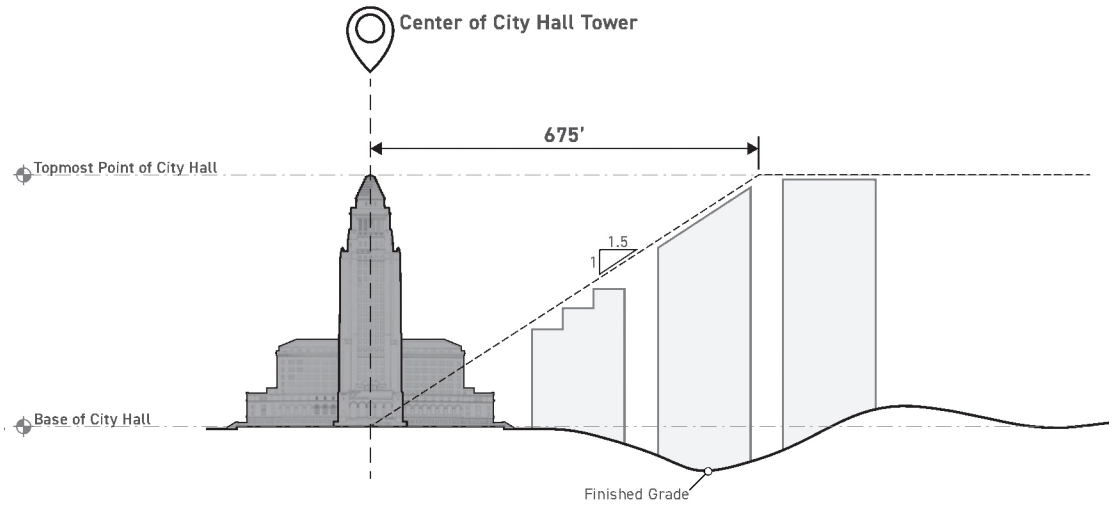
All buildings and structures on lots where the applied *Frontage District (Part 3B)* specifies "yes" for City Hall height restriction.

C. Standards

1. For portions of buildings or structures within 675 feet of the City Hall tower, no portion of a building or structure may be located above an elevation equal to 1.5 times its distance from City Hall tower plus the elevation at the base of City Hall, as measured from sea level.

2. For portions of buildings or structures located more than 675 feet from the historic Los Angeles City Hall tower, no portion of a building or structure may be located above the elevation of the topmost point of City Hall tower.

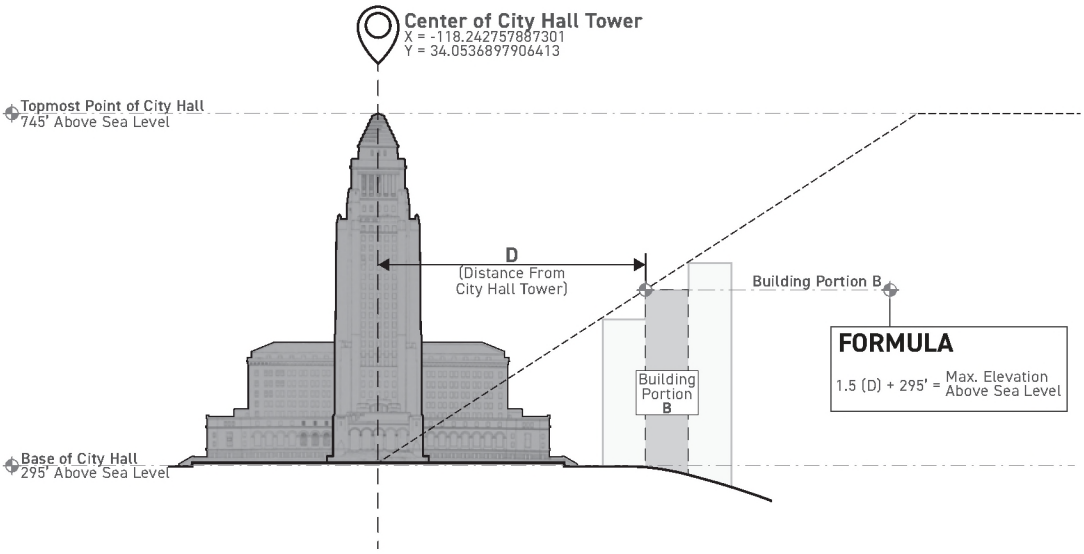
CITY HALL HEIGHT RESTRICTION



D. Measurement

1. Maximum Height

The maximum elevation of a building or portion of a building can be calculated using the following formula: 1.5(Distance) + 295' = Maximum Elevation Above Sea Level



2. Distance from City Hall Tower

Distance from City Hall tower is measured horizontally outward from the center point of the tower. The center point of the tower is considered to be located at the following geographic coordinates:

X = -118.242757887301
Y = 34.0536897906413

3. Topmost point of City Hall Tower

The topmost point of the City Hall tower is considered to be located at 745 feet above sea level. Any portion of a building or structure located below this elevation is considered to be located below the topmost point of the tower.

4. Base of City Hall Tower

The base of City Hall is considered to be located at 295 feet above sea level.

E. Relief

An increase in building height above the City Hall height restriction may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.5. UPPER-STORY BULK

SEC. 2C.5.1. BULK PLANE [DELETE]

An imaginary sloping plane rising inward over the lot that limits building height based on its proximity to site lot lines.

A. Intent

To push taller buildings and structures towards the center of a lot and reduce looming impacts on neighboring properties, promoting privacy and solar access.

B. Applicability

Bulk plane requirements apply to all buildings and structures on a lot.

C. Standards

All buildings and structures shall fit entirely within the bulk plane, no encroachments are allowed outside the bulk plane.

D. Measurement

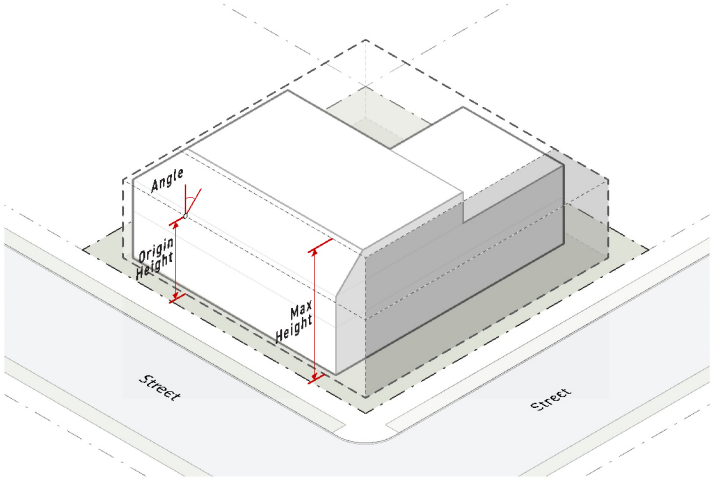
A bulk plane is measured vertically from all applicable lot line setbacks upwards to the origin height. Above the bulk plane origin height, the plane slopes inward at the angle specified by the bulk plane angle.

1. Origin Height

The origin height is measured vertically from the minimum setback. Where no minimum setback is required, the origin height is measured vertically from the lot line.

2. Angle

The angle of elevation is measured upward, where 0° would prohibit any height above the origin height and 90° allows continuous vertical height from a minimum setback to the maximum height allowed.



E. Relief

1. Increased bulk plane origin height of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)* or as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

2. Increased bulk plane angle may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.5.2. WALL PLATE HEIGHT

The vertical dimension of the wall of a building that supports the roof structure.

A. Intent

To help reduce the impact of taller building walls along the public realm and from abutting properties.

B. Applicability

The maximum upper wall plate height requirement applies to all buildings on a lot where the applied Form District (Part 2B) specifies a maximum upper wall plate height standard.

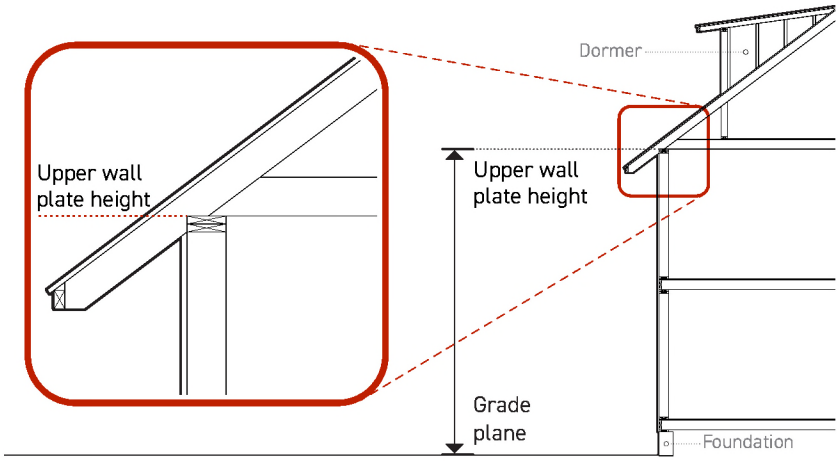
C. Standards

1. No upper wall plate shall exceed the maximum upper wall plate height standard.

2. The roof may continue in height up to the maximum height in feet specified by the zoning district.

D. Measurement

Upper wall plate height is measured along each exterior wall of a building from grade plane to the top of the uppermost wall plate of the building.



E. Relief

1. An increase in the maximum upper wall plate height of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).

2. An increase in the maximum upper wall plate height of more that 20% has to be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

SEC. 2C.5.3. DISTRICT BOUNDARY HEIGHT TRANSITION

A reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances.

A. Intent

To prevent looming impacts and reduce the perceived bulk and mass of buildings along zoning district boundaries where maximum height standards change significantly.

B. Applicability

1. District boundary height transition standards apply to all applicable lots specified by the Form District (Part 2B). [need to add to tables, and remove/edit on low-rise table]

2. District boundary height transition standards apply to lots abutting a lot with a maximum height of 36 feet or less. A lot is considered abutting when it shares a lot line with the subject lot.

3. District boundary height transition standards apply to through-lots adjoining a lot with a maximum height of 36 feet or less, located across a collector or local street. Lots adjoined by an alley do not apply. For designation of street types see X.

C. Standards

1. All structures located on an applicable lot shall comply with district boundary height transition standards unless listed as an exception in Sec. 2C.5.3.E (Exceptions).

2. Where a district boundary height transition is required for an applicable lot abutting a lot with a maximum height of 36 feet or less, no portion of a building or structure located within 45 feet of the lot line located closest to the abutting lot shall have a height greater than the maximum height allowed by the abutting district.

3. Where a district boundary height transition is required for a through-lot adjoining a lot with a maximum height of 36 feet or less, located across a collector or local street, no portion of a building or structure shall have a height greater than 45 feet, until a stepback of 15 feet or more in depth is provided. [need max lot depth....once past x feet into lot, no stepback required?]

   [insert new graphics]

D. Measurement

[to be inserted]

stepback depth is measured as the horizontal distance... from facade below...

E. Exceptions

The following are allowed to encroach into the district boundary height transition as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details *(Sec. 14.1.5.A.1.a.)*	
Encroachment (max)	2'
Roof Projections *(Sec. 14.1.5.A.1.b.)*	
Encroachment (max)	2.5'
Unenclosed Structures *(Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)*	
Encroachment (max)	5'
Enclosed Structures: Projecting *(Sec. 14.1.5.A.1.e.)*	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment *(Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)*	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment *(See Sec. 14.1.5.B..1.b.)*	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements *(See Sec. 14.1.5.B.1.c.)*	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers *(See Sec. 14.1.5.B.1.e.)*	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures *(See Sec. 14.1.5.B.1.f.)*	
Encroachment (max)	8
Setback from roof edge (min)	2'
Flatwork *(See Sec. 14.1.5.B.1.g.)*	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation *(See Sec. 14.1.5.B.1.h.)*	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. [to be inserted]

SEC. 2C.5.4. STREET STEP-BACK

A step-like recess in the massing of a building that requires that ~~upper stories to pushed back from the lower stories from the street.~~ stories above a certain height be pushed back farther from the street.

A. Intent

To reduce the perceived bulk and mass of a building along facades facing public ways, ensuring a height along the street that is appropriate to its neighboring context, while allowing for additional building height.

B. Applicability

Street step-back requirements apply to all buildings or structures on a lot that face a frontage lot line unless listed as an exception in *Sec. 2C.5.2.E. (Exceptions)*.

C. Standards

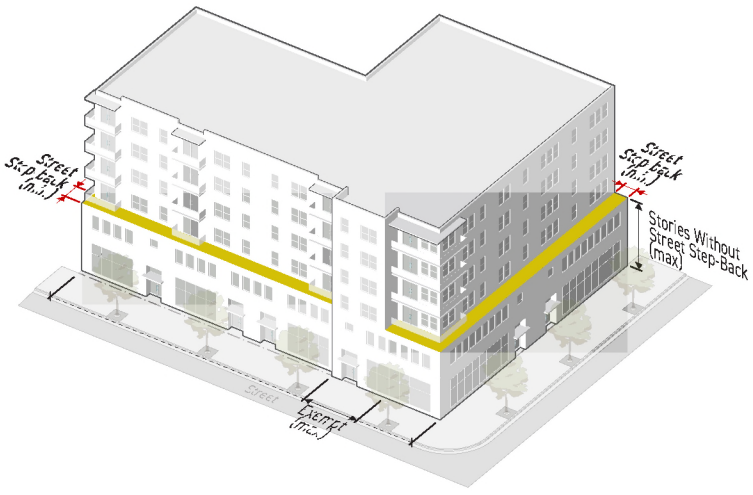
The following standards shall be met for a minimum of 85% of the building width:

1. All stories above the maximum stories without street step-back shall be stepped back from the street-facing facade by at least the minimum street step-back depth, as specified by the applied *Form District (Part 2B)*.

2. No building or structure may extend into a minimum street step-back depth, except where allowed in *Sec. 2C.5.2.E. (Exceptions)*.

3. Buildings having a height less than the maximum stories without street step-back are not required to provide a street step-back.

4. Where a street step-back is required, no less than the minimum number of stories without street step-back, specified by the applied *Form District (Part 2B)*, shall be provided.



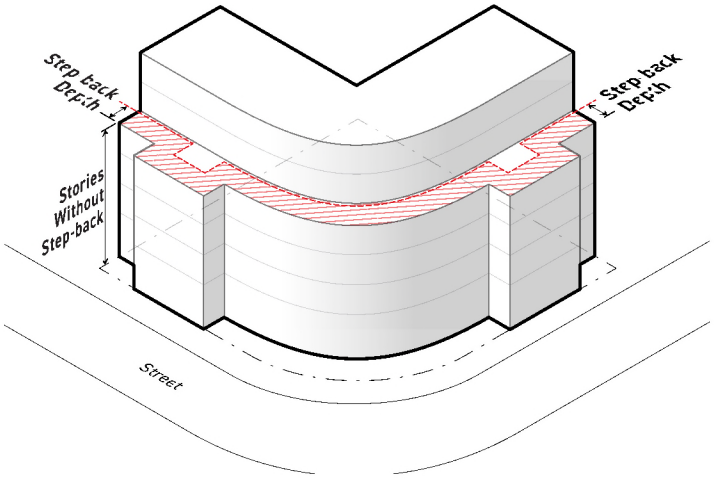
D. Measurement

1. Stories Without Street Step-back

Stories without street step-back is measured according to *Sec. 2C.4.3. (Height in Stories)*.

2. Street Step-back Depth

The minimum street step-back depth is measured as the horizontal distance from the outermost edge of the building facade associated with the topmost story without street step-back to the outermost edge of the facade of the stepped back stories. Street step-back depth is required regardless of the provided or required street setback.



E. Exceptions

The following are allowed to encroach beyond the street step-back as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details *(Sec. 14.1.5.A.1.a.)*	
Encroachment (max)	2'
Roof Projections *(Sec. 14.1.5.A.1.b.)*	
Encroachment (max)	2.5'
Unenclosed Structures *(Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)*	
Encroachment (max)	5'
Enclosed Structures: Projecting *(Sec. 14.1.5.A.1.e.)*	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment *(Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)*	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment *(See Sec. 14.1.5.B..1.b.)*	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements *(See Sec. 14.1.5.B.1.c.)*	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers *(See Sec. 14.1.5.B.1.e.)*	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures *(See Sec. 14.1.5.B.1.f.)*	
Encroachment (max)	8
Setback from roof edge (min)	2'
Flatwork *(See Sec. 14.1.5.B.1.g.)*	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation *(See Sec. 14.1.5.B.1.h.)*	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. A reduced street step-back depth of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)* or as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

2. Increased stories without street step-back may be requested only as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.6. BUILDING MASS

SEC. 2C.6.1. BUILDING WIDTH

The horizontal dimension of any building or collection of abutting buildings on a lot.

A. Intent

1. To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns by breaking wide buildings into multiple, clearly distinguished building widths.

2. To encourage larger projects to provide open space for pedestrians and recreation.

B. Applicability

1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.

2. Building width requirements apply only to portions of buildings and structures located above the ground floor elevation.

3. Building width requirements do not apply to exceptions listed in *Sec. 2C.6.1.F. (Exceptions)*.

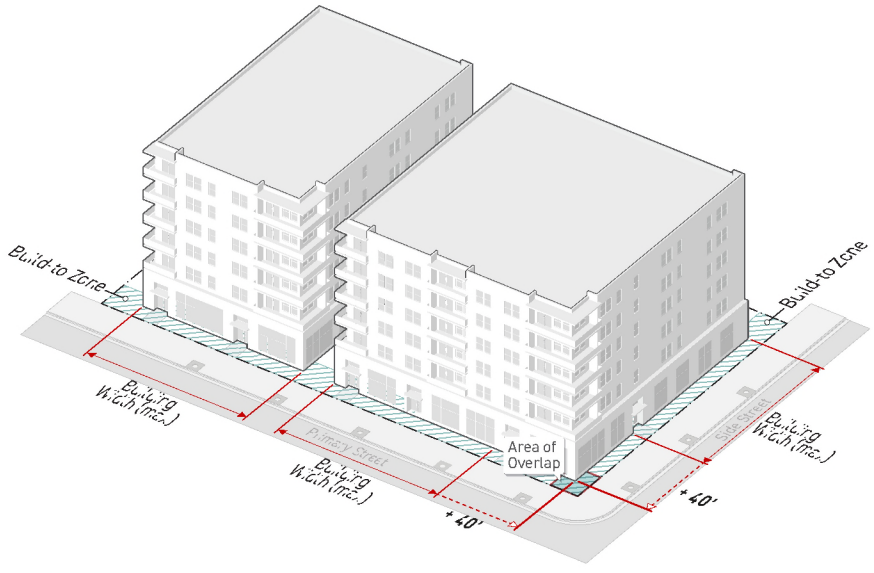
C. Standards

1. General

a. No applicable building or collection of abutting buildings located on the same lot shall be wider than the maximum building width specified by the applied *Form District (Part 2B)*.

b. Buildings that are located on separate lots, share no interior circulation, and are structurally independent, are considered separate buildings for the purpose of measuring building width.

c. A building on a corner lot within the build-to zone area of overlap is allowed to exceed the maximum building width by up to 40 feet along both primary and side street lot lines.



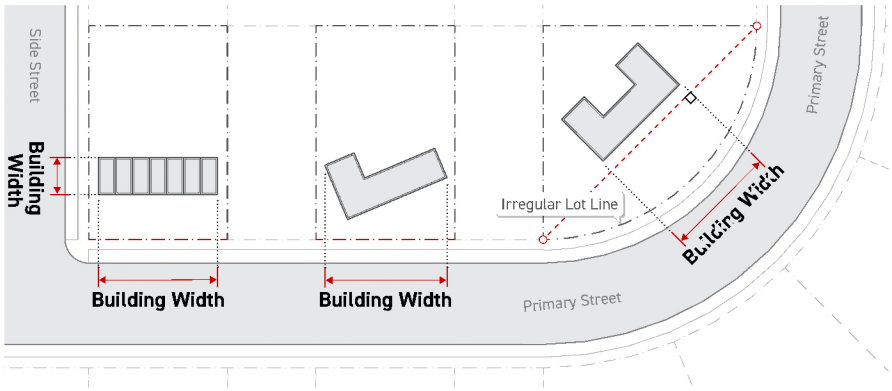
d. In order to establish buildings on the same lot as separate buildings for the purpose of measuring maximum building width, a building break meeting the standards in *Sec. 2C.2.6.1.E. (Building Break)* shall be provided between the buildings.

2. Bonus Building Width

Buildings and structures may exceed the maximum building width up to the bonus building width in feet, as specified by the Form District (Part 2B) as allowed in Div. 9.3. (Community Benefits Program).

D. Measurement

1. Building width is measured horizontally and parallel to each primary street lot line and side street lot line from one end of an applicable building or collection of abutting buildings to the opposite end.



2. For frontage lot line-facing, see *Sec. 14.1.6. (Facing)*.

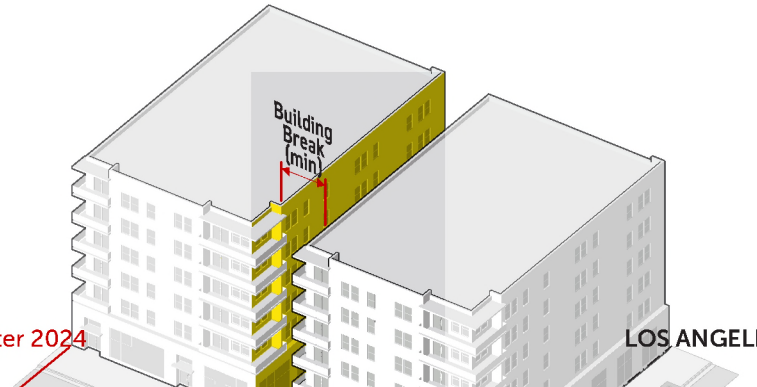
3. For measuring building width on irregular lot lines, see *Sec. 14.1.14. (Parallel or Perpendicular to irregular Lot line)*.

E. Building Break

1. Standards

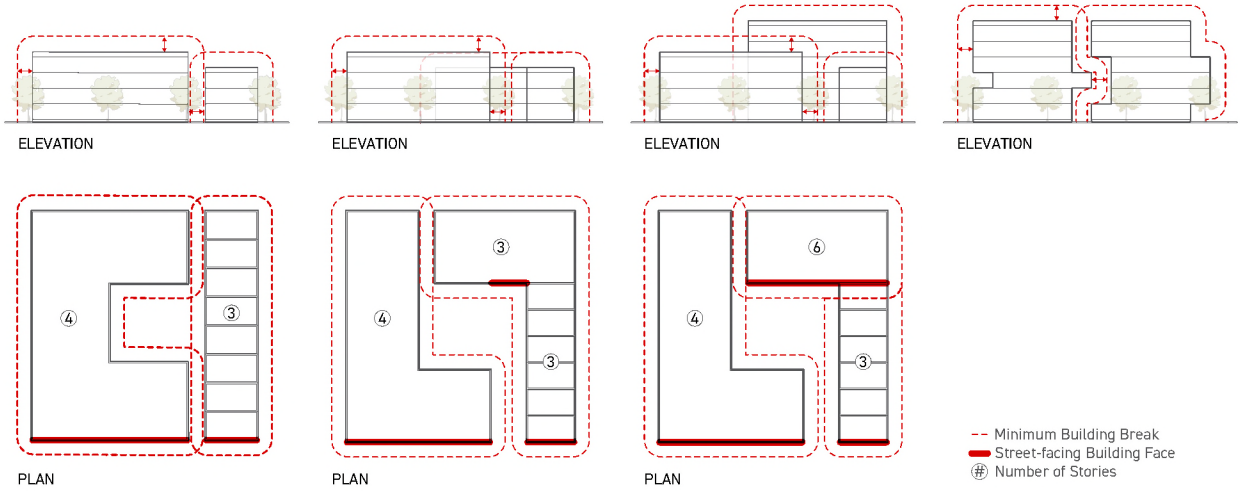
a. All buildings and collections of abutting buildings located on the same lot shall be separated by at least the minimum building break dimension in order to establish them as separate buildings for the purpose of measuring building width.

b. No building or structure shall encroach into the building break, except where allowed in *Sec. 2C.6.1.F. (Exceptions)*.



2. Measurement

A building break is measured perpendicular to the outermost surface of each applicable portion of a building both vertically and horizontally.



F. Exceptions

1. Encroachments

The following are allowed to encroach into the building break, as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details *(Sec. 14.1.5.A.1.a.)*	
Encroachment (max)	2'
Clear width (min)	3'
Roof Projections *(Sec. 14.1.5.A.1.b.)*	
Encroachment (max)	2.5'
Clear width (min)	3'
Unenclosed Structures *(Sec. 14.1.5.A.1.d. - Sec. 14.1.5.A.1.d.)*	
Encroachment (max)	5'
Clear width (min)	3'
Mechanical/Electrical Equipment *(Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)*	
Encroachment (max)	1.5'
Clear width (min)	3'

2. Building Break Outdoor Amenity Space Alternative

As an alternative to a building break, a street-facing outdoor amenity space that meets the following standards may be used to establish buildings or collections of abutting buildings as separate buildings for the purpose of measuring maximum building width:

a. The outdoor amenity space shall meet the design standards for outdoor amenity space in *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.

b. The outdoor amenity space width shall be at least 2 times the minimum building break dimension specified in the applied *Form District (Part 2B)*, measured parallel to the applicable street lot line.

c. The outdoor amenity space width shall not be greater than the maximum building width, measured parallel to the applicable street lot line.

d. The outdoor amenity space depth shall be at least 5 times the minimum building break dimension specified in the applied *Form District (Part 2B)*, measured perpendicular to the street lot line.

e. A minimum of 75% of the outdoor amenity space area shall meet the design standards in *Sec. 2C.3.3.C. (Pedestrian Amenity Space)*.

f. The outdoor amenity space may count toward the required minimum build-to width required by the applied *Frontage District (Part 3B)*, provided it meets the requirements of *Sec. 3C.1.3.E. (Build-to Width Exceptions)*.

g. Any portion of the outdoor amenity space may count toward lot amenity space in *Sec. 2C.3.1. (Lot Amenity Space)* and residential amenity space in *Sec. 2C.3.2. (Residential Amenity Space)*, provided it meets all applicable standards.



G. Relief

1. Increased building width of 20% or less or reduced building break of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. Increased building width or reduced building break may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.6.2. FACADE WIDTH

The width of a street-facing building facade that is uninterrupted by a facade break.

A. Intent

To add visual interest and reduce the perceived horizontal scale of facades along public ways by limiting the length of uninterrupted facades and breaking wide facades into multiple, clearly-distinguished facade widths, encouraging large projects to provide areas for pedestrians away from the clear path of the public sidewalk.

B. Applicability

Where specified by the applied *Form District (Part 2B)*, facade width requirements apply to all buildings or structures on a lot that both face a frontage lot line and are located within 30 feet of the frontage lot line.

C. Standards

1. No building facade shall be wider than the maximum facade width specified by the applied *Form District (Part 2B)*.

2. In order to establish facades as separate facades for the purpose of meeting a maximum facade width standard, a facade break meeting the standards of *Sec. 2C.6.2.E. (Facade Break)* shall be provided.

D. Measurement

Facade width is measured horizontally, parallel to street lot lines, from the edge of each street-facing facade to the opposite edge of the facade.

E. Facade Break

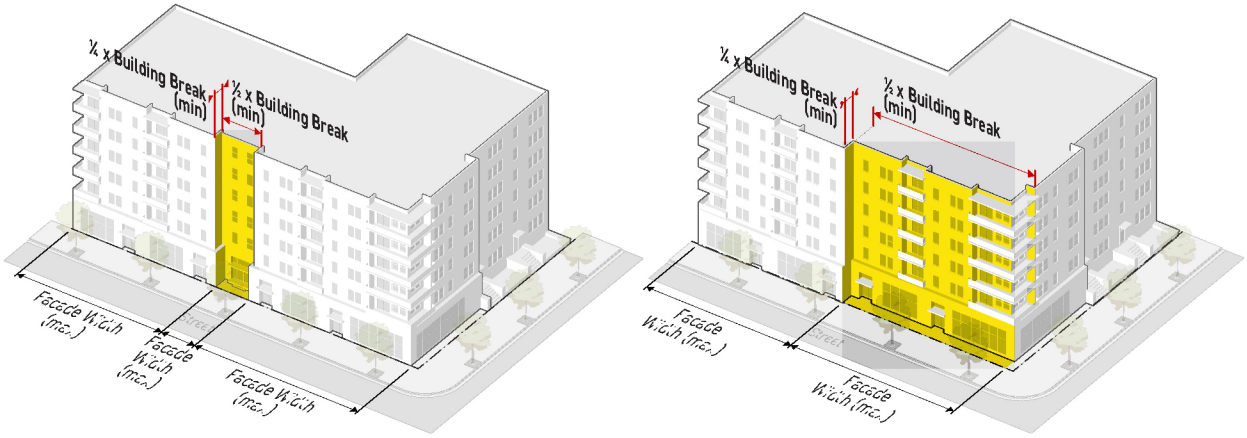
1. Standards

a. The width of a facade break shall be at least one-half of the minimum building break.

b. The width of a facade break shall not be greater than the maximum facade width.

c. The depth of a facade break shall be at least one-quarter of the minimum building break.

d. No structure or equipment shall encroach into a facade break, except where allowed in *Sec. 2C.6.3.D. (Exceptions)*.



2. Measurement

a. Facade break width is measured horizontally, parallel to street lot lines.

b. Facade break depth is measured horizontally, perpendicular to street lot lines.

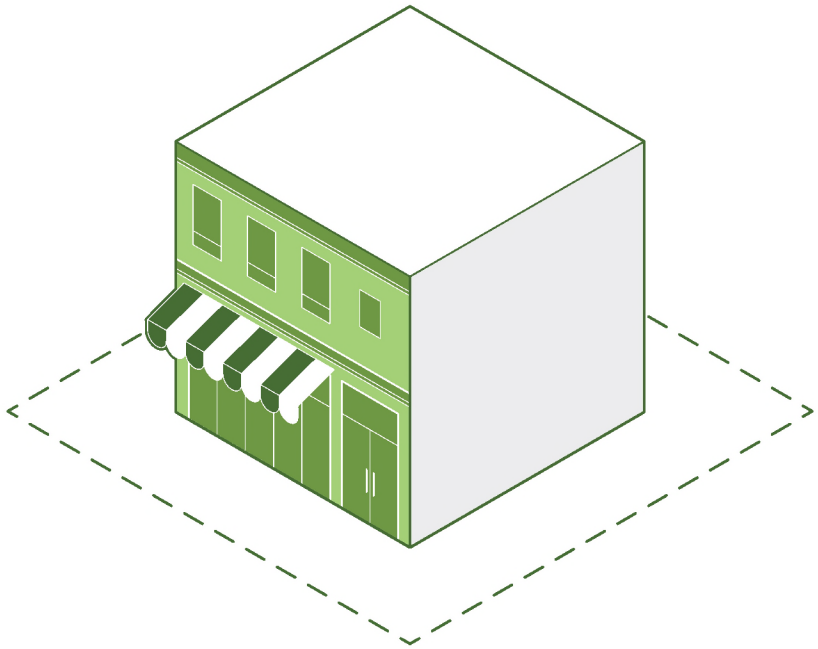
F. Exceptions

Roof projections may encroach into a facade break a maximum of 2.5 feet in depth.

G. Relief

1. Increased maximum facade width or reduction in minimum facade break of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. Deviation from maximum facade width and minimum facade break may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.



ARTICLE 3. **FRONTAGE**

[FORM - **FRONTAGE** - STANDARDS] [USE - DENSITY]

Part 3A. **Introduction**

Part 3B. **Frontage Districts**

Part 3C. **General Frontage Rules**

Part 3D. **Character Frontage Rules**

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DIV. 3A.1. ORIENTATION

SEC. 3A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:



The Frontage District is a separate and independent component of each zone.

SEC. 3A.1.2. HOW TO USE ARTICLE 3 (FRONTAGE)

A. Identify the Applied Frontage District

The second component in a zone string identifies the Frontage District applied to a property.

B. Frontage District Standards

Frontage District standards are outlined in *Part 3B. (Frontage Districts)*. Each Frontage District page identifies the standards specific to that Frontage District.

C. Interpreting Frontage District Standards

Each Frontage rule category on a Frontage District page in *Part 3B. (Frontage Districts)* provides a reference to *Part 3C. (General Frontage Rules)* or *Part 3D. (Character Frontage Rules)*, where the standards within that rule category are explained in detail. *Part 3D. (Character Frontage Rules)* may reference *Part 3C. (General Frontage Rules)* for standards that are common to both Character Frontages and General Frontages.

Frontage District Example:

Zone String

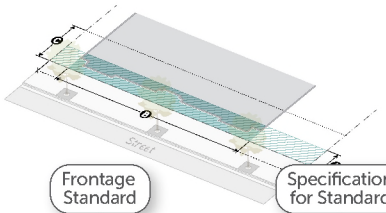
[LM2-**MU2**-5] [RG1-FA]

Find Your Frontage District

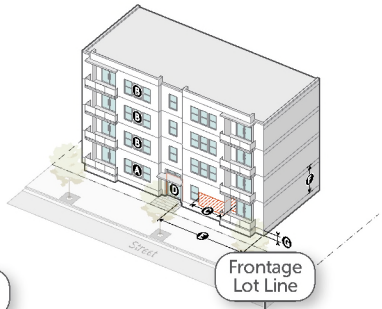
Part 3B (Frontage Districts)

SEC. 3B.2.3. **MULTI-UNIT 2 (MU2)**

A. Lot



B. Facade



Frontage Standard

Specification for Standard

Frontage Lot Line

Frontage Rule Category

Label on Graphic

No Label on Graphic

Link to Rules

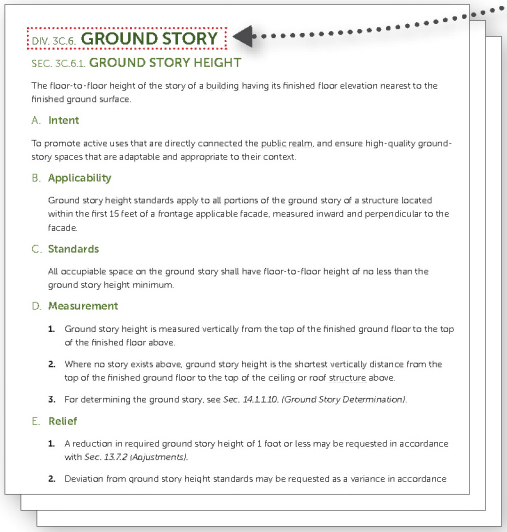
	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	1	1
A Build-to range (min/max)	0'/10'	0'/15'
B Build-to width (min)	70%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
C Frontage setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

Standard Does Not Apply

	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
A Ground story (min)	30%	30%
B Upper stories (min)	20%	20%
C Dead wall width (max)	35'	45'
ENTRANCES	*Div. 3C.5.*	
D Street-facing entrance	Required	n/a
E Entrance spacing (max)	50'	100'
Required entry feature	No	No
GROUND STORY	*Div. 3C.6.*	
F Ground story height (min)		
Residential (min)	10'	10'
Nonresidential (min)	10'	10'
G Ground floor elevation (min/max)		
Residential (min)	-2'/5'	-2'/5'
Nonresidential (min)	-2'/2'	-2'/2'

Learn More About Your Rules

Part 3C (General Frontage Rules)



DIV. 3C.6. **GROUND STORY**

SEC. 3C.6.1. **GROUND STORY HEIGHT**

The floor-to-floor height of the story of a building having its finished floor elevation nearest to the finished ground surface.

A. **Intent**

To promote active uses that are directly connected the public realm, and ensure high-quality ground-story spaces that are adaptable and appropriate to their context.

B. **Applicability**

Ground story height standards apply to all portions of the ground story of a structure located within the first 15 feet of a frontage applicable facade, measured inward and perpendicular to the facade.

C. **Standards**

All occupiable space on the ground story shall have floor-to-floor height of no less than the ground story height minimum.

D. **Measurement**

1. Ground story height is measured vertically from the top of the finished ground floor to the top of the finished floor above.
2. Where no story exists above, ground story height is the shortest vertically distance from the top of the finished ground floor to the top of the ceiling or roof structure above.
3. For determining the ground story, see *Sec. 14.1.1.10. (Ground Story Determination)*.

E. **Relief**

1. A reduction in required ground story height of 1 foot or less may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
2. Deviation from ground story height standards may be requested as a variance in accordance

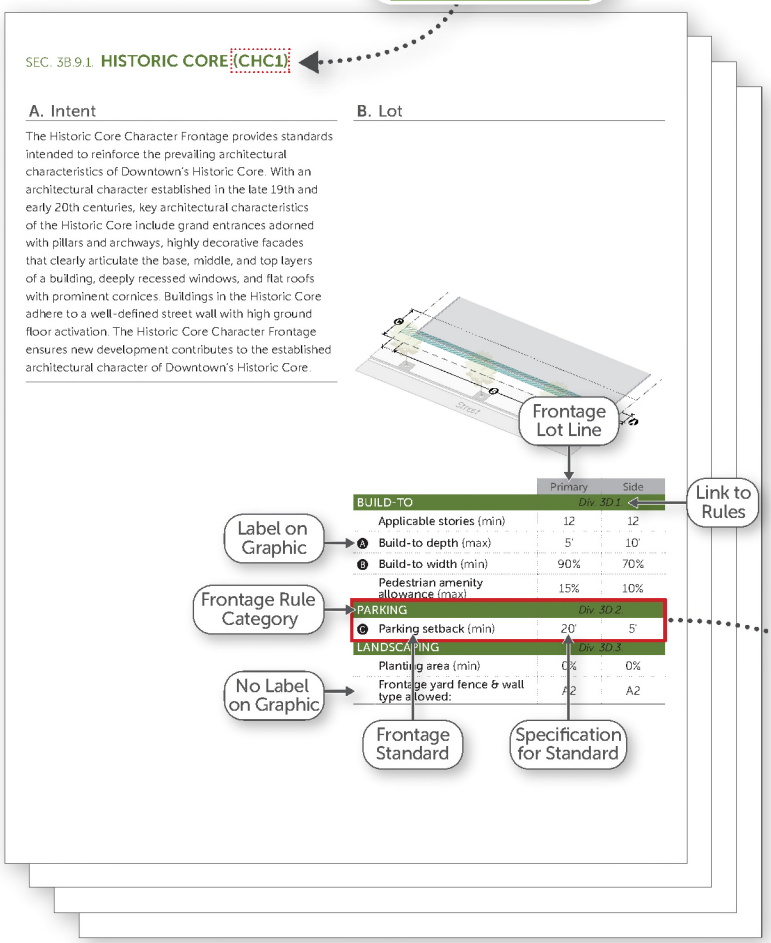
Character Frontage District Example:

Zone String

[LLM1-**CHC1**-5] [IH2-FA]

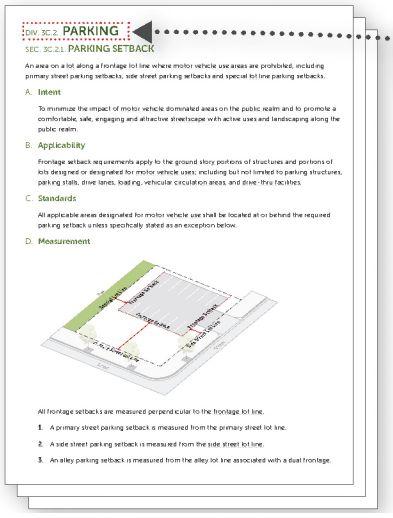
Find Your Frontage District

Part 3B (Frontage Districts)

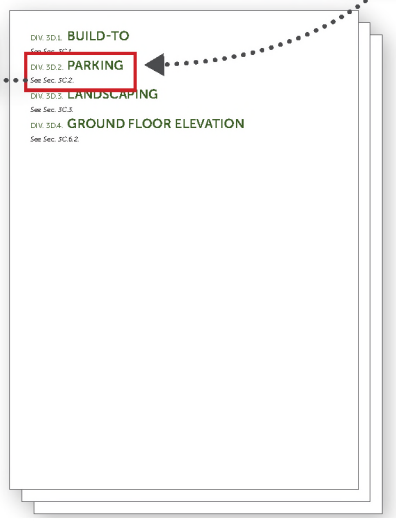


Learn More About Your Rules

Part 3D (Character Frontage Rules)



References to Part 3C

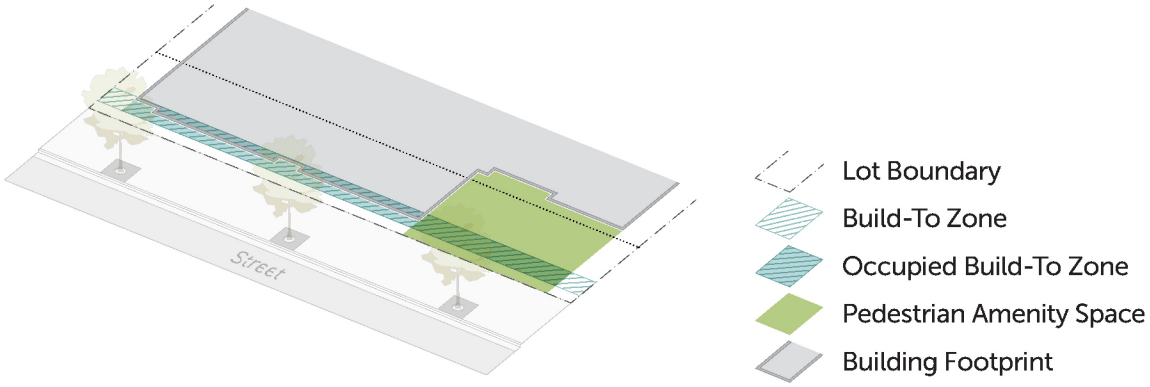


SEC. 3A.1.3. FRONTAGE DISTRICT GRAPHICS

A. General

Illustrations and graphics are included in Article 3 (Frontage) only to assist users in understanding the purpose and requirements of the text. In the event a conflict occurs between the text of Article 3 (Frontage) and any illustration or graphic, the text prevails.

B. Lot Graphics



1. Lot Boundary

This line represents the perimeter of the subject lot, serving as a reference for build-to width.

2. Build-To Zone

This blue hatched shape represents the area on a lot, near the frontage lot line, that buildings are required to occupy according to the minimum build-to width specified by the applied *Frontage District (Part 3B)*.

3. Occupied Build-To Zone

The portion of the build-to zone with a blue rather than white background represents the width of the build-to zone that counts toward build-to width based on the location of buildings or the location of pedestrian amenity spaces. The location of the occupied build-to zone is not a requirement, but rather an example of one conforming site configuration.

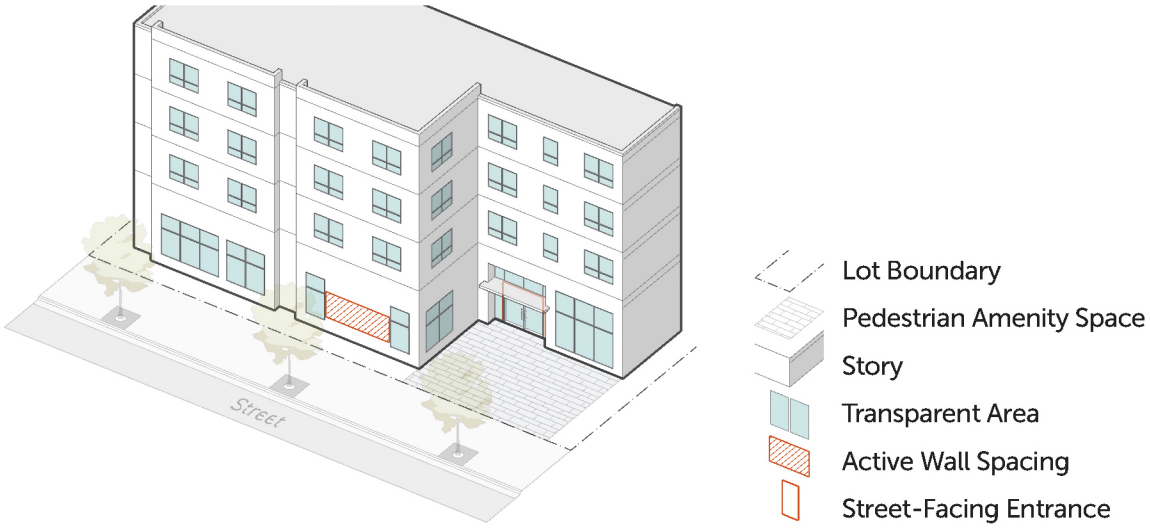
4. Pedestrian Amenity Space

This green shape represents the largest pedestrian amenity space allowed to count toward build-to width according to the maximum pedestrian amenity allowance specified by the applied *Frontage District (Part 3B)*. The location of the pedestrian amenity space is not a requirement, but rather an example of one conforming site configuration.

5. Building Footprint

This shape represents the building footprint for the front portion of a lot including the portion of a building occupying the build-to zone, serving as a reference for build-to width. The building footprint does not represent the required placement of a building, but rather an example that meets the build-to standards of the applied *Frontage District (Part 3B)*.

C. Facade Graphics



1. Lot Boundary

This line represents the perimeter of the subject lot, serving as a reference for build-to width.

2. Pedestrian Amenity Space

This paver-patterned shape represents the pedestrian amenity space shown in the corresponding lot graphic, demonstrating the relationship between pedestrian amenity space activation requirements, and the standards of the applied *Frontage District (Part 3B)*.

3. Story

This volume represents a story of a building, serving as a reference for story height and ground floor elevation standards. The volume includes a line at the top and bottom of each story, and an additional line near the top of each story indicating the bottom of a floor plate. The bottom of the floor plate is only depicted on the side of the building.

4. Transparent Area

This shape represents door and window openings on frontage applicable facades, serving as a reference for transparency standards. The location of the transparent area is not a requirement, but rather an example of one conforming facade composition.

5. Active Wall Spacing

This red-hatched shape represents one example measurement of active wall spacing, including the regulated facade area between 1 set of door or window openings. This shape does not represent all applicable facade areas.

6. Street-Facing Entrance

This red outline represents a street-facing door openings, serving as a reference for street-facing entrance and entrance spacing standards. The locations of the street-facing entrances are not a requirement, but rather an example of one conforming facade composition.

D. Character Frontage Graphics

Character Frontage Districts (Div. 3B.9.) include a wider variety of graphics, but use the same approach to representation established by the lot graphics and facade graphics. In addition to the elements depicted in lot and frontage graphics, Character Frontage Districts represent articulation techniques, focal entry features, and exterior materials.

1. Articulation Techniques



Articulation standards often include a variety of regulatory elements, including, but not limited to, vertical and horizontal banding, building layers, and articulating elements. While articulating elements are not annotated in Character Frontage District graphics, building layers are represented with a red outline and banding is represented using a black outline around a translucent white shape.

2. Focal Entry Features and Exterior Materials



a. Focal entry features are represented by a dashed red outline surrounding the area on a facade used to meet the requirements of one of the allowed focal entry features specified by the applied *Frontage District (Part 3B)*. The location of the focal entry feature is not a requirement, but rather an example of one conforming facade composition.

b. Primary and secondary exterior materials are represented using a variety of colors and textures intended to represent one or more of the allowed exterior materials specified by the applied *Frontage District (Part 3B)*.

SEC. 3A.1.4. FRONTAGE DISTRICT NAMING CONVENTION

All Frontage District names are composed of two components: frontage category and variation number.

A. Frontage Category

The first component of each Frontage District is a frontage category. Frontage categories group all districts with similar characteristics. Frontage categories are organized as follows:

1. Drive
2. Multi-Unit
3. General
4. Shopfront
5. Market
6. Large Format
7. Warehouse
8. Dual
9. Character

B. Variation Number

The last component of each Frontage District is a variation number. All Frontage Districts are numbered in the order they fall within Article 3 (Frontage).

DIV. 3A.2. OPENING PROVISIONS

SEC. 3A.2.1. FRONTAGE INTENT

The intent of Article 3 (Frontage) is to regulate the portions of a lot and exterior building facades that impact the public realm. Frontage Districts help ensure that projects respond to the public realm in a contextually appropriate manner. Districts range from minimal standards for Warehouse Frontages to a robust set of standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

SEC. 3A.2.2. FRONTAGE APPLICABILITY

A. Project Applicability

All projects filed after the effective date of this Zoning Code (Chapter 1A) must comply with the Frontage District standards and rules in Article 3 (Frontage), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

1. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

2. For all Frontage Districts, with the exception of Character Frontage Districts, Frontage rule categories apply to project activities as shown in the table below:

FRONTAGE RULE CATEGORIES		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 3C.1	Build-To	●	●	○	○	○	○	○	○	○
Div. 3C.2	Parking	●	●	○	●	○	○	○	○	○
Div. 3C.3	Landscaping	●	●	●	●	○	○	○	○	○
Div. 3C.4	Transparency	●	●	○	○	●	○	○	○	○
Div. 3C.5	Entrances	●	●	○	○	●	○	○	○	○
Div. 3C.6	Ground Story	●	○	○	○	○	○	○	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

3. For Character Frontage Districts, Character Frontage rule categories apply to project activities as shown in the table below:

CHARACTER FRONTAGE RULE CATEGORIES		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 3D.1	Build-To	●	●	○	○	○	○	○	○	○
Div. 3D.2	Parking	●	●	○	●	○	○	○	○	○
Div. 3D.3	Landscaping	●	●	●	●	○	○	○	○	○
Div. 3D.4	Ground Floor Elevation	●	○	○	○	○	○	○	○	○
Div. 3D.5	Story Height	●	○	○	○	○	○	○	○	○
Div. 3D.6	Articulation	●	●	○	○	●	○	○	○	○
Div. 3D.7	Features	●	○	○	○	●	○	○	○	○
Div. 3D.8	Entrances	●	●	○	○	●	○	○	○	○
Div. 3D.9	Transparency	●	●	○	○	●	○	○	○	○
Div. 3D.10	Exterior Materials	●	●	○	○	●	○	○	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

4. Project activities are defined in *Sec. 14.1.15. (Prcject Activities)*.

5. Where a category of Frontage rules is listed as generally applicable in the tables above, and the applied *Frontage District (Part 3B)* provides specifications for a standard in that Frontage rule category, the project activity shall meet all applicable Frontage standards within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 3C (General Frontage Rules)* and *Part 3D (Character Frontage Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Frontage rules is listed as not applicable in the table above, no standards from that Frontage rule category apply to the project activity.

C. Applicable Components of Lots, Buildings, and Structures

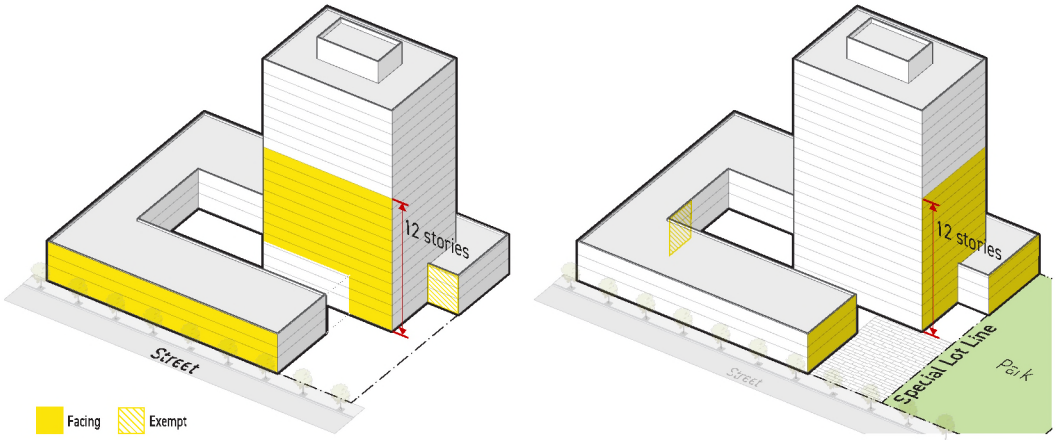
1. General

Frontage standards apply only to the applicable facades, applicable portions of a lot, and applicable building depth, as specified in the following examples in *Sec. 3A.2.2.C.2 (Frontage Applicable Facades)*. Specific Frontage District standards or rules may further limit which components of buildings and lots are required to comply with the standard within *Part 3C. (Frontage Rules)* and *Part 3D. (Character Frontage Rules)*.

2. Frontage Applicable Facades

Frontage standards apply to the following facades up to the top of the 12th story:

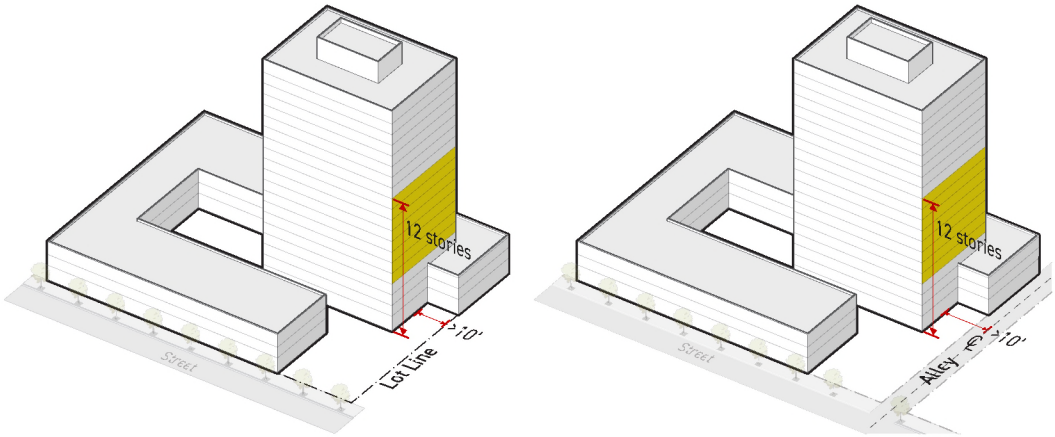
a. Frontage Lot Line-Facing Facades



i. Facades that face a frontage lot line, including *street-facing facades (Sec. 14.1.6.D.)*, and when a *Dual Frontage District (Div. 3B.8.)* is applied, special lot line-facing facades.

ii. These facades shall meet the standards specified by the applied *Frontage District (Part 3B)* for the frontage lot line that the facade faces (primary street lot line, side street lot line or special lot line).

b. Lot Line-Facing Facades (Non-Frontage Lot Line)



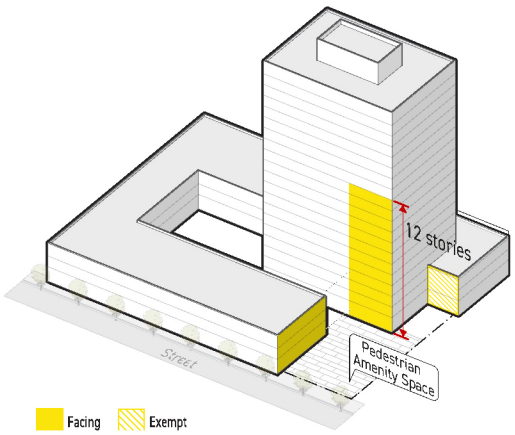
i. *Lot line-facing facades (Sec. 14.1.6.B.)* that do not face a frontage lot line and are:

a) Located vertically above the top of the 4th story; and

b) Located 10 feet or more from a common lot line or centerline of an alley, measured horizontally.

ii. Lot Line-Facing Facades (Non-Frontage Lot Line) facades shall meet the standards specified by the applied *Frontage District (Part 3B)* for the side street lot line.

C. Pedestrian Amenity Space-Facing Facades



i. Facades that face a pedestrian amenity space, see *Sec. 14.1.6.C. (Pedestrian Amenity Space-Facing Facades)*.

ii. These facades shall meet the standards specified by the applied *Frontage District (Part 3B)* for the frontage lot line that the pedestrian amenity space abuts. Where the pedestrian amenity space abuts multiple frontage lot lines, the standards specified for the frontage lot line that abuts the pedestrian amenity space for the greatest length applies.

3. Frontage Applicable Portions of a Lot

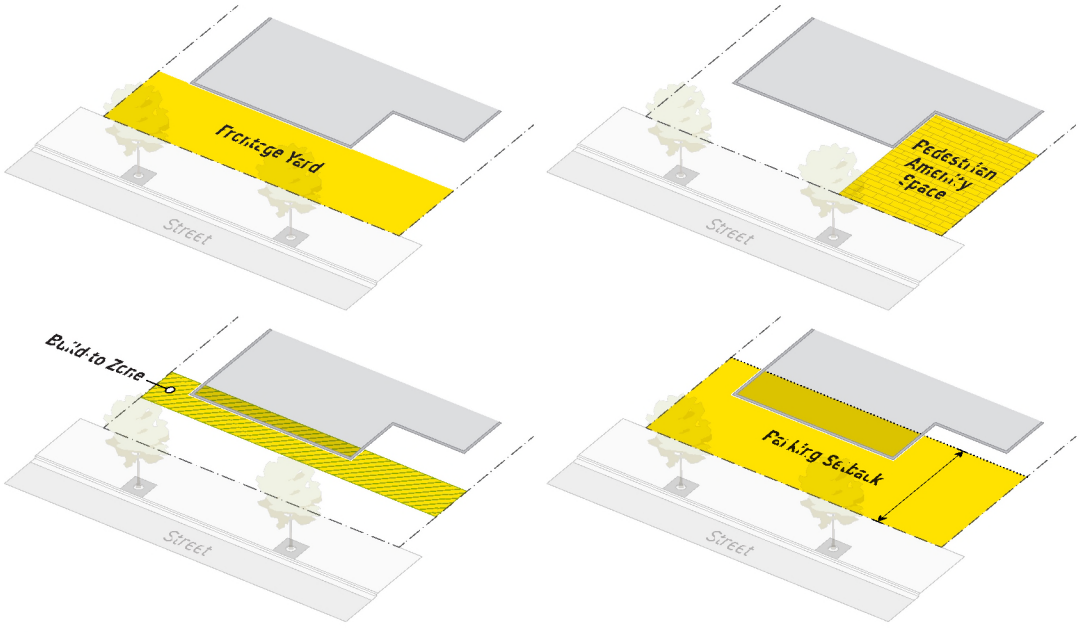
Frontage District standards apply to the following portions of a lot:

a. Frontage yards, see *Sec. 14.1.16. (Yards)*;

b. Pedestrian amenity spaces (*Sec. 2C.3.3.C*);

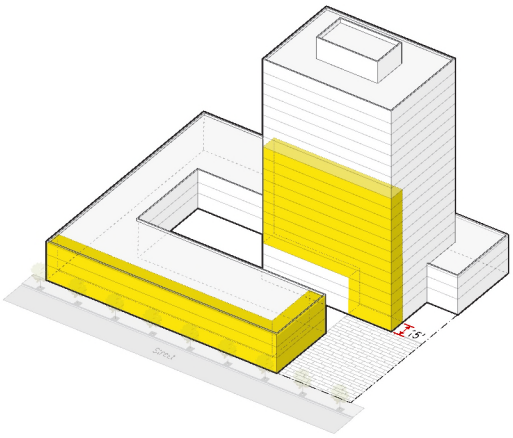
c. Build-to zones; and

d. *Parking setbacks (Sec. 3C.2.1)*.



4. Frontage Applicable Building Depth

Frontage District standards apply to portions of a building interior within 15 feet of a *frontage lot line-facing (Sec. 3A.2.2.C.2.a.)* or *pedestrian amenity space-facing (Sec. 3A.2.2.C.2.c.)* frontage applicable facade.



D. Nonconformity

Article 12. (Nonconformities) provides relief from the requirements of *Article 3. (Frontage)* for existing lots, site improvements, buildings and structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Frontage standard unless otherwise specified by *Division 12.3. (Frontage Exceptions)*. Consider the following examples:

1. Closing an existing window opening: Where the proposed facade modification reduces ground story transparency below the minimum required by the applied *Frontage District (Part 3B)*, the facade alteration is not allowed.

2. An addition or new detached structure to the side of a building: Where the applicable facades on the existing structure do not meet the Frontage District transparency standards, all applicable facades of the addition or new detached structure are required to meet the transparency standards, but no alteration of existing facades is required.

PART 3B. FRONTAGE DISTRICTS

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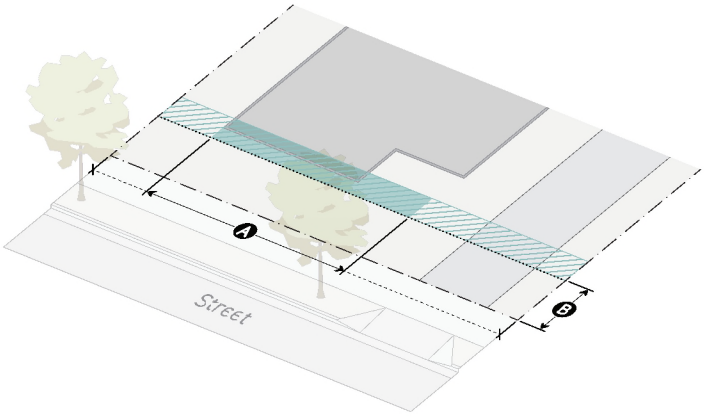
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DIV. 3B.1. FRONT YARD FRONTAGES

Front Yard Frontages control the location of vehicular access, require planted front yards, and provide flexible provisions for privacy through a combination of setbacks, frontage yard fences, and wall standards.

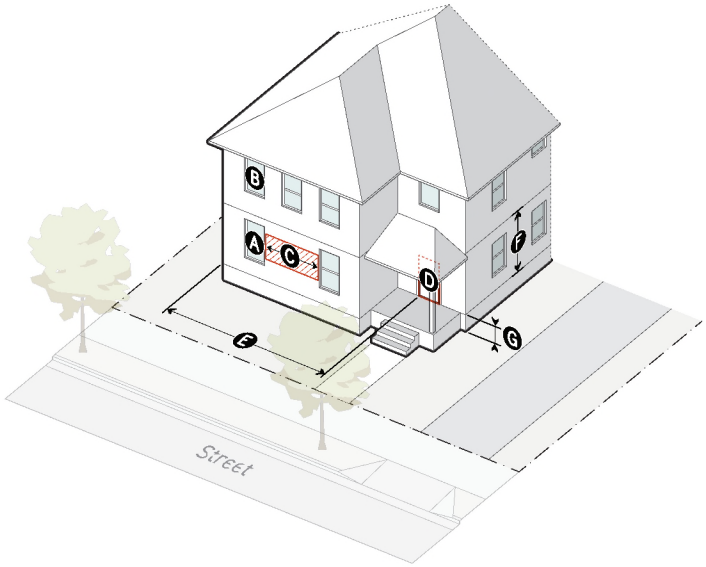
SEC. 3B.1.1. DRIVE FRONTAGE 1 (DF1) SAME AS FY1 WITHOUT BUILD-TO DEPTH

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Build-to depth (max)	n/a	n/a
Ⓐ Build-to width (min)	50%	n/a
Active depth (min)	9'	9'
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
Ⓑ Parking setback (min)	10'	3'
Parking between building and street	Prohibited	Prohibited
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	50%	50%
Permeable Surface (min)	All remaining lands	All remaining lands
Frontage yard fence & wall type allowed:	A3	A3

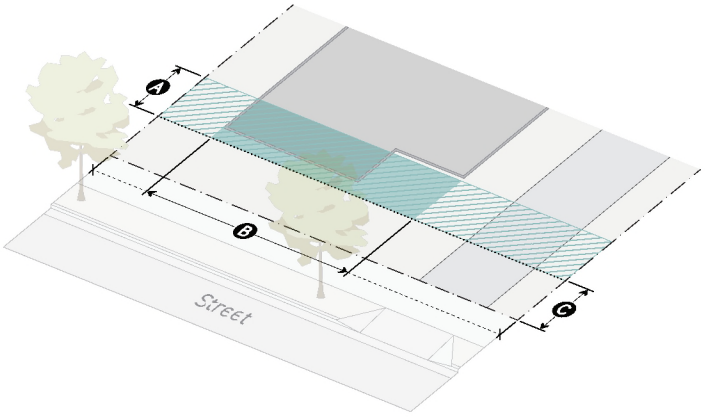
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Transparent area		
Ⓐ Ground story (min)	20%	15%
Ⓑ Upper stories (min)	20%	15%
Ⓒ Active wall spacing (max)	10'	15'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	n/a
Ⓔ Entrance spacing (max)	n/a	n/a
External entry to each unit	Required	Required
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	n/a	n/a
Nonresidential	n/a	n/a
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/5'	-2'/5'

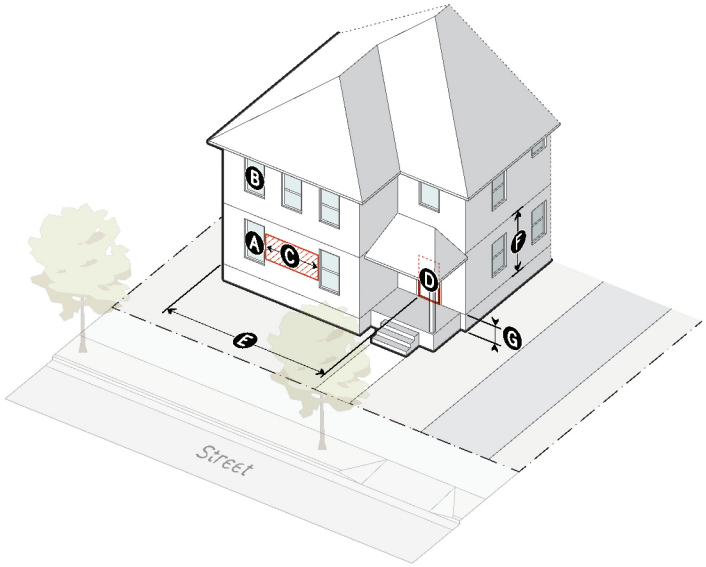
SEC. 3B.1.2. FRONT YARD 1 (FY1)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
A Build-to depth (max)	10'	n/a	n/a
B Build-to width (min)	50%	n/a	n/a
Pedestrian amenity allowance (max)	n/a	n/a	n/a
Active depth (min)	9'	n/a	9'
PARKING		*Div. 3C.2.*	
C Parking setback (min)	10'	3'	5'
Parking between building and street	Not Allowed	Not Allowed	Not Allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed:	A2	A2	A3

B. Facade



	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
A Ground story (min)	20%	15%	20%
B Upper stories (min)	20%	15%	20%
C Active wall spacing (max)	10'	20'	10'
ENTRANCES		*Div. 3C.5.*	
D Street-facing entrance	Required	n/a	Required
E Entrance spacing (max)	n/a	n/a	n/a
Entry features	Required	Allowed	Allowed
Options	• Porch • Forecourt • Recessed entry • Projecting entry • Courtyard • Breezeway		
GROUND STORY		*Div. 3C.6.*	
F Ground story height (min)	9'	9'	9'
G Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

SEC. 3B.1.3. FRONT YARD 2 (FY2) HILLSIDE

A. Lot

	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Ⓐ Build-to depth (max)	n/a	n/a
Ⓑ Build-to width (min)	n/a	n/a
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
Ⓒ Parking setback (min)	5'	5'
Parking between building and street	Allowed	Allowed
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	50%	50%
Frontage yard fence & wall type allowed:	A2	A4
Clear depth (min)	3'	3'

B. Facade

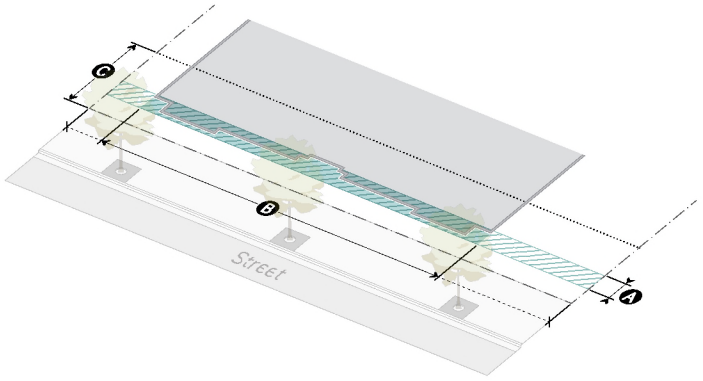
	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Transparent area		
Ⓐ Ground story (min)	15%	15%
Ⓑ Upper stories (min)	15%	15%
Ⓒ Active wall spacing (max)	15'	15'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	n/a
Ⓔ Entrance spacing (max)	n/a	n/a
Required entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	n/a	n/a
Nonresidential	n/a	n/a
Ⓖ Ground floor elevation (min/max)		
Residential	n/a	n/a
Nonresidential	n/a	n/a

DIV. 3B.2. MULTI-UNIT FRONTAGES

Multi-Unit Frontages require higher ground floor elevation, relatively low transparency, and frequent entrance spacing. This allows for greater privacy for tenants located on the ground story while retaining an interplay between the private and public realms. Frequent entrances activate the public realm with pedestrian activity and visual interest.

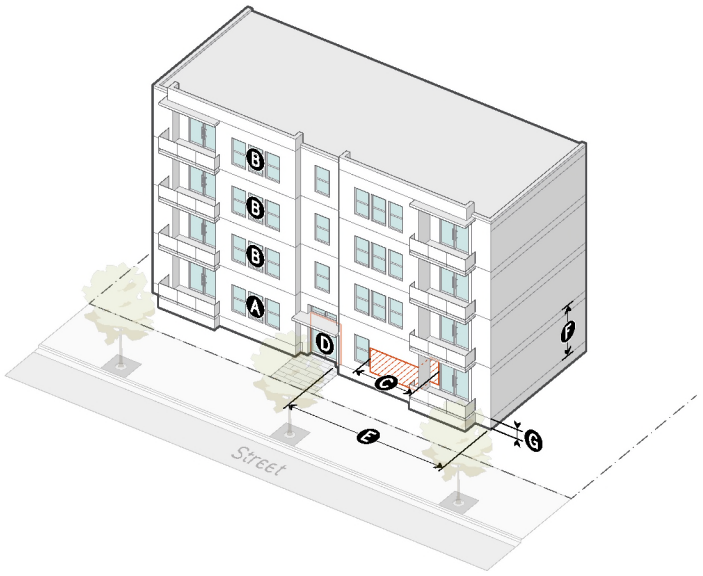
SEC. 3B.2.1. MULTI-UNIT 1 (MU1)

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	2	2
Ⓐ Build-to depth (max)	5'	5'
Ⓑ Build-to width (min)	70%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
Ⓒ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

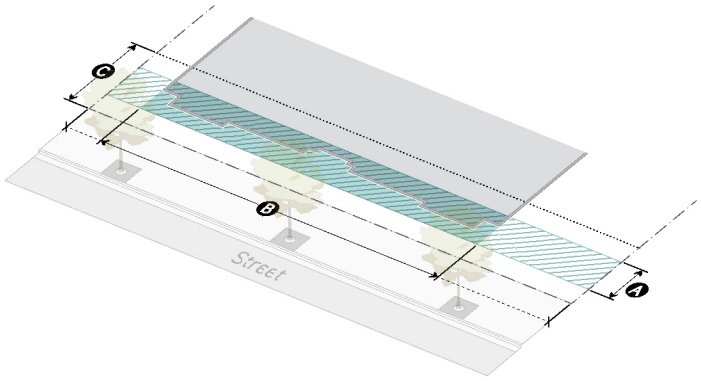
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	30%	30%
Ⓑ Upper stories (min)	20%	20%
Ⓒ Active wall spacing (max)	30'	40'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	n/a
Ⓔ Entrance spacing (max)	50'	100'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	10'	10'
Nonresidential	10'	10'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

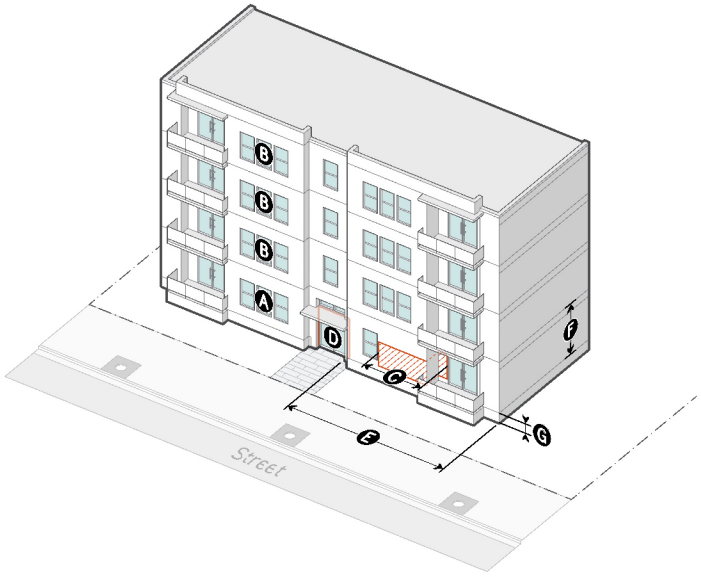
SEC. 3B.2.2. MULTI-UNIT 2 (MU2)

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	2	2
Ⓐ Build-to depth (max)	10'	15'
Ⓑ Build-to width (min)	70%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
Ⓒ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

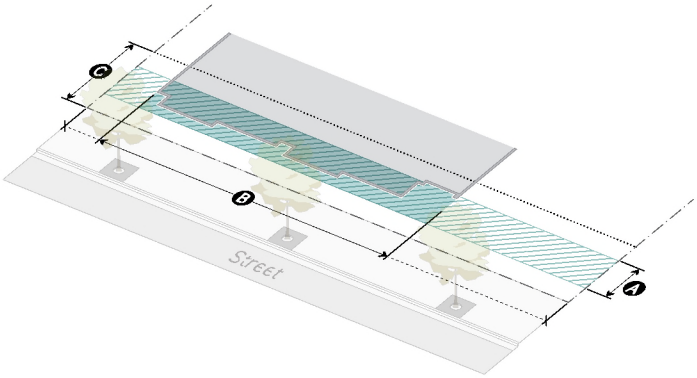
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	30%	30%
Ⓑ Upper stories (min)	20%	20%
Ⓒ Active wall spacing (max)	30'	40'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	n/a
Ⓔ Entrance spacing (max)	50'	100'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	10'	10'
Nonresidential	10'	10'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

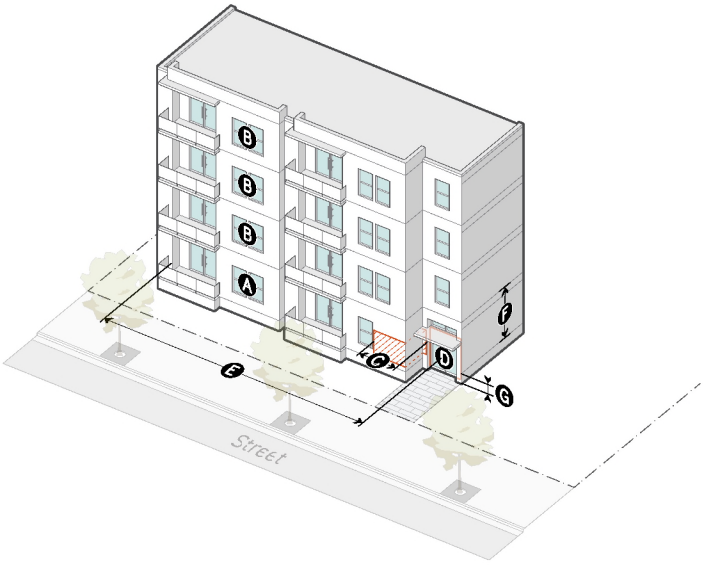
SEC. 3B.2.3. MULTI-UNIT 3 (MU3) BH

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	1	1
A Build-to depth (max)	10'	15'
B Build-to width (min)	60%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
C Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A3	A3

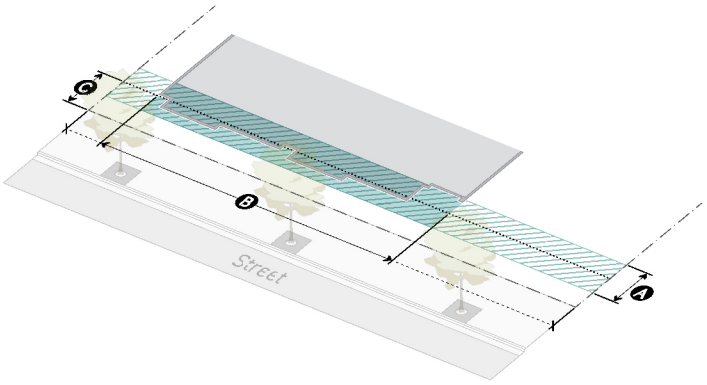
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Transparent area		
A Ground story (min)	30%	20%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	20'	30'
ENTRANCES	*Div. 3C.5.*	
D Street-facing entrance	Required	n/a
E Entrance spacing (max)	50'	100'
Required entry feature	No	No
GROUND STORY	*Div. 3C.6.*	
F Ground story height (min)		
Residential	10'	10'
Nonresidential	12'	12'
G Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

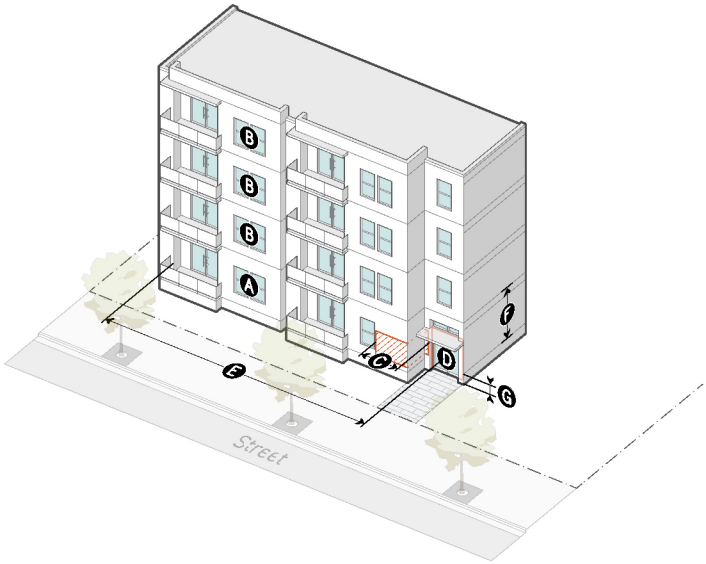
SEC. 3B.2.4. MULTI-UNIT 4 (MU4)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
Ⓐ Build-to depth (max)	5'	10'	10'
Ⓑ Build-to width (min)	50%	30%	30%
Pedestrian amenity allowance (max)	n/a	n/a	n/a
Ⓒ Active depth (min)	9'	n/a	9'
PARKING		*Div. 3C.2.*	
Ⓓ Parking setback (min)	10'	3'	5'
Parking between building and street	Not Allowed	Not Allowed	Not Allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed:	A2	A2	A3

B. Facade



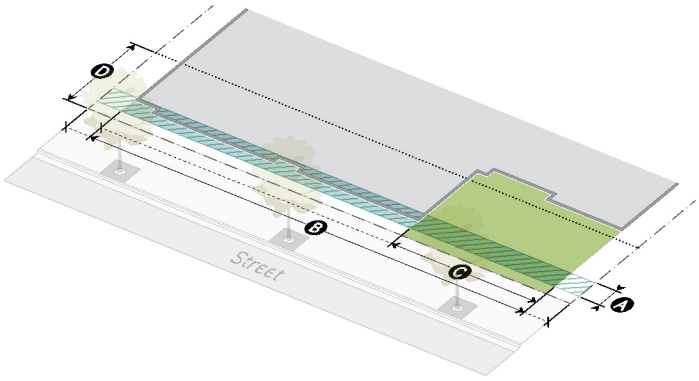
	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ Ground story (min)	30%	20%	20%
Ⓑ Upper stories (min)	20%	15%	20%
Ⓒ Active wall spacing (max)	10'	20'	10"
ENTRANCES		*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required	Required
Ⓔ Entrance spacing (max)	100'	n/a	100'
Entry feature	Required	Required	Required
Options	• Porch • Raised entry • Forecourt • Recessed entry • Projecting entry • Courtyard • Breezeway • Shopfront bay		
GROUND STORY		*Div. 3C.6.*	
Ⓕ Ground story height (min)	10'	10'	10'
Ⓖ Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2/5'

DIV. 3B.3. GENERAL FRONTAGES

General Frontages require moderate to high build-to widths while allowing a wide range of modifications for pedestrian amenity spaces. These Frontage Districts have a moderate transparency requirement with flexible entrance spacing standards while ensuring a high-quality pedestrian environment and providing flexibility for a variety of ground story tenants.

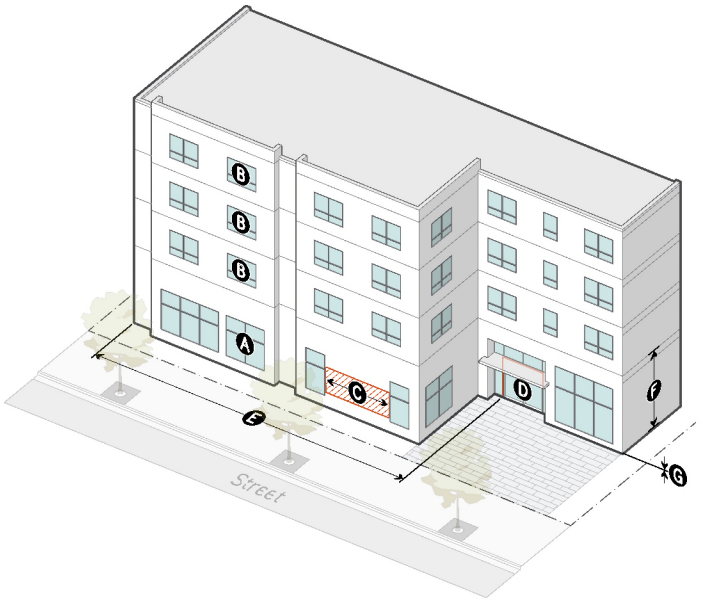
SEC. 3B.3.1. GENERAL 1 (G1)

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	5	5
Ⓐ Build-to depth (max)	10'	15'
Ⓑ Build-to width (min)	90%	70%
Ⓒ Pedestrian amenity allowance (max)	30%	20%
PARKING	*Div. 3C.2.*	
Ⓓ Parking setback (min)	15'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

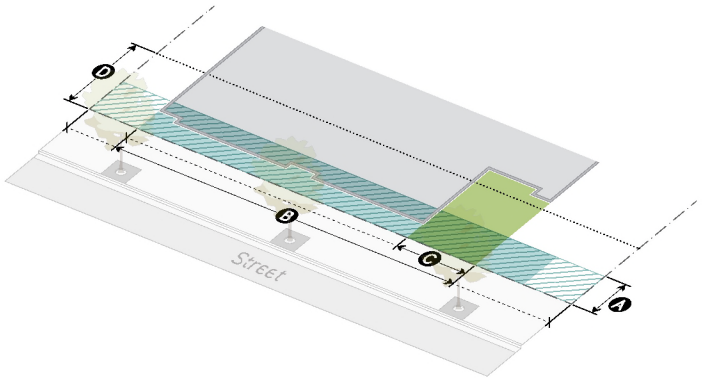
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	50%	40%
Ⓑ Upper stories (min)	30%	30%
Ⓒ Active wall spacing (max)	25'	25'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	75'	100'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	10'	10'
Nonresidential	16'	16'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/5'	-2'/5'

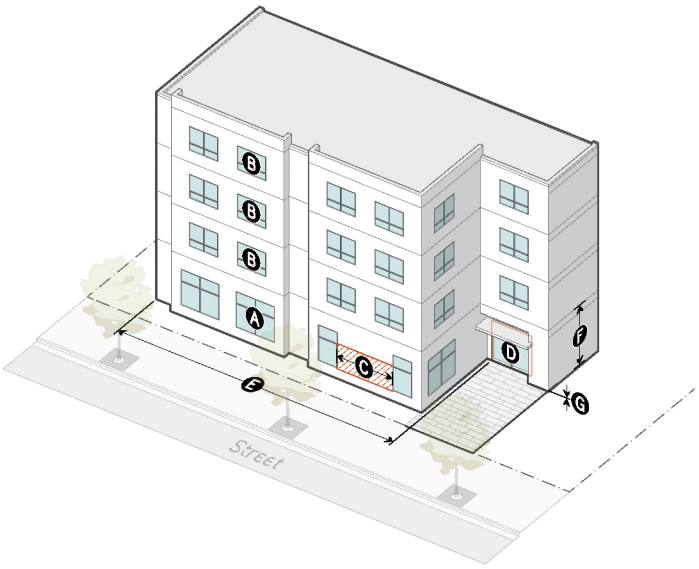
SEC. 3B.3.2. GENERAL 2 (G2) BH

A. Lot



		Primary	Side
BUILD-TO		*Div. 3C.1.*	
	Applicable stories (min)	1	1
A	Build-to depth (max)	10'	15'
B	Build-to width (min)	70%	40%
C	Pedestrian amenity allowance (max)	20%	5%
PARKING		*Div. 3C.2.*	
D	Parking setback (min)	20'	5'
LANDSCAPING		*Div. 3C.3.*	
	Frontage planting area (min)	30%	30%
	Frontage yard fence & wall type allowed:	A2	A2

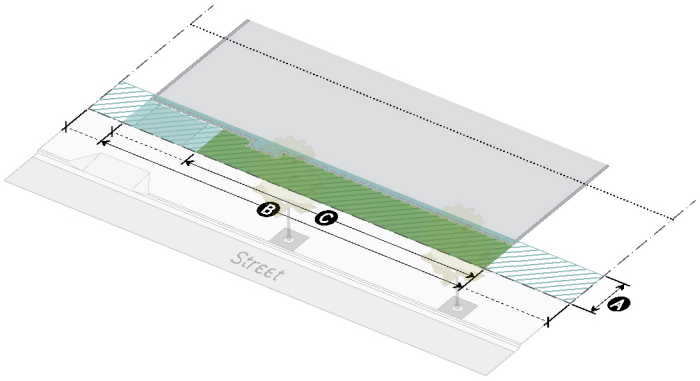
B. Facade



		Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
	Transparent area		
A	Ground story (min)	40%	30%
B	Upper stories (min)	20%	20%
C	Active wall spacing (max)	20'	30'
ENTRANCES		*Div. 3C.5.*	
D	Street-facing entrance	Required	n/a
E	Entrance spacing (max)	50'	100'
	Required entry feature	No	No
GROUND STORY		*Div. 3C.6.*	
F	Ground story height (min)		
	Residential	10'	10'
	Nonresidential	12'	12'
G	Ground floor elevation (min/max)		
	Residential	-2'/5'	-2'/5'
	Nonresidential	-2'/5'	-2'/5'

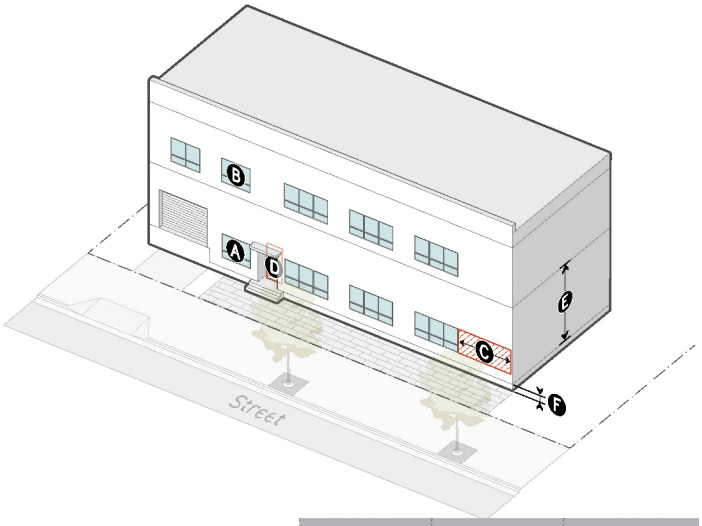
SEC. 3B.3.3. GENERAL 3 (G3)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
Ⓐ Build-to depth (min/ max)	10'	15'	15'
Ⓑ Build-to width (min)	50%	30%	30%
Ⓒ Pedestrian amenity allowance (max)	100%	n/a	100%
Ⓓ Active depth (min)	15'	n/a	15'
PARKING		*Div. 3C.2.*	
Ⓔ Parking setback (min)	20'	5'	20'
Parking between building and street	Allowed	Allowed	Allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	0%	0%	0%
Frontage yard fence & wall type allowed:	A4	A4	A4

B. Facade



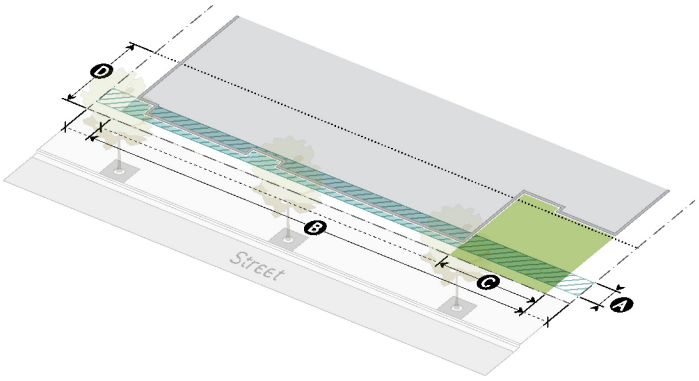
	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ Ground story (min)	30%	15%	30%
Ⓑ Upper stories (min)	15%	15%	15%
Ⓒ Active wall spacing (max)	30'	75'	30'
ENTRANCES		*Div. 3C.5.*	*Div. 3C.5.*
Ⓓ Street-facing entrance	Required	n/a	Required
Entrance spacing (max)	n/a	n/a	n/a
Entry feature	n/a	n/a	n/a
GROUND STORY		*Div. 3C.6.*	*Div. 3C.6.*
Ⓔ Ground story height (min)	12'	12'	12'
Ground floor elevation (min/ max)	n/a	n/a	n/a

DIV. 3B.4. SHOPFRONT FRONTAGES

Shopfront Frontages require high build-to widths, high levels of transparency, frequent entrance spacing, and ground floor elevation at or near sidewalk grade. This promotes a legible street wall and activates the public realm with pedestrian activity and visual interest. The at-grade ground floor elevation allows for an increased connection between the interior uses and the pedestrian space.

SEC. 3B.4.1. SHOPFRONT 1 (SH1)

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	5	5
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	90%	70%
Ⓒ Pedestrian amenity allowance (max)	20%	10%
PARKING	*Div. 3C.2.*	
Ⓓ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

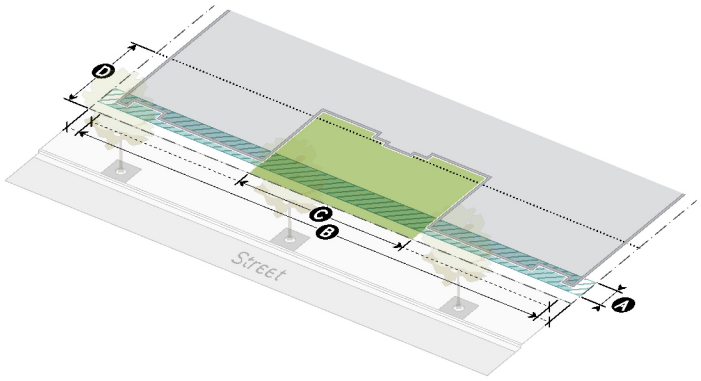
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	70%	50%
Ⓑ Upper stories (min)	30%	30%
Ⓒ Active wall spacing (max)	15'	25'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	50'	75'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

SEC. 3B.4.2. SHOPFRONT 2 (SH2)

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	5	5
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	95%	70%
Ⓒ Pedestrian amenity allowance (max)	35%	10%
PARKING	*Div. 3C.2.*	
Ⓓ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

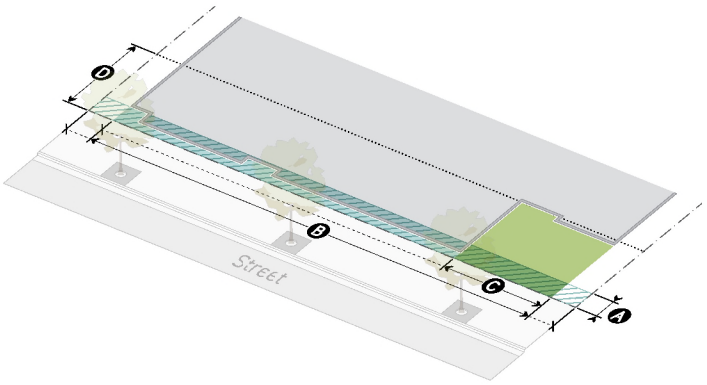
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	60%	40%
Ⓑ Upper stories (min)	30%	30%
Ⓒ Active wall spacing (max)	15'	25'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	50'	75'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

SEC. 3B.4.3. SHOPFRONT 3 (SH3) BH

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	90%	50%
Ⓒ Pedestrian amenity allowance (max)	20%	0%
PARKING	*Div. 3C.2.*	
Ⓓ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A1	A1

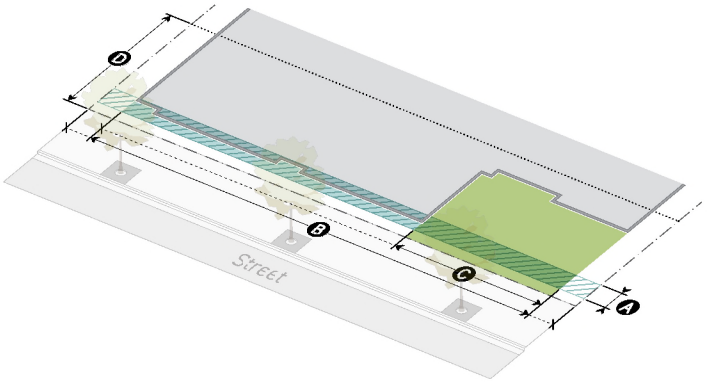
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	60%	40%
Ⓑ Upper stories (min)	20%	20%
Ⓒ Active wall spacing (max)	15'	30'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	50'	75'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	14'	14'
Nonresidential	14'	14'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

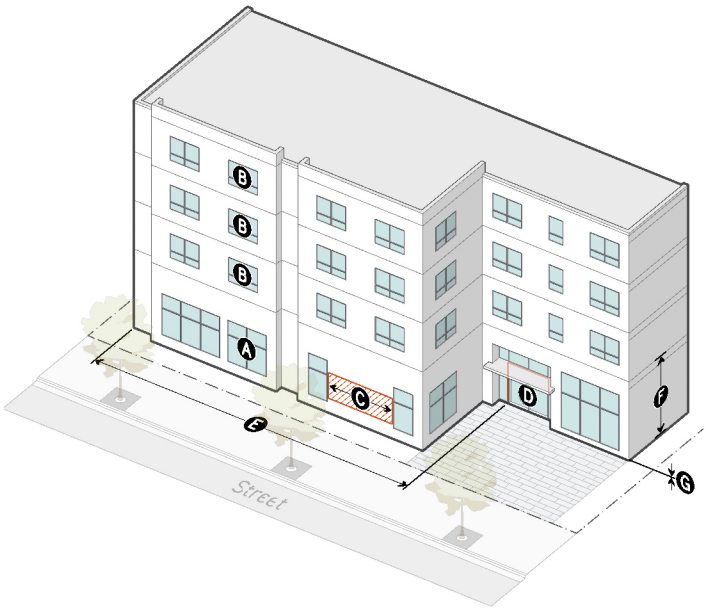
SEC. 3B.4.4. SHOPFRONT 4 (SH4)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
Ⓐ Build-to depth (max)	6'	6'	6'
Ⓑ Build-to width (min)	80%	40%	60%
Ⓒ Pedestrian amenity allowance (max)	50%	100%	100%
Ⓓ Active depth (min)	15'	9'	15'
PARKING		*Div. 3C.2.*	
Ⓔ Parking setback (min)	20'	5'	20'
Parking between building and street	Not Allowed	Not Allowed	Not Allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	n/a	n/a	n/a
Frontage yard fence & wall type allowed:	A2	A2	A2

B. Facade



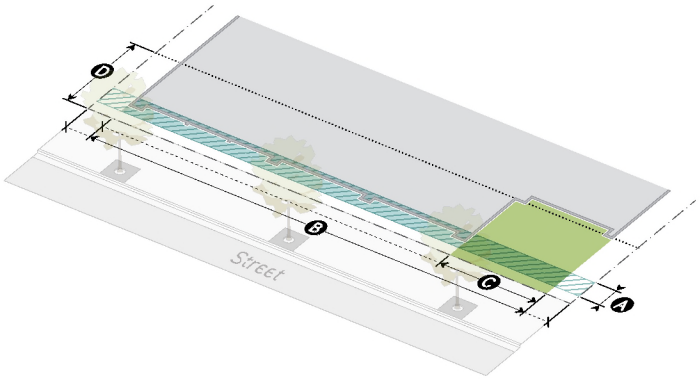
	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ Ground story (min)	60%	30%	50%
Ⓑ Upper stories (min)	20%	20%	20%
Ⓒ Active wall spacing (max)	15'	25'	15'
ENTRANCES		*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required	Required
Ⓔ Entrance spacing (max)	50'	75'	50'
Entry features	Required	Required	Allowed
Options	• Recessed entry • Covered entry • Projecting entry • Courtyard • Storefront bay • Market stall • Breezeway		
GROUND STORY		*Div. 3C.6.*	
Ⓕ Ground story height (min)	14'	14'	14'
Ⓖ Ground floor elevation (min/max)	-2'/2'	-2'/5'	-2'/2'

DIV. 3B.5. MARKET FRONTAGES

Market Frontages require high build-to widths and frequent entrances integrated as market stalls and shopfront bays. These entry feature options, paired with frequent entry spacing, activates the public realm with pedestrian activity and visual interest in areas where market stalls are the dominant pattern.

SEC. 3B.5.1. MARKET 1 (MK1)

A. Lot



		Primary	Side
BUILD-TO		*Div. 3C.1.*	
	Applicable stories (min)	5	5
A	Build-to depth (max)	5'	10'
B	Build-to width (min)	90%	70%
C	Pedestrian amenity allowance (max)	20%	10%
PARKING		*Div. 3C.2.*	
D	Street/alley setback (min)	20'	5'
LANDSCAPING		*Div. 3C.3.*	
	Frontage planting area (min)	30%	30%
	Frontage yard fence & wall type allowed:	A2	A2

B. Facade



		Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
A	Ground story (min)	60%	40%
B	Upper stories (min)	20%	20%
C	Active wall spacing (max)	15'	30'
ENTRANCES		*Div. 3C.5.*	
D	Street-facing entrance	Required	Required
E	Entrance spacing (max)	25'	50'
	Entry feature	Required	Required
	Options	• Market Stall • Shopfront Bay	
GROUND STORY		*Div. 3C.6.*	
F	Ground story height (min)		
	Residential	16'	16'
	Nonresidential	16'	16'
G	Ground floor elevation (min/max)		
	Residential	n/a	n/a
	Nonresidential	-2'/2'	-2'/2'

DIV. 3B.6. LARGE FORMAT FRONTAGES

Large Format Frontages require moderate build-to widths and infrequent entrance spacing. These Frontage Districts are designed to accommodate large tenants and controlled access in a manner that promotes a walkable street edge.

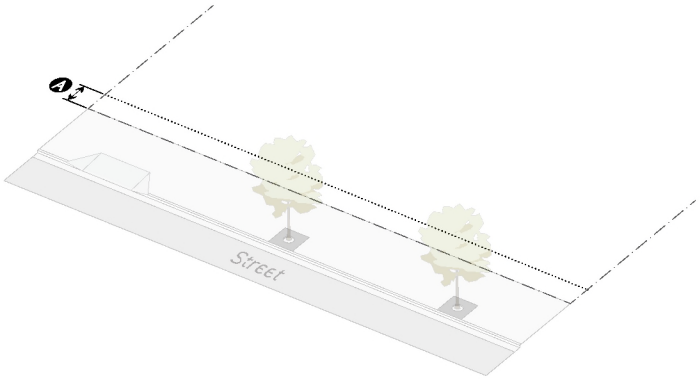
[Reserved]

DIV. 3B.7. INDUSTRIAL FRONTAGES

The Industrial Frontages have few standards and allow for a high level of flexibility. These Frontage Districts are designed for freight service. Industrial Frontages are intended for areas where pedestrian-friendly environments are not a priority.

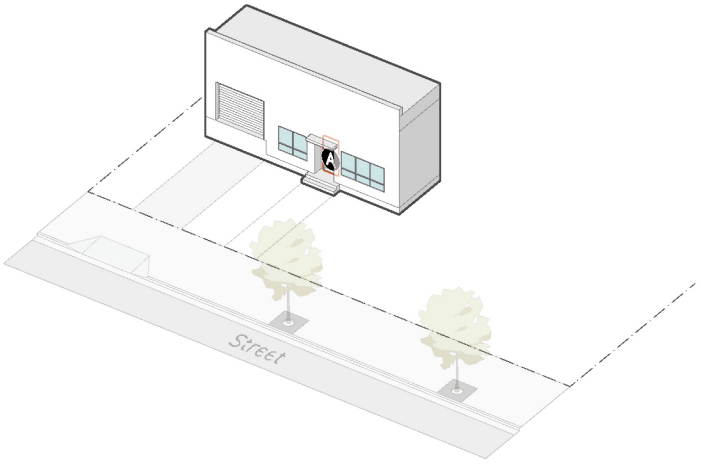
SEC. 3B.7.1. WAREHOUSE 1 (WH1)

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Build-to depth (min/max)	n/a	n/a
Build-to width (min)	n/a	n/a
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
Ⓐ Parking setback (min)	5'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A4	A4

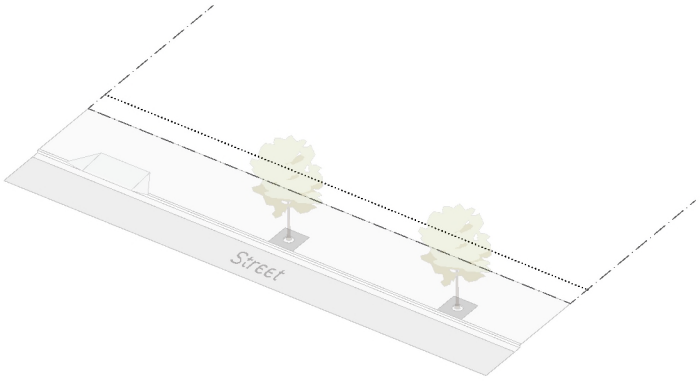
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ground story (min)	n/a	n/a
Upper stories (min)	n/a	n/a
Active wall spacing (max)	n/a	n/a
ENTRANCES	*Div. 3C.5.*	
Ⓐ Street-facing entrance	Required	n/a
Entrance spacing (max)	n/a	n/a
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ground story height (min)		
Residential	n/a	n/a
Nonresidential	n/a	n/a
Ground floor elevation (min/max)	n/a	n/a

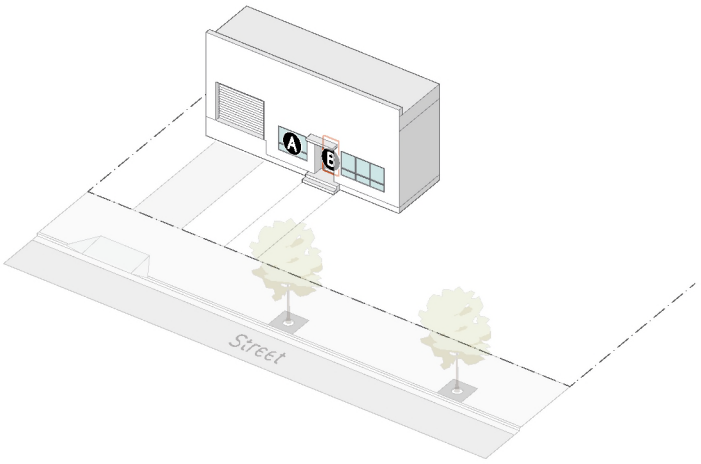
SEC. 3B.7.2. FLEX 1 (FX1)

A. Lot



	Primary	Side	Special
BUILD-TO	*Div. 3C.1.*		
Build-to depth (min/ max)	n/a	n/a	n/a
Build-to width (min)	n/a	n/a	n/a
Pedestrian amenity allowance (max)	n/a	n/a	n/a
Active depth (min)	n/a	n/a	n/a
PARKING	*Div. 3C.2.*		
Ⓐ Parking setback (min)	5'	5'	5'
Parking between building and street	Allowed	Allowed	Allowed
LANDSCAPING	*Div. 3C.3.*		
Frontage planting area (min)	30%	30%	30%
Frontage yard fence & wall type allowed:	A5	A5	A5
Frontage yard fence & wall type required:	B1	B1	B1

B. Facade



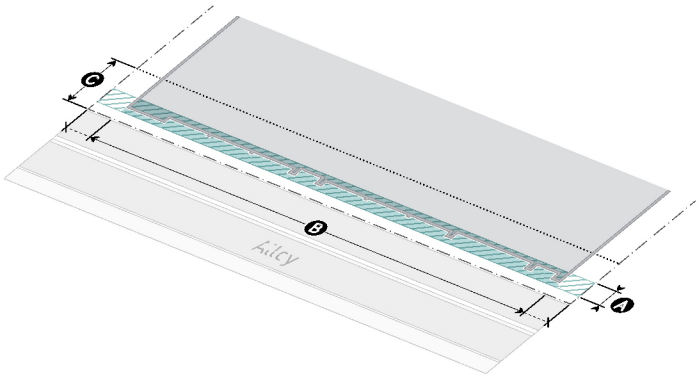
	Primary	Side	Special
TRANSPARENCY	*Div. 3C.4.*		
Ⓐ Ground story (min)	15%	n/a	15%
Upper stories (min)	n/a	n/a	n/a
Active wall spacing (max)	n/a	n/a	n/a
ENTRANCES	*Div. 3C.5.*		
Ⓑ Street-facing entrance	Required	n/a	n/a
Entrance spacing (max)	n/a	n/a	n/a
Entry feature	n/a	n/a	n/a
GROUND STORY	*Div. 3C.6.*		
Ground story height (min)	12'	12'	12'
Ground floor elevation (min/ max)	n/a	n/a	n/a

DIV. 3B.8. DUAL FRONTAGES

The Dual Frontages are required to address primary, side, and special frontage lot lines. This allows for activation of the frontage lot line with increased standards.

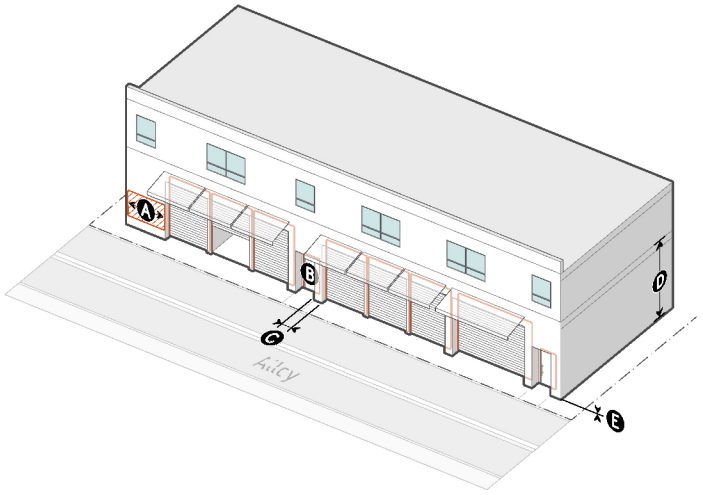
SEC. 3B.8.1. ALLEY MARKET (AL1)

A. Lot



	Special	Primary	Side
BUILD-TO	*Div. 3C.1.*		
Applicable stories (min)	5	5	5
Ⓐ Build-to depth (max)	10'	5'	10'
Ⓑ Build-to width (min)	90%	90%	70%
Pedestrian amenity allowance (max)	10%	20%	10%
PARKING	*Div. 3C.2.*		
Ⓒ Setback (min)	15'	20'	5'
LANDSCAPING	*Div. 3C.3.*		
Frontage planting area (min)	10%	20%	30%
Frontage yard fence & wall type allowed:	A1	A2	A2

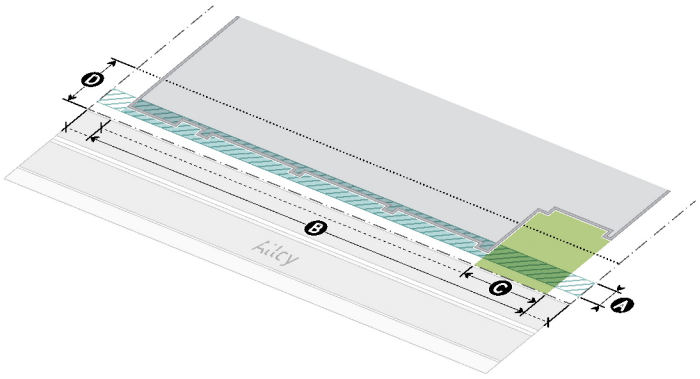
B. Facade



	Special	Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
Ground story (min)	n/a	60%	40%
Upper stories (min)	n/a	20%	20%
Ⓐ Active wall spacing (max)	25'	15'	30'
ENTRANCES		*Div. 3C.5.*	
Ⓑ Street-facing entrance	Required	Required	Required
Ⓒ Entrance spacing (max)	25'	25'	50'
Entry feature	Required	Required	Required
Options	• Shopfront bay • Market stall		
GROUND STORY		*Div. 3C.6.*	
Ⓓ Ground story height			
Residential (min)	16'	16'	n/a
Nonresidential (min)	16'	16'	16'
Ⓔ Ground floor elevation (min/max)	-1/1'	-2/2'	-2/2'

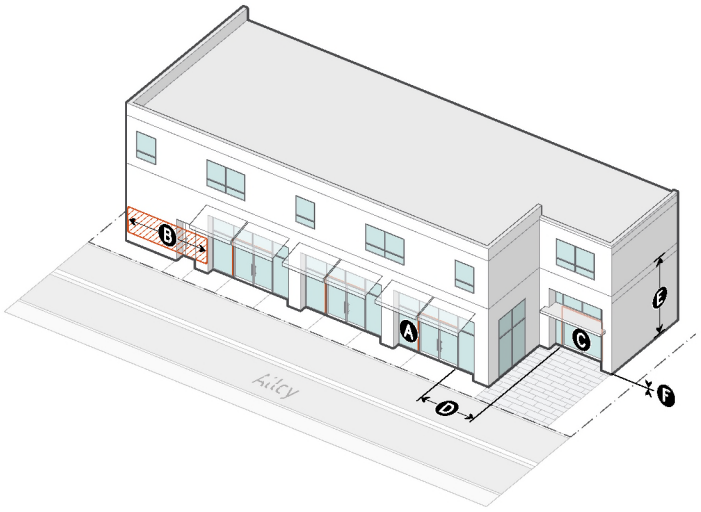
SEC. 3B.8.2. ALLEY SHOPFRONT (AL2)

A. Lot



	Special	Primary	Side
BUILD-TO	*Div. 3C.2.*		
Applicable stories (min)	5	5	5
Ⓐ Build-to depth (max)	10'	5'	10'
Ⓑ Build-to width (min)	70%	95%	70%
Ⓒ Pedestrian amenity allowance (max)	15%	35%	10%
PARKING	*Div. 3C.2.*		
Ⓓ Setback (min)	15'	20'	5'
LANDSCAPING	*Div. 3C.3.*		
Frontage planting area (min)	10%	20%	30%
Frontage yard fence & wall type allowed:	A1	A2	A2

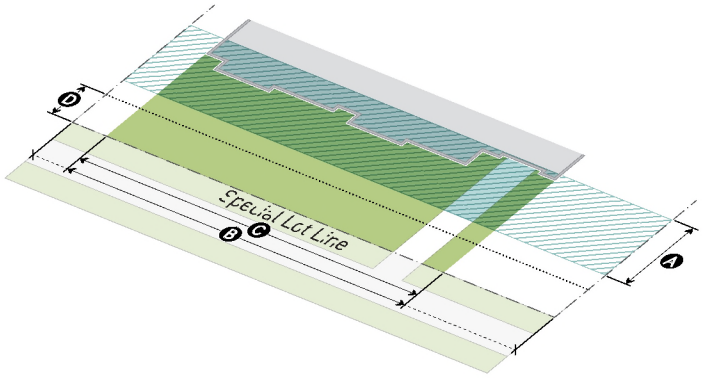
B. Facade



	Special	Primary	Side
TRANSPARENCY	*Div. 3C.4.*		
Ⓐ Ground story (min)	60%	60%	40%
Upper stories (min)	n/a	30%	30%
Ⓑ Active wall spacing (max)	25'	15'	25'
ENTRANCES	*Div. 3C.5.*		
Ⓒ Street-facing entrance	Required	Required	Required
Ⓓ Entrance spacing (max)	25'	50'	75'
Entry feature	Required	n/a	n/a
Options	• Storefront bay		
GROUND STORY	*Div. 3C.6.*		
Ⓔ Ground story height			
Residential (min)	16'	16'	16'
Nonresidential (min)	16'	16'	16'
Ⓕ Ground floor elevation (min/max)	-1/1'	-2/2'	-2/2'

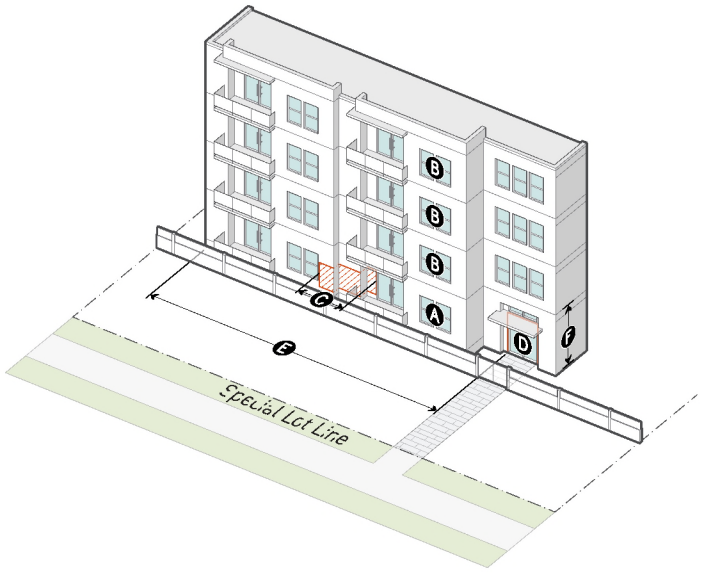
SEC. 3B.8.3. GREENWAY 1 (GW1) BH

A. Lot



	Special	Primary	Side
BUILD-TO	*Div. 3C.1.*		
Applicable stories (min)	1	1	1
Ⓐ Build-to depth (max)	25'	25'	25'
Ⓑ Build-to width (min)	70%	70%	40%
Ⓒ Pedestrian amenity allowance (max)	100%	20%	5%
PARKING	*Div. 3C.2.*		
Ⓓ Setback (min)	10'	5'	5'
LANDSCAPING	*Div. 3C.3.*		
Frontage planting area (min)	75%	30%	30%
Frontage yard fence & wall type allowed:	A3	A3	A4

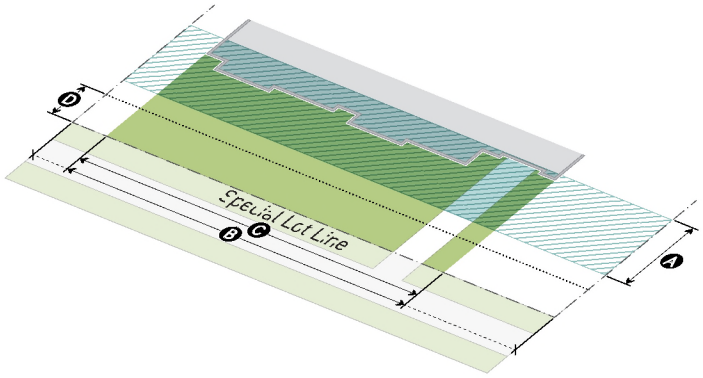
B. Facade



	Special	Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
Transparent area			
Ⓐ Ground story (min)	20%	40%	20%
Ⓑ Upper stories (min)	20%	20%	20%
Ⓒ Active wall spacing (max)	30'	20'	30'
ENTRANCES		*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required	Required
Ⓔ Entrance spacing (max)	75'	75'	100'
Entry feature	n/a	n/a	n/a
GROUND STORY		*Div. 3C.6.*	
Ⓕ Ground story height	14'	14'	14'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

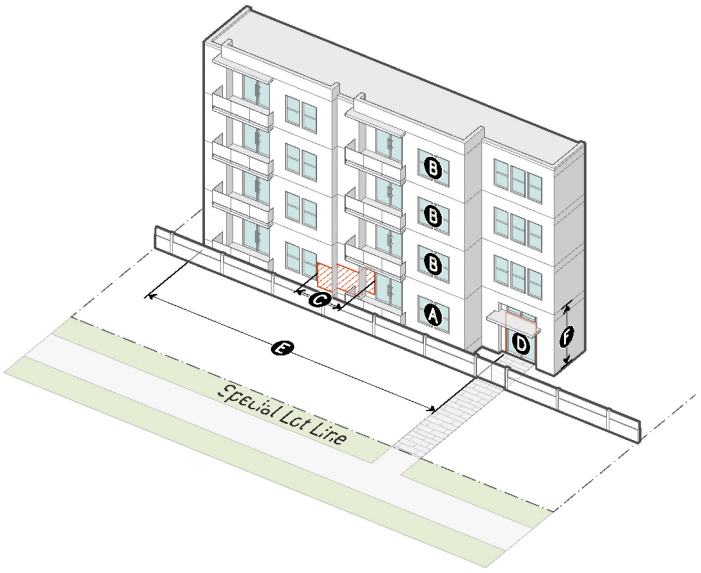
SEC. 3B.8.4. GREENWAY 2 (GW2)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
Ⓐ Build-to depth (max)	5'	5'	25'
Ⓑ Build-to width (min)	80%	40%	70%
Ⓒ Pedestrian amenity allowance (max)	100%	100%	100%
Ⓓ Active depth (min)	15'	n/a	15'
PARKING		*Div. 3C.2.*	
Ⓔ Parking setback (min)	35'	5'	60'
Parking between building and street	Not allowed	Not allowed	Not allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	n/a	n/a	75%
Frontage yard fence & wall type allowed:	A2	A2	A3

B. Facade



	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ Ground story (min)	60%	30%	30%
Ⓑ Upper stories (min)	20%	20%	20%
Ⓒ Active wall spacing (max)	15'	25'	25'
ENTRANCES		*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required	Required
Ⓔ Entrance spacing (max)	75'	100'	75'
Entry feature	n/a	n/a	n/a
GROUND STORY		*Div. 3C.6.*	
Ⓕ Ground story height	14'	14'	14'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

DIV. 3B.9. CHARACTER FRONTAGES

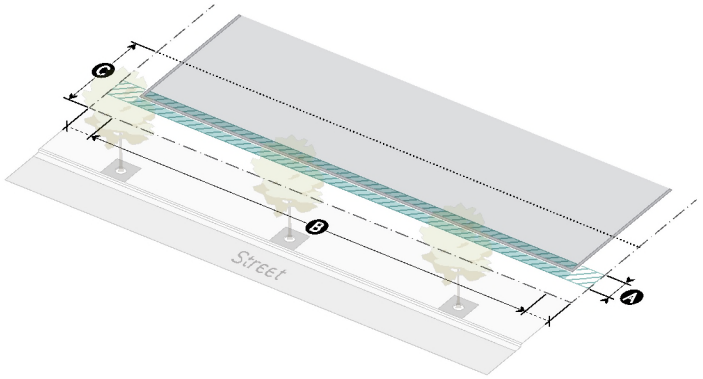
Character Frontages provide standards for facade articulation, entry features, window design, siding materials, and roof form, in order to reinforce the prevailing architectural characteristics of the city's historically and culturally significant neighborhoods and districts.

SEC. 3B.9.1. HISTORIC CORE (CHC1)

A. Intent

The Historic Core Character Frontage ensures new development contributes to and reinforces the established architectural character of an urban historic core established in the late 19th and early 20th centuries, while supporting creative design and contemporary construction practices. Key architectural characteristics of the Historic Core include grand entrances adorned with pillars and archways, highly decorative facades that clearly articulate the base, middle, and top layers of a building, deeply recessed windows, and roofs with prominent cornices. Buildings in the Historic Core adhere to a well-defined street wall with high ground story activation.

B. Lot



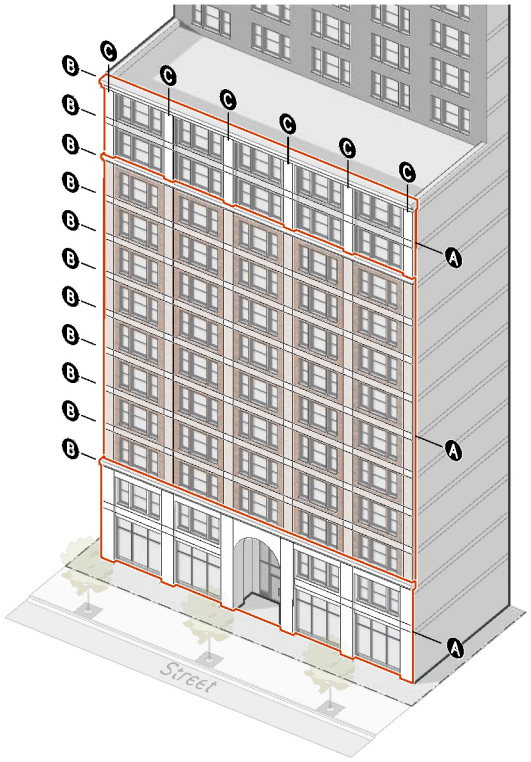
	Primary	Side
BUILD-TO	*Div. 3D.1.*	
Applicable stories (min)	12	12
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	90%	70%
Pedestrian amenity allowance (max)	15%	10%
PARKING	*Div. 3D.2.*	
Ⓒ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3D.3.*	
Frontage planting area (min)	0%	0%
Frontage yard fence & wall type allowed:	A2	A2

C. Stories



	Primary	Side
GROUND FLOOR ELEVATION	*Div. 3D.4.*	
Ⓐ Ground floor elevation (min/max)	-2'/2'	-2'/2'
STORY HEIGHT	*Div. 3D.5.*	
Ⓑ Ground story height (min)	16'	16'

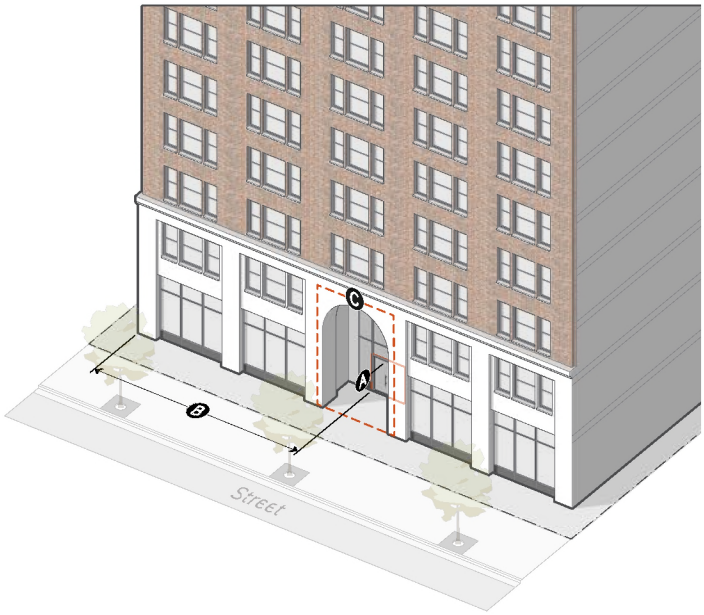
D. Facade



	Primary	Side
ARTICULATION	*Div. 3D.6.*	
Ⓐ Base, middle & top*	Required	Required
Ⓑ Horizontal bands*	Required	Required
Ⓒ Vertical bands*	Required	Required
Spacing (min/max)	15'/30'	15'/30'
FEATURES	*Div. 3D.7.*	
Restricted Features*	• Projecting balcony	

* Applicable for first 12 stories

E. Doors



	Primary	Side
ENTRANCES	*Div. 3D.8.*	
Ⓐ **Street-facing entrance**	Required	Required
Ⓑ Entrance spacing (max)	50'	50'
Entry feature	Required	Required
Options	• Recessed entry • At-grade entry • Storefront bay	
Ⓒ **Focal entry feature**	1	0

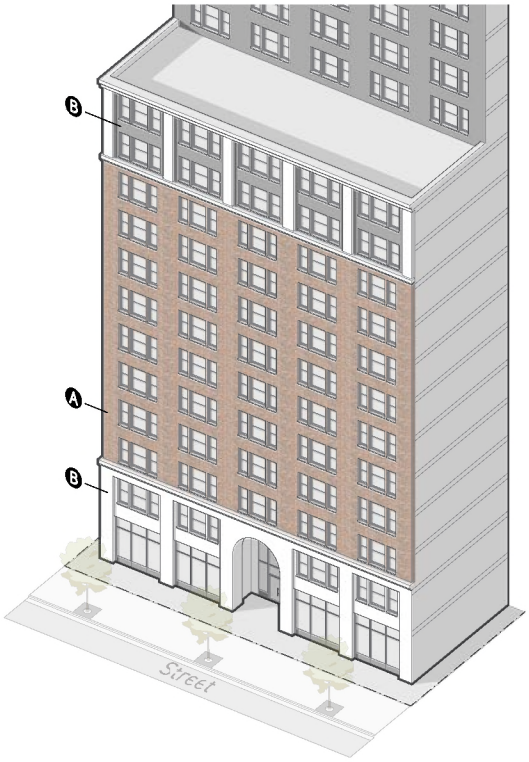
F. Windows



	Primary	Side
TRANSPARENCY	*Div. 3D.9.*	
Ⓐ **Ground story** (min/max)	50%/80%	50%/80%
Active wall spacing (max)	15'	15'
Window recession (min)	12"	12"
Bulkhead	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited
Ⓑ **Upper stories** (min/max) *	30%/80%	30%/80%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited

* Applicable for first 12 stories

G. Cladding



EXTERIOR MATERIALS	*Div. 3D.10.*
Ⓐ **Principal materials** (min) *	70%
Options	• Brick • Solid stone • Concrete • Metal • Glazed tile
Ⓑ **Accessory materials** (max) *	30%
Options	• Brick • Solid stone • Concrete • Metal • Wood • Glazed tile
Number of accessory materials (max)	2

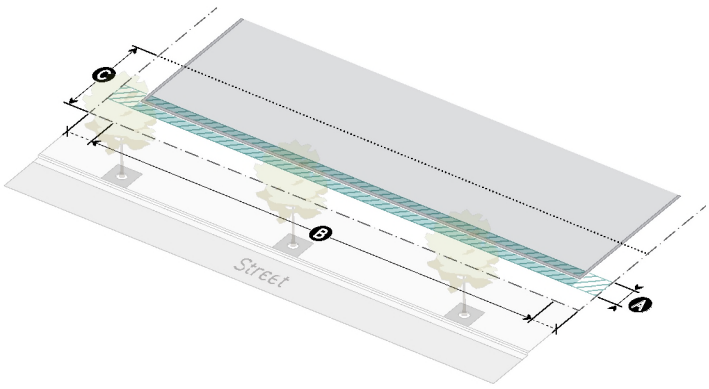
* Applicable for first 12 stories

SEC. 3B.9.2. DAYLIGHT FACTORY (CDF1)

A. Intent

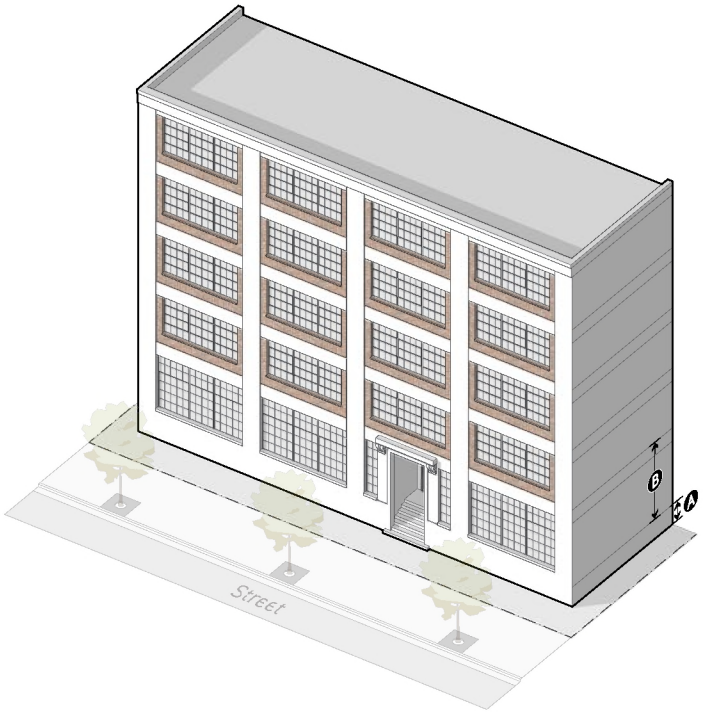
The Daylight Factory Character Frontage ensures new development reinforces the prevailing architectural characteristics of industrial districts established in the early 20th century, while supporting creative design and contemporary construction practices. Warehouse and factory buildings in these industrial districts are characterized by large, symmetrical windows that extend nearly a full story in height, high ceilings on each story, and brick and masonry facade materials. Facades are articulated to establish uniformity through horizontal repetition.

B. Lot



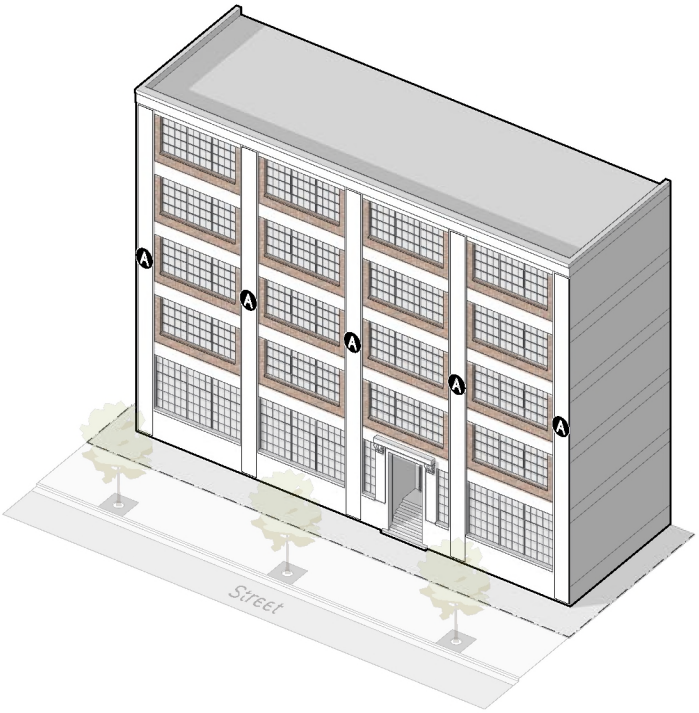
	Primary	Side
BUILD-TO	*Div. 3D.1.*	
Applicable stories (min)	3	3
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	90%	70%
Pedestrian amenity allowance (max)	30%	30%
PARKING	*Div. 3D.2.*	
Ⓒ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3D.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

C. Stories



	Primary	Side
GROUND FLOOR ELEVATION	*Div. 3D.4.*	
Ⓐ Ground floor elevation (min/max)	-2'/5'	-2'/5'
STORY HEIGHT	*Div. 3D.5.*	
Ⓑ Ground story height (min)	16'	16'

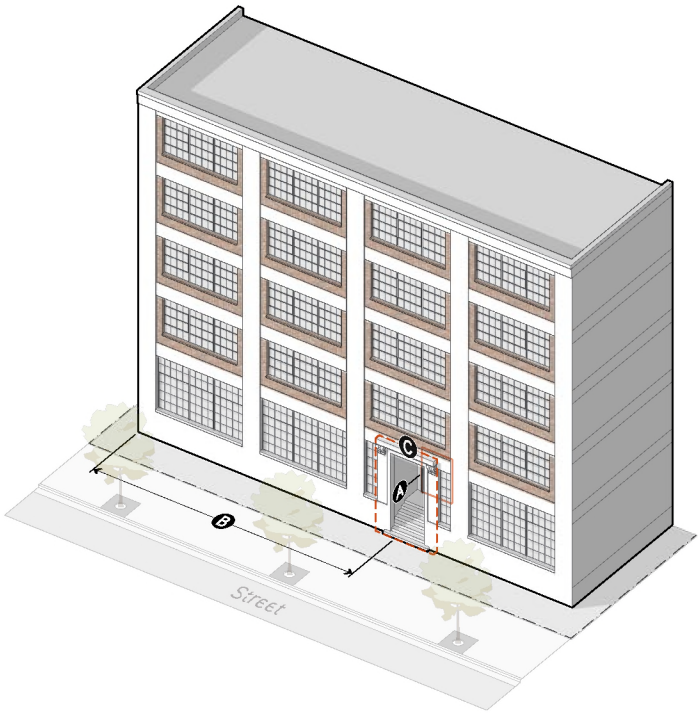
D. Facade



	Primary	Side
ARTICULATION	*Div. 3D.6.*	
Ⓐ Vertical bands*	Required	Required
Spacing (min/max)	20'/30'	20'/30'
FEATURES	*Div. 3D.7.*	
Restricted features *	n/a	n/a

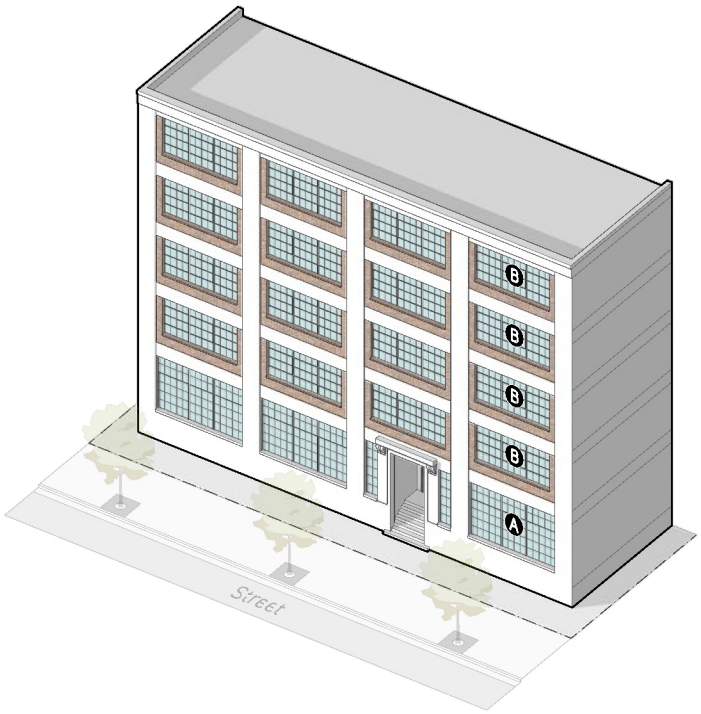
* Applicable for first 3 stories

E. Doors



	Primary	Side
ENTRANCES	*Div. 3D.8.*	
Ⓐ **Street-facing entrance**	Required	Required
Ⓑ Entrance spacing (max)	100'	100'
Entry feature	Required	Required
Options	• Recessed entry • At-grade entry • Storefront bay	
Ⓒ **Focal entry feature**	1	1

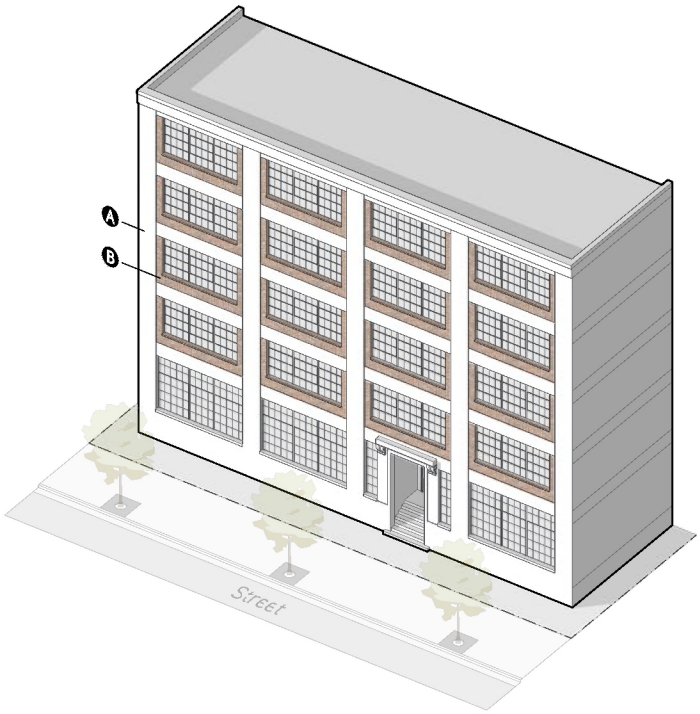
F. Windows



	Primary	Side
TRANSPARENCY	*Div. 3D.9.*	
Ⓐ **Ground story** (min/max)	50%/80%	50%/80%
Active wall spacing (max)	15'	25'
Window recession (min)	9"	9"
Horizontal sliding windows	Prohibited	Prohibited
Ⓑ **Upper stories** (min/max) *	40%/70%	30%/70%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited

* Applicable for first 3 stories

G. Cladding



EXTERIOR MATERIALS	*Div. 3D.10.*
Ⓐ **Principal materials** (min) *	70%
Options	• Brick • Solid stone • Concrete • Metal • Wood
Ⓑ **Accessory materials** (max) *	30%
Options	• Brick • Solid stone • Concrete • Metal • Wood
Number of accessory materials (max)	3

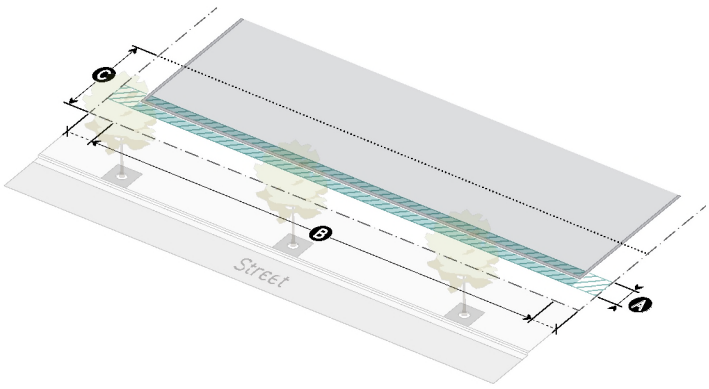
* Applicable for first 3 stories

SEC. 3B.9.3. DAYLIGHT FACTORY / RIVER (CDR1)

A. Intent

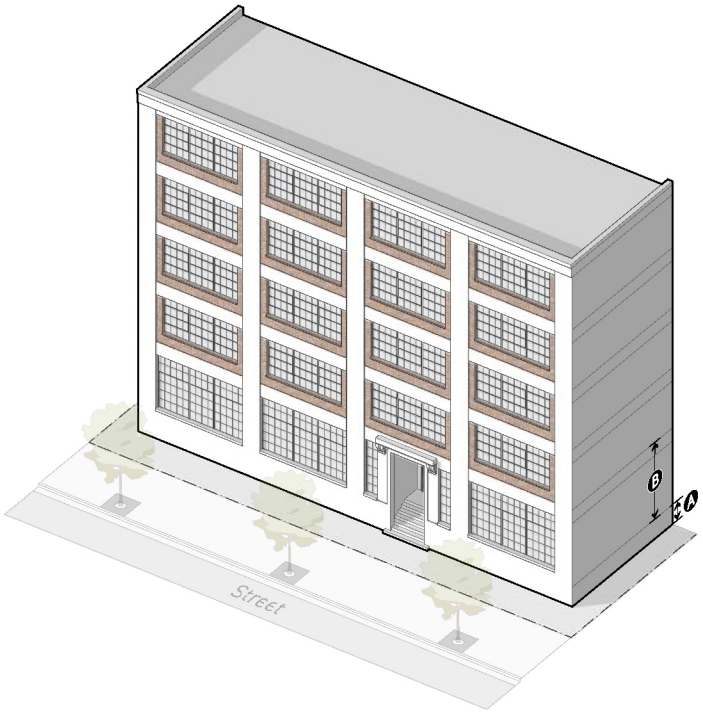
The Daylight Factory / River Character Frontage provides standards intended to support the activation of the Los Angeles River as a public amenity while reinforcing the prevailing architectural characteristics of industrial districts established in the early 20th century along the River, and supporting creative design and contemporary construction practices. Warehouse and factory buildings in these riverside industrial districts are characterized by large, symmetrical windows that extend nearly a full story in height, high ceilings on each story, and brick and masonry facade materials. Facades are articulated to establish uniformity through horizontal repetition.

B. Lot



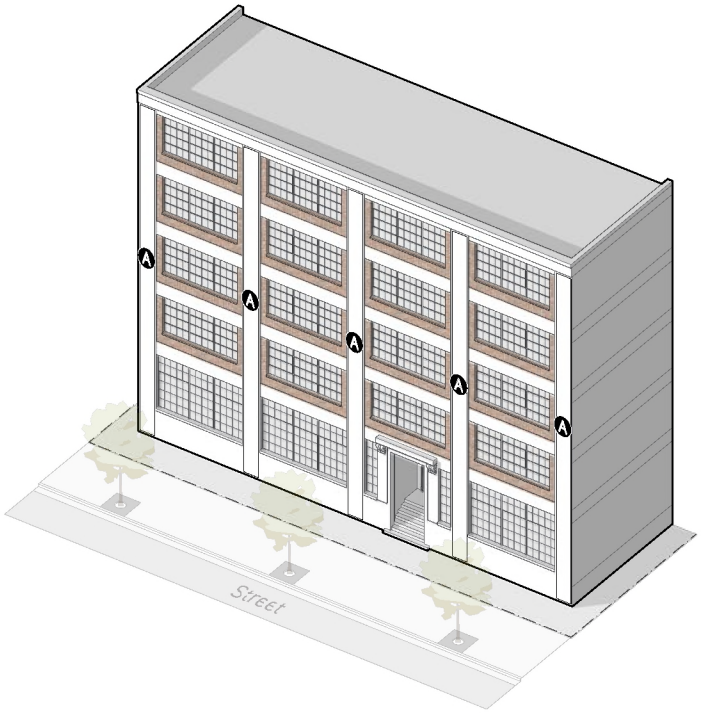
	Primary	Side	River
BUILD-TO		*Div. 3D.1.*	
Applicable stories (min)	3	3	3
Ⓐ Build-to depth (max)	5'	10'	20'
Ⓑ Build-to width (min)	90%	70%	70%
Pedestrian amenity allowance (max)	30%	30%	40%
PARKING		*Div. 3D.2.*	
Ⓒ Parking setback (min)	20'	5'	20'
LANDSCAPING		*Div. 3D.3.*	
Frontage planting area (min)	5%	5%	75%
Frontage yard fence & wall type allowed:	A2	A2	A3

C. Stories



	Primary	Side	River
GROUND FLOOR ELEVATION	*Div. 3D.4.*		
Ⓐ Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'
STORY HEIGHT	*Div. 3D.5.*		
Ⓑ Ground story height (min)	16'	16'	16'

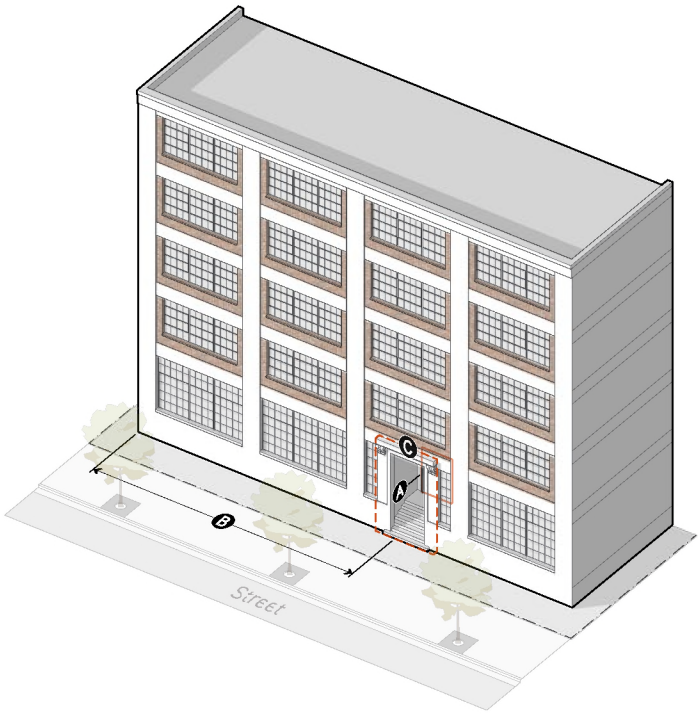
D. Facade



	Primary	Side	River
ARTICULATION	*Div. 3D.6.*		
Ⓐ Vertical bands *	Required	Required	Required
Spacing (min/max)	20'/30'	20'/30'	20'/30'
FEATURES	*Div. 3D.7.*		
Restricted features *	n/a	n/a	n/a

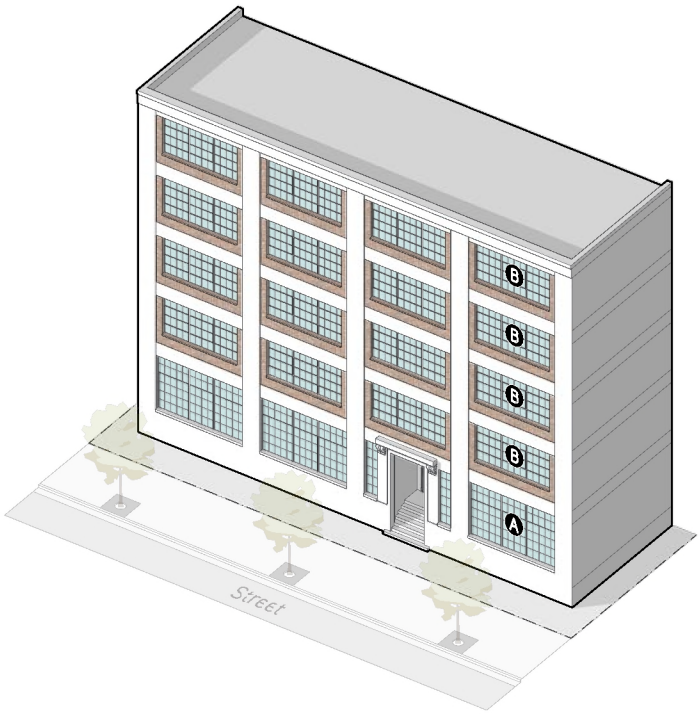
* Applicable for first 3 stories

E. Doors



	Primary	Side	River
ENTRANCES	*Div. 3D.8.*		
Ⓐ Street-facing entrance	Required	Required	Required
Ⓑ Entrance spacing (max)	100'	100'	100'
Entry feature	Required	Required	n/a
Options	• Recessed entry • At-grade entry • Storefront bay		
Ⓒ Focal entry feature	1	1	n/a

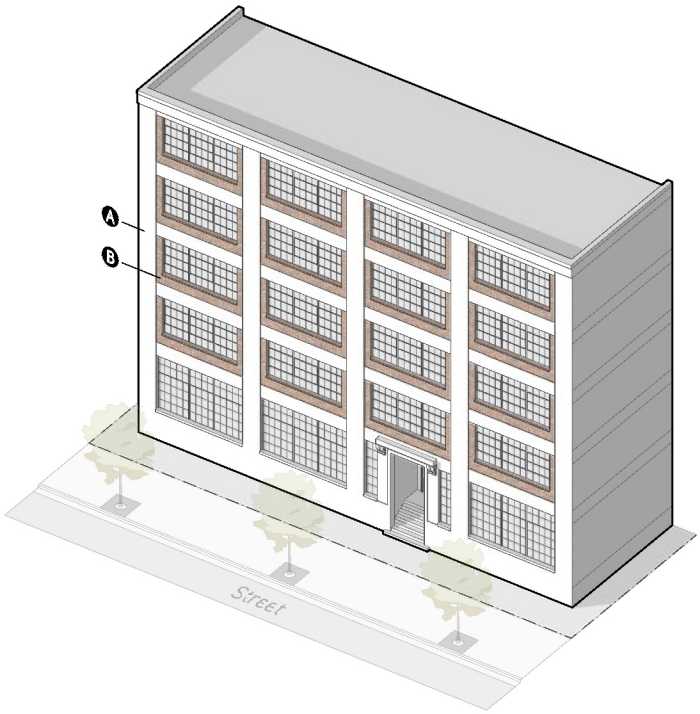
F. Windows



	Primary	Side	River
TRANSPARENCY	*Div. 3D.9.*		
Ⓐ Ground story (min/max)	50%/80%	50%/80%	30%/80%
Active wall spacing (max)	15'	25'	25'
Window recession (min)	9"	9"	9"
Horizontal sliding windows	Prohibited	Prohibited	Prohibited
Ⓑ Upper stories (min/max) *	40%/70%	30%/70%	30%/70%
Window recession (min)	6"	6"	6"
Sill	Required	Required	Required
Horizontal sliding windows	Prohibited	Prohibited	Prohibited

* Applicable for first 3 stories

G. Cladding



EXTERIOR MATERIALS	*Div. 3D.10.*
Ⓐ **Principal materials** (min) *	70%
Options	• Brick • Solid stone • Concrete • Metal • Wood
Ⓑ **Accessory materials** (max) *	30%
Options	• Brick • Solid stone • Concrete • Metal • Wood
Number of accessory materials (max)	3

* Applicable for first 3 stories

SEC. 3B.9.4. CHARACTER COMMERCIAL 1 (CC1)

[Introduced with the Boyle Heights Plan]

SEC. 3B.9.5. CHARACTER RESIDENTIAL 1 (CR1)

[Introduced with the Boyle Heights Plan]

PART 3C. GENERAL FRONTAGE RULES

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DIV. 3C.1. BUILD-TO

SEC. 3C.1.1. APPLICABLE STORIES

The number of stories that are required to meet build-to standards.

A. Intent

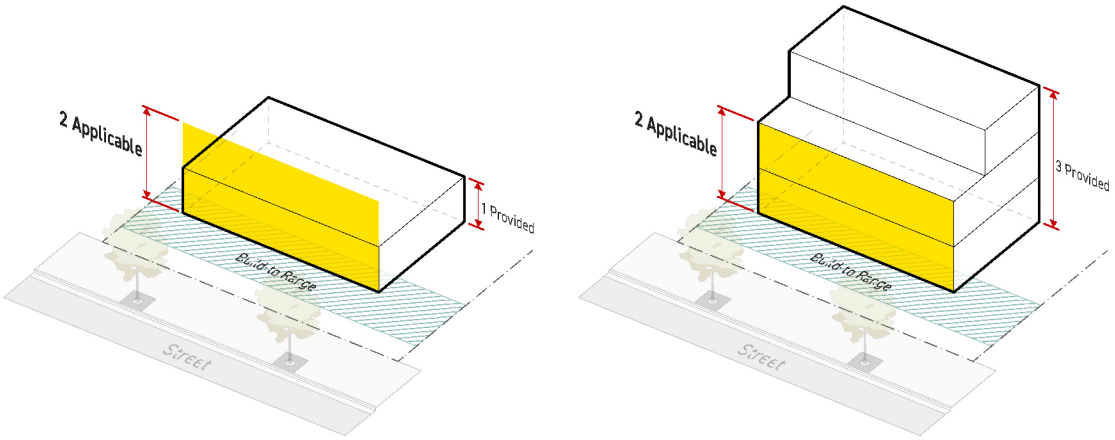
To ensure that multi-story buildings locate both the ground story and a contextually appropriate number of upper stories along the street.

B. Applicability

Build-to applicable stories standards apply to all portions of buildings and structures required to satisfy a minimum build-to width requirement.

C. Standards

Where minimum applicable stories are required, build-to standards apply to the ground story and any additional story provided on a lot, up to, and including, the minimum build-to applicable stories.



D. Measurement

For measuring height in stories, see *Div. 14.1. (General Rules)*.

E. Relief

1. A reduction in number of applicable stories of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. A reduction in number of applicable stories may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.2. BUILD-TO DEPTH

The depth of the build-to zone. The build-to zone is the area on a lot starting at the minimum building setback and continuing inward for the maximum build-to depth for the full width of the lot. A building is required to occupy the build-to zone for the required minimum build-to width.

A. Intent

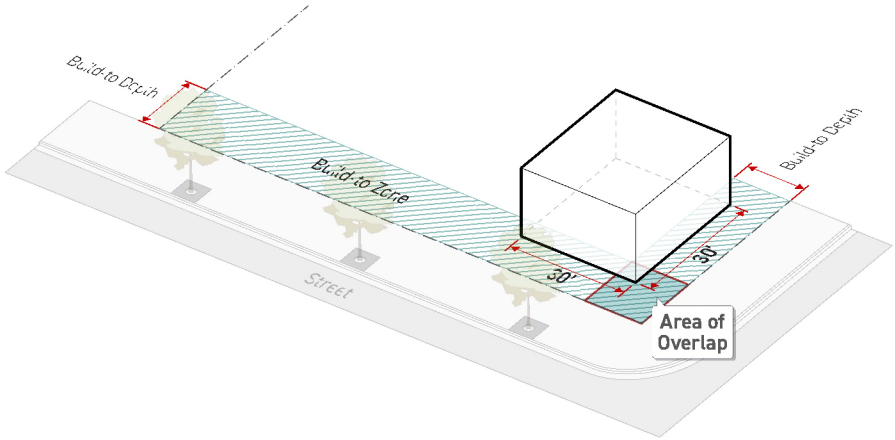
To regulate the placement of buildings along the public realm such that buildings frame the public realm with a consistent street wall.

B. Applicability

Build-to depth standards apply to all portions of buildings and structures required to satisfy minimum build-to width and applicable stories standards.

C. Standards

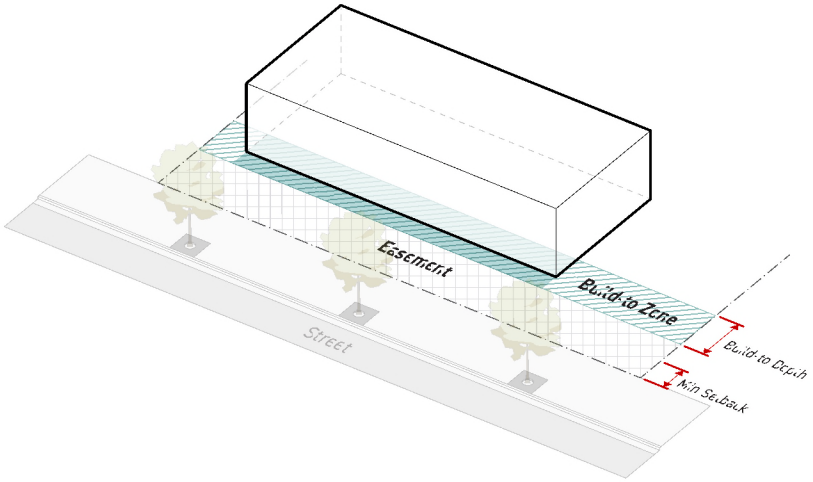
1. The build-to zone shall be no deeper than the maximum build-to depth specified by the applied *Frontage District (Part 3B)*.
2. Buildings shall occupy the build-to zone for at least the minimum required build-to width.
3. Once the minimum build-to width standard has been satisfied, buildings and structures may occupy the area behind the build-to zone.
4. On a corner lot where intersecting frontage lot lines have build-to requirements, a building shall occupy the portion of the lot area where the build-to zones of the two intersecting frontage lot lines overlap, as described below:
   a. The building shall occupy the build-to zones for both frontage lot lines for a minimum of 30 feet from the corner. Distance is measured away from the corner, starting at the edge of the building occupying the area of overlap, parallel to the frontage lot line. This building width counts toward the required build-to width for both frontage lot lines.
   b. This standard does not apply when a pedestrian amenity space occupies some portion of the area of overlap and is being used as a pedestrian amenity allowance. See *Sec. 3C.2.4. (Pedestrian Amenity Allowance)*.



D. Measurement

1. The build-to depth is measured perpendicular to the frontage lot line starting from the minimum building setback and continuing inward away from the frontage lot line.

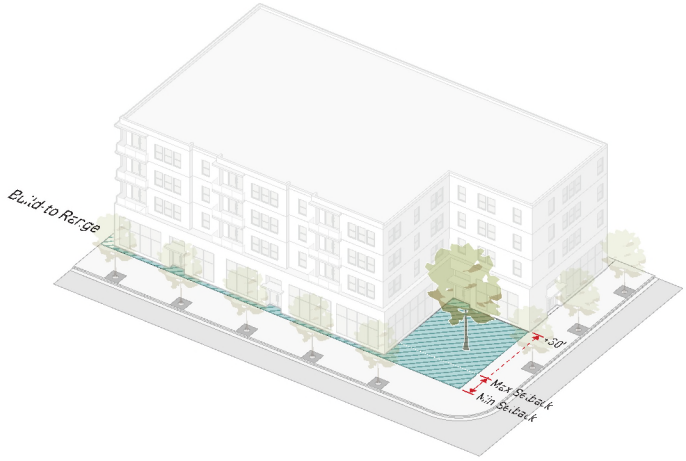
2. Where a lot includes an easement that abuts the frontage lot line and the easement is deeper than the minimum building setback, the applicant may choose to measure the required build-to depth from the interior edge of the easement rather than the lot line.



E. Exceptions

1. See *Sec 3C.1.4. (Pedestrian Amenity Allowance)*.

2. To preserve existing trees that meet minimum size requirements for a small species tree, the Department may increase the build-to depth beyond the maximum allowed by the applied Frontage District to the minimum depth necessary to protect the tree, but by no more than 30 feet pursuant to *Section 13B.3.1. (Administrative Review)*.



F. Relief

1. An increase in build-to depth of 20% may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. A deviation from maximum build-to depth may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.3. BUILD-TO WIDTH

The cumulative building width that shall occupy the build-to zone, relative to the width of the lot at the frontage lot line.

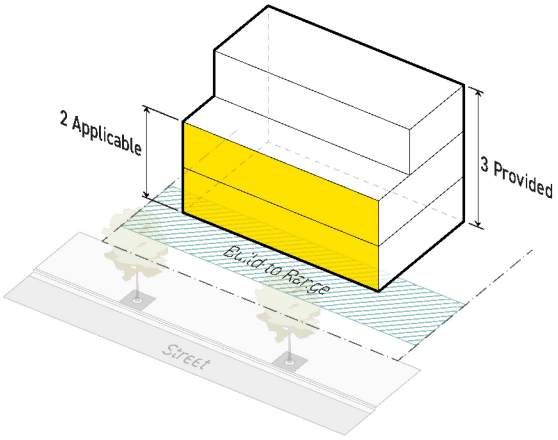
A. Intent

To ensure that buildings enclose the public realm with a legible and consistent street wall, spatially defining an outdoor room, and promoting a strong visual and physical connection between uses inside buildings and the public realm.

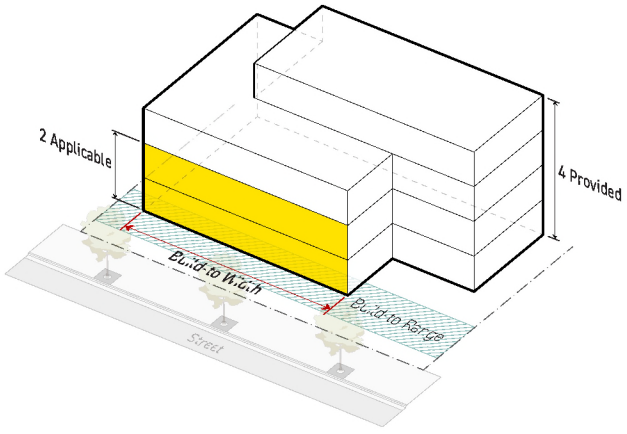
B. Applicability

Build-to width standards apply to the following:

1. Where a minimum height is specified in the applied *Form District (Part 2B)*, build-to width applies to all above-grade stories up to the minimum height in stories standard in accordance with *Sec. 2C.4.3. (Height in Stories)*.



2. Where an applicable stories standard exists, build-to width applies to all stories located above-grade up to the applicable stories.



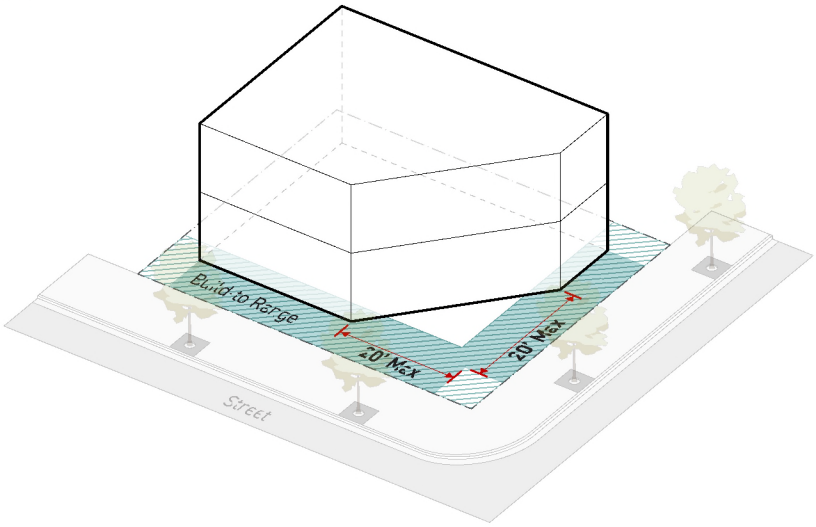
3. Where both an applicable stories standard and a minimum height are specified, build-to width applies to whichever standard requires the greatest number of stories located in the build-to zone.

4. Where no applicable stories standard is specified in the applied *Frontage District (Part 3B)* and no minimum height standard is specified in the applied *Form District (Part 2B)*, build-to width applies only to the ground story.

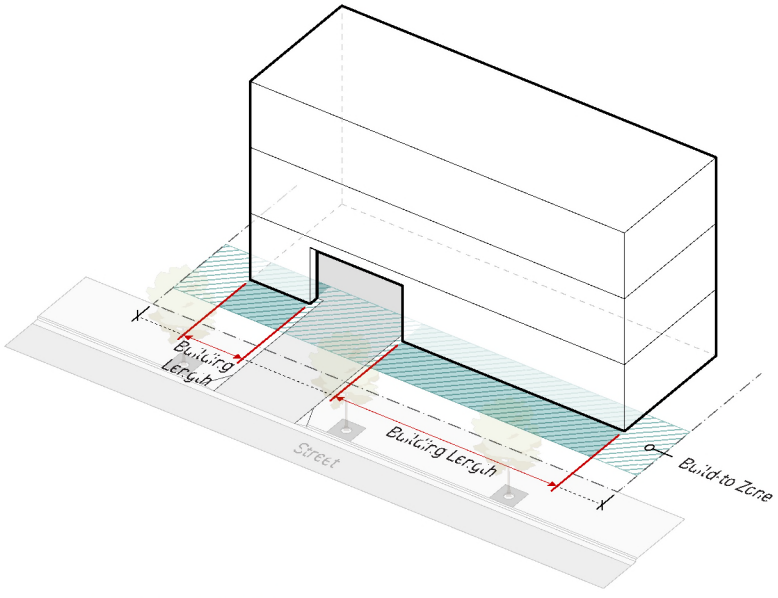
C. Standards

1. Building(s) shall occupy the build-to zone for a cumulative width no less than that specified by the applied *Frontage District (Part 3B)*.

2. On a corner lot, a chamfered corner no more than 20 feet in width along both street lot lines qualifies as building width in the build-to zone for all applicable stories even where it extends outside of the build-to zone. Chamfered corner width is measured parallel to the frontage lot line.

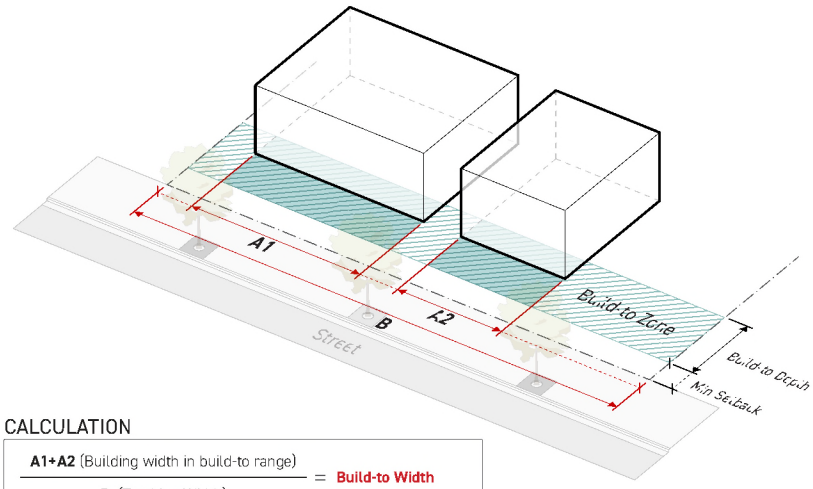


3. Portions of building width providing motor vehicle access to a motor vehicle use area through the ground story of a building do not qualify as building width in the build-to zone.



D. Measurement

The build-to width is a percentage measured as the sum of the widths of all portions of buildings occupying the build-to zone divided by the total lot width.



CALCULATION

$$\frac{\text{A1+A2 (Building width in build-to range)}}{\text{B (Total Lot Width)}} = \text{Build-to Width}$$

1. Building width is measured parallel to the frontage lot line. For measuring building width on a complex lot, see *Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot Line)*.

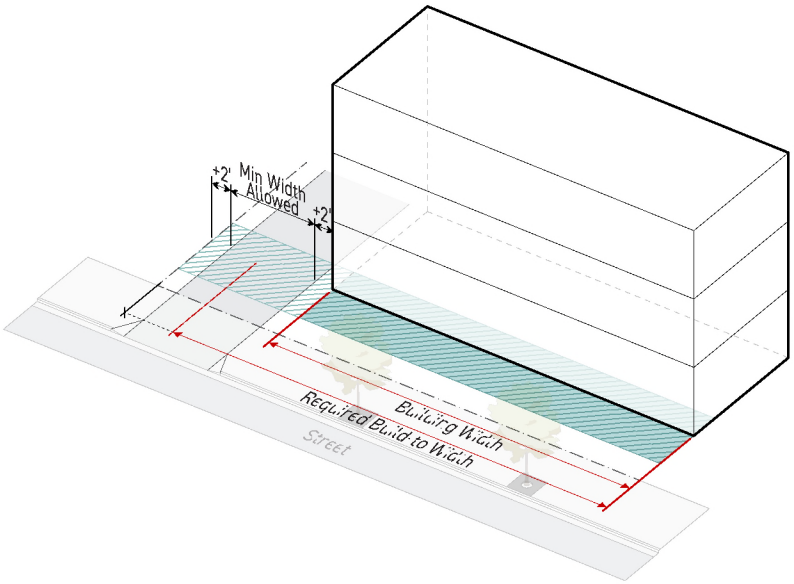
2. Lot width is measured along the frontage lot line. For measuring width of a complex lot, see *Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot Line)*.

E. Exceptions

1. Outdoor amenity spaces meeting the design standards for *pedestrian amenity space (Sec. 2C.3.3.C.2)* count toward required minimum build-to width in accordance with *Sec. 3C.1.4. (Pedestrian Amenity Allowance)*.

2. A building break that includes an open space meeting the design standards for pedestrian amenity space in *Sec. 2C.3.3.C.2 (Pedestrian Amenity Space)* counts toward the minimum build-to width required by the applied *Frontage District (Part 3B)* according to *Sec. 3C.1.4. (Pedestrian Amenity Allowance)*.

3. Where vehicle access is permitted to be taken through the frontage lot line based on the vehicle access package in *Sec. 4C.2.1. (Automobile Access Packages)* specified by the applied *Development Standards District (Part 4B)* and providing access prevents a building from achieving the required build-to width, a reduced build-to width may be allowed, provided the portion of the lot in the build-to zone used for vehicle access is no wider than the minimum required drive aisle width plus an additional 4 feet of width for clearance. See *Div. 4C.2. (Automobile Access)*.



F. Relief

1. Up to a 10% reduction to the total required width of building occupying the build-to zone may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A reduced minimum build-to width may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.4. ACTIVE DEPTH

The horizontal depth of a building that must contain active uses.

A. Intent

To help minimize the impact of dead space on the public realm and to promote a comfortable, safe, engaging and attractive built environment with active uses along the public realm.

B. Applicability

1. The active depth requirement applies to all portions of a building used to meet the build-to width requirements. See Sec. XX (XX).

2. The active depth requirement applies to the ground story only.

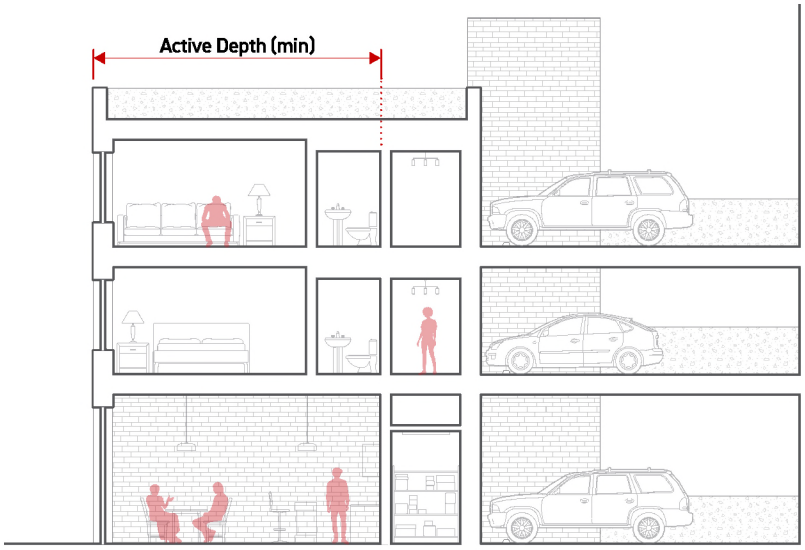
C. Standards

1. Applicable portions of a building must provide the minimum active depth required by the Form District (see Part 2B).

2. No more than 20% of the floor area of the required active depth can be used for inactive uses, such as storage, hallways, stairwells, elevators and equipment rooms. Parking spaces are not allowed in any applicable portion of the required minimum active depth.

D. Measurement

Active depth is measured from the front building facade inward to the interior of the building.



SEC. 3C.1.5. PEDESTRIAN AMENITY ALLOWANCE

The width of pedestrian amenity space in the build-to zone that is allowed to count toward the build-to width requirement.

A. Intent

To promote the creation of active, human-scale outdoor spaces as an extension of the sidewalk, providing visual interest and vitality to the amenity space as well as the public realm. The pedestrian amenity allowance provides flexibility to building and site design while maintaining standards essential for ensuring all projects contribute to defining a consistent and legible street wall.

B. Applicability

Pedestrian amenity build-to modification standards apply to the following:

1. Portions of buildings or structures required to meet the build-to width standard in *Sec. 3C.1.3. (Build-To Width)*, including all build-to applicable stories;
2. *Pedestrian amenity space facing facades (Sec. 14.1.6.C.)*; and
3. Portions of the lot between the building and the frontage lot line for the width of the pedestrian amenity space provided.

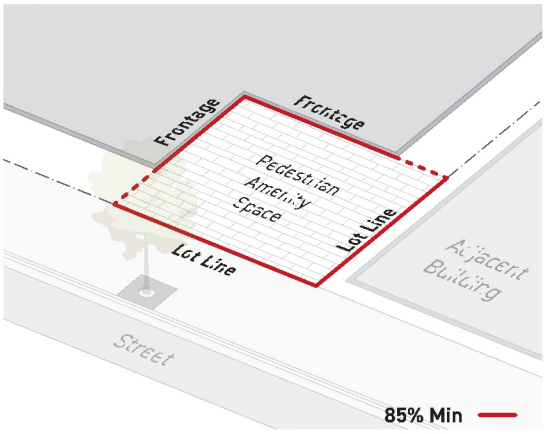
C. Standards

Where allowed, pedestrian amenity spaces may be provided as a substitute for a portion of the required build-to width for the maximum percentage of the lot width allowed by the applied Frontage District (Part 3B), provided they meet the following standards:

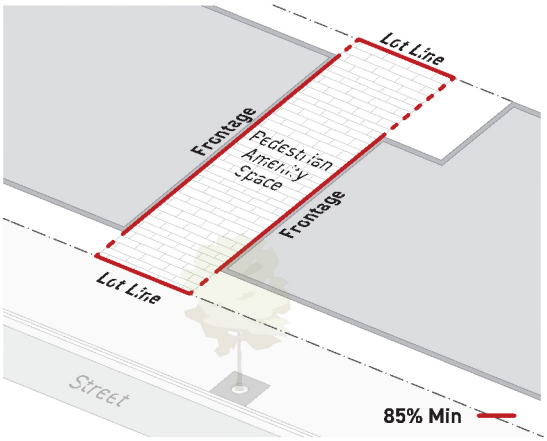
1. Meets the standards of *Sec. 2C.3.3.C. (Pedestrian Amenity Space)*.
2. Pedestrian amenity spaces may be wider than the maximum allowed pedestrian amenity allowance, however, any part of the pedestrian amenity space width that exceeds the allowed pedestrian amenity allowance does not count toward the required building width in the build-to zone.
3. Pedestrian amenity spaces provided as a substitute for a portion of the required build-to width may not exceed 20 feet in depth.

4. A minimum of 85% of the pedestrian amenity space perimeter shall abut either a lot line or a facade meeting the standards of the applied *Frontage District (Part 3B)* specified for the abutting frontage lot line. Where the pedestrian amenity space abuts multiple frontage lot lines, the standards specified for the frontage lot line that abuts the pedestrian amenity space for the greatest length applies.

Plaza:

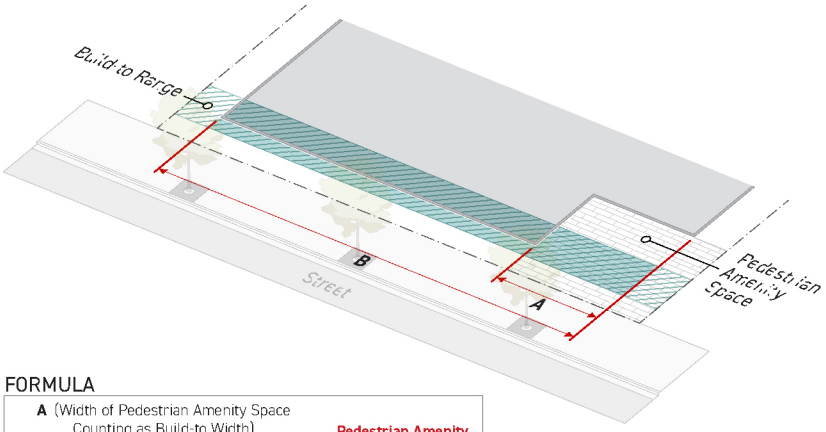


Paseo:



D. Measurement

Pedestrian amenity allowance is measured as the cumulative width of pedestrian amenity spaces occupying the build-to zone provided as a substitute for required building width in the build-to zone, divided by the required build-to width.



FORMULA

$$\frac{\text{A (Width of Pedestrian Amenity Space Counting as Build-to Width)}}{\text{B (Required Build-to Width)}} = \text{Pedestrian Amenity Allowance (\%)}$$

1. Pedestrian amenity space width is measured parallel to the frontage lot line. For measuring width of a complex pedestrian amenity space, see *Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot Line)*.

2. Pedestrian amenity space depth is measured perpendicular to the frontage lot line.

3. For measuring the required build-to width, see *Sec. 3C.1.3. (Build-To Width)*.

E. Relief

1. Up to a 10% increase to the allowed total width of pedestrian amenity space provided as a substitute for a portion of a building occupying the build-to zone may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from any pedestrian amenity allowance dimensional standard of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A reduced minimum build-to width may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.2. PARKING

SEC. 3C.2.1. PARKING SETBACK

An area on a lot along a frontage lot line where motor vehicle use areas are prohibited, including primary street parking setbacks, side street parking setbacks, and special lot line parking setbacks.

A. Intent

To minimize the impact of motor vehicle dominated areas on the public realm and to promote a comfortable, safe, engaging, and attractive streetscape with active uses and landscaping along the public realm.

B. Applicability

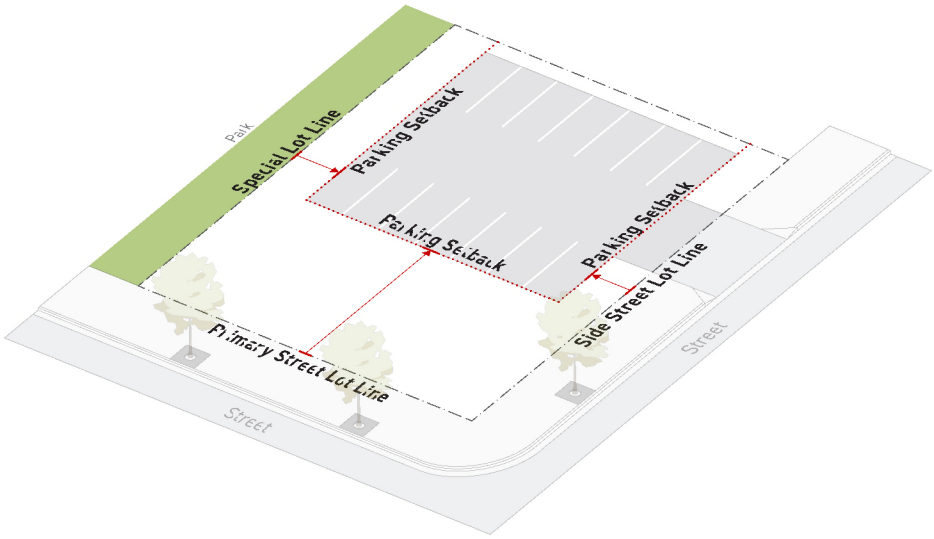
Parking setback requirements apply to the ground story portions of structures and portions of lots designed or designated for motor vehicle uses; including but not limited to parking structures, parking stalls, driveways, loading, vehicular circulation areas, and drive-thru facilities.

C. Standards

All applicable areas designated for motor vehicle use shall be located at or behind the required parking setback unless specifically stated as an exception below.

D. Measurement

[update image - measured from setbacks nows - more house-scale thing - preventing over dominate garages]



All parking setbacks are measured perpendicular to the frontage lot line.

1. A primary street parking setback is measured from the minimum primary street setback and continues inward away from the frontage lot line.

2. A side street parking setback is measured from the minimum side street setback and continues inward away from the frontage lot line.

3. A special parking setback is measured from the minimum setback associated with a special lot line and continuing inward away from the special lot line.

E. Exceptions

A driveway providing access through a parking setback may be allowed provided the following:

1. Where the automobile access package *(Sec. 4C.2.1)* specified by the applied *Development Standards District (Part 4B)* allows automobile access to be taken through the frontage lot line associated with a parking setback, a driveway may be permitted in the parking setback.

2. The driveway is no wider than the minimum required width. See *Div. 4C.2. (Automobile Access)*.

F. Relief

1. A reduction in required parking setback of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A reduction in required parking setback may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

[Add section for "no parking between the building and street"]

DIV. 3C.3. LANDSCAPING

SEC. 3C.3.1. FRONTAGE PLANTING AREA

The area in a frontage yard designated and designed for plants.

A. Intent

To support a comfortable, attractive, and contextually appropriate streetscape along the public realm, while promoting infiltration, slowing stormwater runoff, and offsetting urban heat island effect.

B. Applicability

1. Frontage planting area standards apply to frontage yards see *Sec. 14.1.16. (Yards)*.
2. Where there is less than 3 feet between the building and the frontage lot line, planting area standards are not applicable.

C. Standards

1. Each Frontage yard shall provide a cumulative area of no less than the planting area required by the applied *Frontage District (Part 3B)*.
2. All required planting areas shall meet *Sec. 4C.6.4.C.2. (Planting Area)*.
3. All provided plants shall meet *Sec. 4C.6.5. (Plant Design & Installation)*.

D. Measurement

1. Frontage planting area is measured as a percentage calculated as the cumulative planting area located in a frontage yard divided by the total frontage yard area.
2. For frontage yard designation, see *Sec. 14.1.16. (Yards)*.

E. Relief

1. Frontage planting area standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. Up to a 20% reduction to the total required planting area may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.
3. A reduction in required planting area may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.3.2. FRONTAGE YARD FENCE & WALL

Fences, walls, and hedges allowed in a frontage yard.

A. Intent

To balance the needs for human-scale activation and visual interest along the public realm, and to provide security and privacy for private ground story uses in a manner appropriate to context.

B. Applicability

All fences, walls or hedges located in a frontage yard. For retaining walls see *Sec. 4C.9.2. (Retaining Walls)*.

C. Standards

1. General

a. Allowed *frontage yard fence and wall types (Sec. 3C.3.C.2.)* are hierarchical. Where a frontage yard fence and wall type with a higher number designator is allowed by the applied *Frontage District (Part 3B)*, all frontage yard fence and wall types having a lower number designator are also allowed. For example, if a Type A2 is allowed a Type A1 is also allowed.

b. No frontage yard fence and wall type with a greater number designator than the allowed frontage yard fence and wall type may be located in the frontage yard. For example, if an A3 is allowed, an A4 is not allowed.

c. Where a required *frontage screen (Sec. 4C.8.1.)* includes a wall or fence, the required fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by the applied *Frontage District (Part 3B)*.

d. All fences and walls including their sub-grade elements, such as footings or foundation, shall be located on-site.

e. All fences and walls provided shall include the necessary gates or openings to comply with the applicable pedestrian access package standards in *Sec. 4C.1.1. (Pedestrian Access Packages)*.

f. Pools, ponds, and other bodies of water requiring protecting barriers according to *Sec. 91.6109 (Swimming Pools and Other Bodies of Water - Protective Devices Required) of Chapter 9 (Building Regulations) of the LAMC*, are only allowed in a frontage yard where the required protective barrier can be designed to conform with the Frontage fence & wall standards specified by the applied *Frontage District (Part 3B)*.

g. All fences and walls provided shall comply with *Sec. 4C.7.3. (Fence/Wall Design and Installation)*.

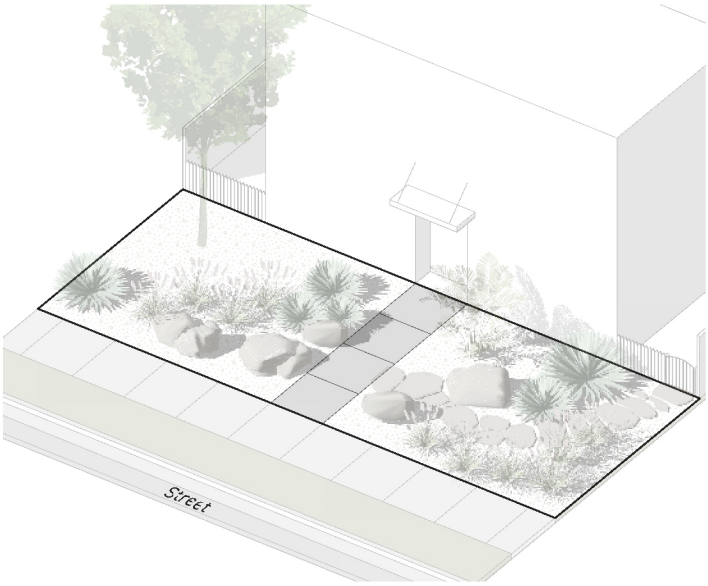
h. All hedges provided shall comply with *Sec. 4C.6.4 (Plant Design & Installation)*.

2. Frontage Yard Fence & Wall Types

A package of standards, specified by the applied Frontage District (Part 3B), that applies to fences, walls, and hedges located in a frontage yard.

a. Type A1

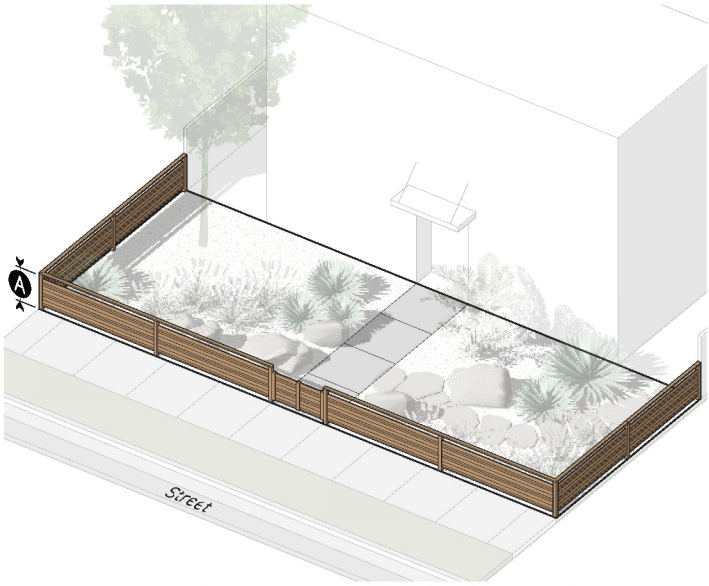
Intended for frontage yards where buildings should engage directly with the public realm to provide visual interest and activation, especially where ground story uses are commercial or non-fenced frontage yards are predominant.



DIMENSIONAL STANDARDS	*Sec. 3.C.3.2.D.*
Hedge height (max)	Not Allowed
Fence/wall height (max)	Not Allowed

b. Type A2

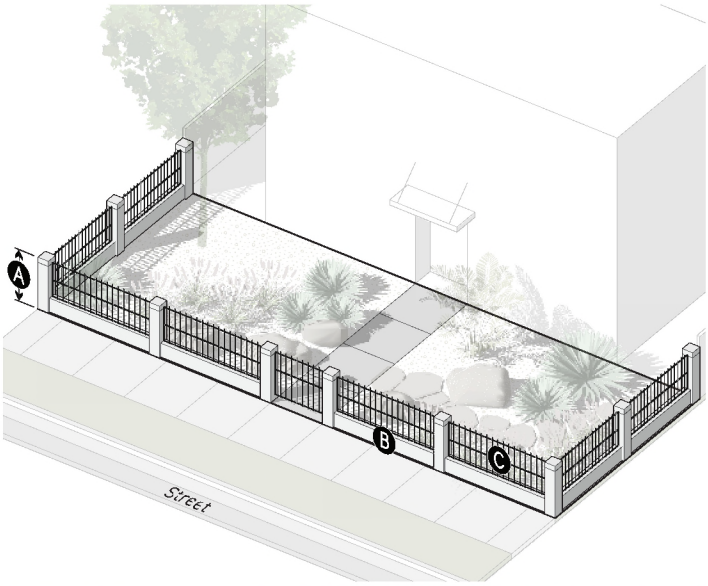
Intended for frontage yards where the need for visual interest and activation along the public realm shall be balanced with the need for separation between private ground story uses and the public realm.



DIMENSIONAL STANDARDS	*Sec. 3.C.3.2.D.*
Hedge height (max)	3.5'
Fence/wall height (max)	3.5'

c. Type A3

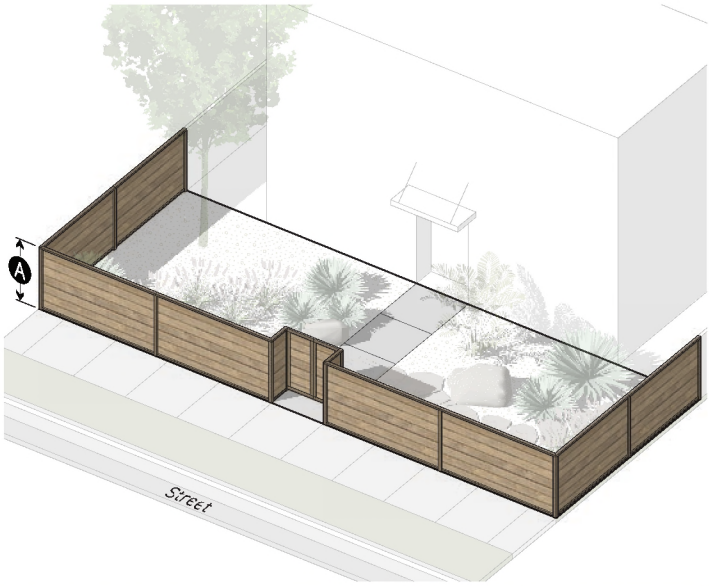
Intended for frontage yards where the need for visual interest and activation along the public realm shall be balanced with the need for security between private ground story uses and the public realm.



DIMENSIONAL STANDARDS		*Sec. 3.C.3.2.D.*
	Hedge height (max)	3.5'
	Fence/wall	
A	Height (max)	6'
B	Opacity below 3.5' in height (max)	100%
C	Opacity 3.5' and above in height (max)	50%

d. Type A4

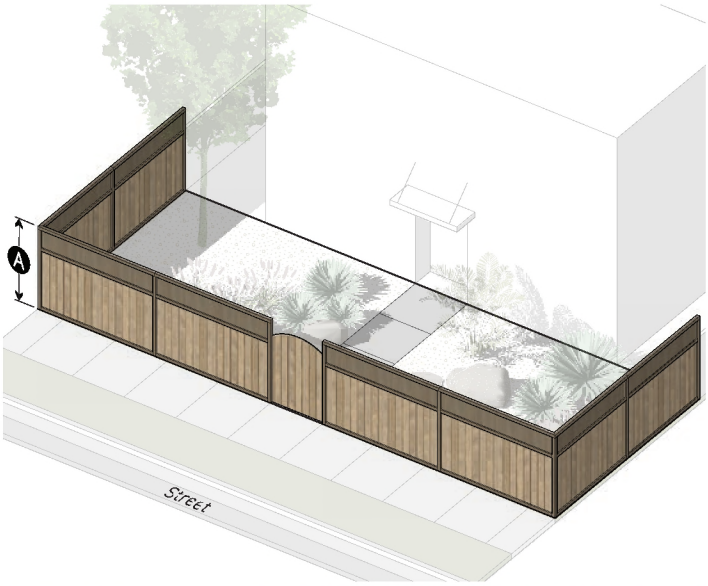
Intended for frontage yards in areas with high pedestrian and automobile traffic, where visual interest and activation along the public realm is less critical than the need to mitigate impacts from the public realm on private ground story uses.



DIMENSIONAL STANDARDS		*Sec. 3.C.3.2.D.*
	Hedge height (max)	6'
A	**Fence/wall height** (max)	6'

e. Type A5

Intended for frontage yards in areas with high pedestrian and automobile traffic, where visual interest and activation along the public realm is less critical than the need to mitigate intrusions from the public realm on private ground story uses.



DIMENSIONAL STANDARDS	*Sec. 3.C.3.2.D.*
Hedge height (max)	8'
Fence/wall height (max)	8'

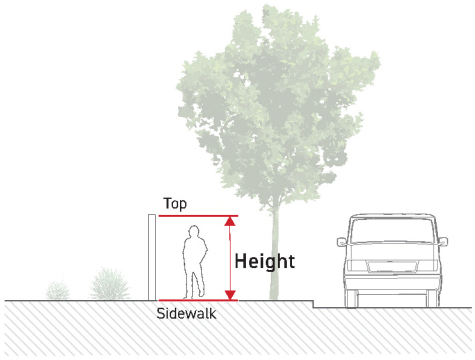
D. Measurement

1. Frontage yard

For frontage yard designation see *Sec. 14.1.16. (Yards)*.

2. Fence & Wall Height

a. Where a public sidewalk is located within 5 feet of a wall or fence, height is measured vertically from the topmost point of the wall or fence to the adjacent public sidewalk.



b. Where no sidewalk exists within 5 feet of a wall or fence, height is measured vertically from the topmost point of the wall or fence to the finished grade at the base of the wall or fence on the side that faces outward from the lot.

c. For the measurement of retaining walls see *Sec. 4C.9.2. (Retaining Walls)*.

3. Hedge Height

Hedge height is measured according to *Sec. 4C.6.5.D.11 (Height at Maturity)*.

4. Opacity

For measurement of opacity, see *Sec. 14.1.13. (Opacity %)*.

E. Exceptions

Fences and walls located in a frontage yard may integrate outdoor lighting, entry arbors, and other accessory encroaching elements that exceed the maximum fence/wall height specified by the applicable frontage yard fence and wall type, provided the following:

1. The cumulative length of fence or wall that includes encroaching elements is no more than 10% of the total fence length located in the frontage yard.
2. No individual encroaching element may be wider than 6 feet, measured along the length of the fence or wall.
3. One encroaching element for each 40 feet of fence length may exceed the maximum fence and wall height by up to 40 inches. All other encroaching elements shall only exceed the maximum fence and wall height up to 18 inches.

F. Relief

1. A deviation from any allowed frontage yard fence and wall type dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A deviation from any allowed frontage yard fence and wall type standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.3.3. FRONTAGE SCREEN

A landscaped buffer required along the frontage of a lot.

A. Intent

To provide a visual buffer between the public realm and any land uses on a lot that need screening.

B. Applicability

Frontage screening standards apply to frontage yards specified by the Frontage District (Part 3B).

C. Standards

1. General

a. Where required by the Frontage District (Part 3B), the specified Frontage Screen Type must be provided along all frontage yards.

b. Planting required to meet a frontage screening standard that conflicts spatially with any existing vegetation is not required.

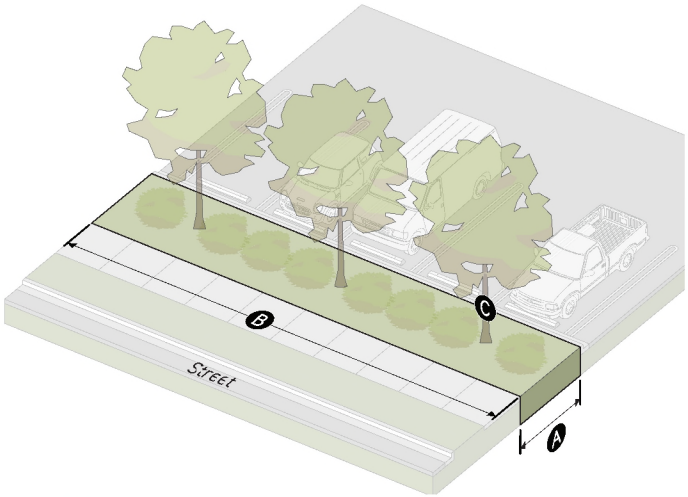
c. All plants provided must meet the standards of Div. 4C.6, Plants.

2. Frontage Screen Types

A package of standards, specified by the applied Frontage District (Part 3B).

a. Type B1

Intended for frontage yards where visual screening between the public realm and industrial frontages is needed.



DIMENSIONAL STANDARDS	*Sec. 3.C.3.3.D.*
Depth (min)	6'
Large trees (min per 50')	3

DIV. 3C.4. TRANSPARENCY

SEC. 3C.4.1. TRANSPARENT AREA

The amount of transparent area on a building facade.

A. Intent

To provide visual interest along the public realm by encouraging visual connections between the public realm and the interior of a building.

B. Applicability

1. Transparency standards apply to *Frontage applicable facades (Sec. 3A.2.2.C.2.)* and *Frontage applicable building depth (Sec. 3A.2.2.C.4.)*.

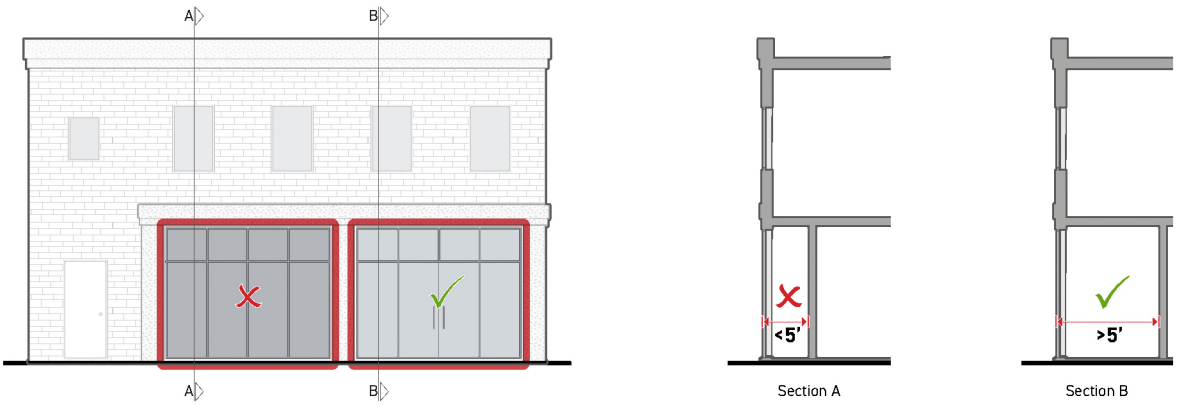
2. Transparency standards do not apply to portions of building facades enclosing a parking structure except where parking structures are required to be wrapped by the applied *Development Standards District (Part 4B)*.

C. Standards

1. Each applicable facade shall provide no less than the minimum transparency specified by the applied *Frontage District (Part 3B)*.

2. Window and door openings meeting the following requirements count toward transparent area:

   a. No walls, shelving, facade screens, or other interior or exterior visual obstructions may be located within 5 feet of any ground story transparent area. Exterior visual obstructions shall not be located within 5 feet of any upper story transparent area. Distance from transparent area is measured perpendicular to the exterior face of the transparent area. Visual obstructions may be located five feet or greater from facade area counting toward transparent area, with the exception of those visual obstructions allowed in *Sec 3C.4.1.C.2.b*.



b. The following visual obstructions may be located less than 5 feet from facade area counting toward transparent area:

i. Windows obscured by interior security gates and window displays may count toward transparent area, provided no more than 25% of the transparent area of any individual window is visually obstructed for any individual window counting toward transparent area. For measuring visual obstruction, see *Sec 14.1.13. (Opacity)*.



ii. Windows obscured by fixed exterior facade screens may count toward transparent area, provided no more than 25% of the total transparent area is visually obstructed for any individual window opening counting toward transparent area. Percentage of visual obstruction is measured as *opacity (Sec 14.1.13.)*.

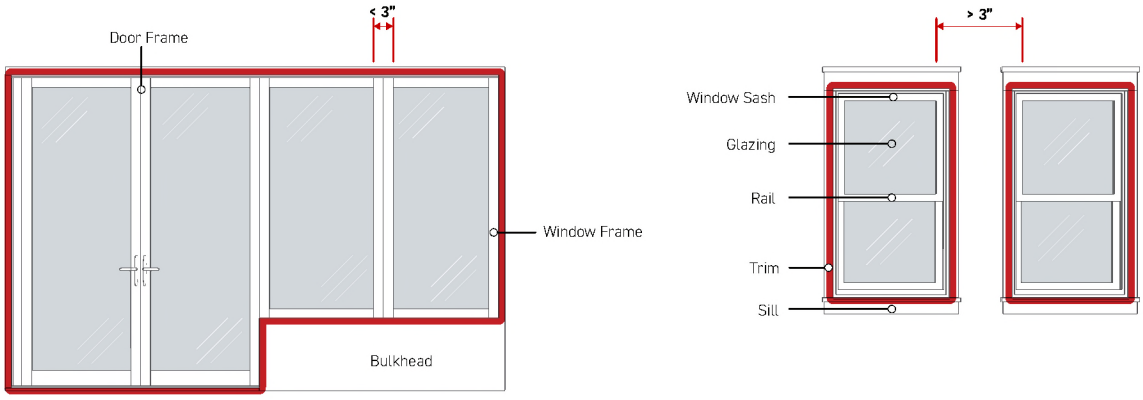
iii. Transparent area covered by window signs may count toward transparent area provided the window signs are permitted by Development Standard District.

iv. Areas of transparency may be made temporarily opaque by operable window treatments, such as curtains or blinds, located within the conditioned space.

c. To be considered transparent, window and door glazing shall meet the following requirements:

TRANSPARENT AREA STANDARDS		
	Visible Light Transmittance	External Reflectance
Ground story	More than 60%	Less than 20%
Upper stories	More than 30%	Less than 40%

d. Muntins, mullions, window sashes, window frames, and door frames, no more than 3 inches wide may be considered transparent area when contained within a window opening or door opening occupied by a window or glazed door assembly where all included glazing meets the transparent area requirements above.



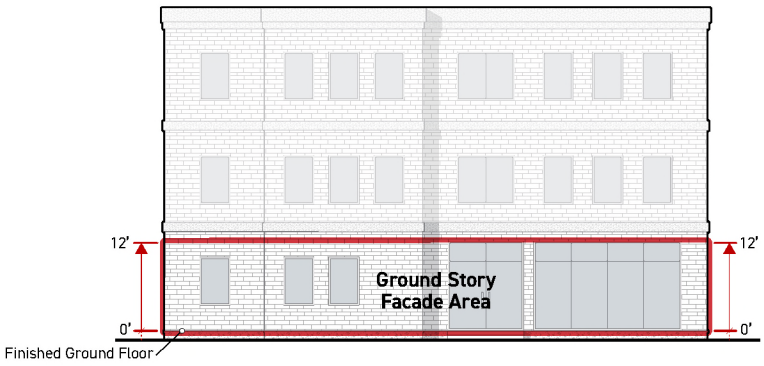
D. Measurement

1. Ground Story

a. Ground story transparency is measured as a percentage, calculated as the sum of all ground story facade area meeting the standards for transparent area divided by the total ground story facade area.

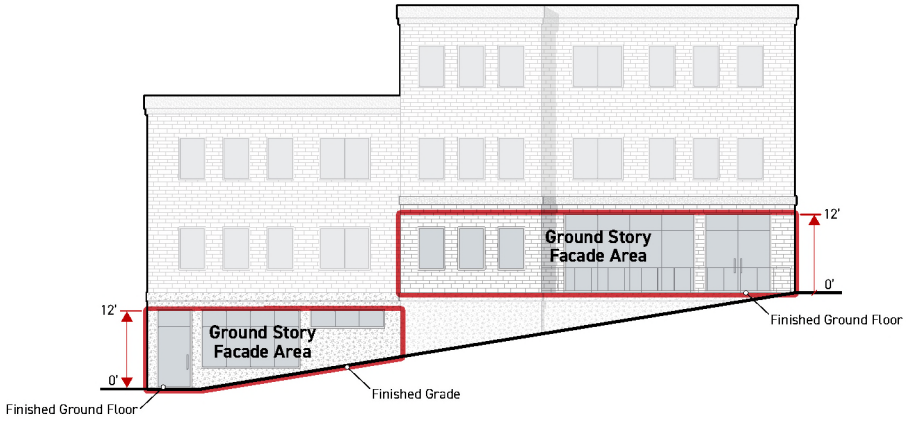
b. For the purpose of calculating ground story transparency, ground story facade area is measured in the following ways:

i. Ground story facade area is measured as the above-grade facade area between 0 and 12 feet above the top of the finished floor of the ground story.



ii. If the ground story height is less than 12 feet, the ground story facade area is measured as the total above-grade portion of a facade between the top of the finished floor of the ground story and the top of the finished floor above. When there is no story above, ground story height is measured to the top of the uppermost surface of the ceiling structure above.

iii. No portion of a ground story located below finished grade is included in ground story facade area.

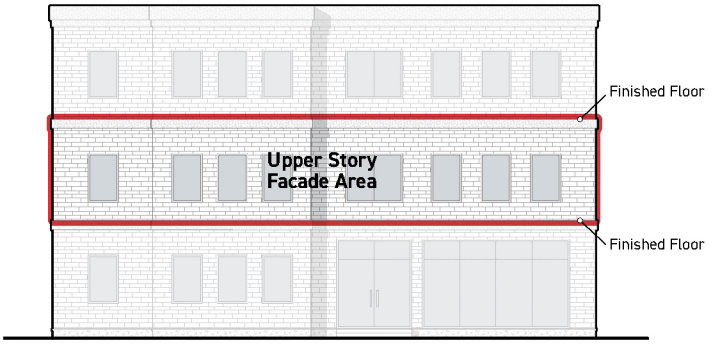


2. Upper Stories

a. Each upper story facade shall meet the required transparency standard independently. All facade area associated with an upper story having the same story designation (for example: 4th story) is considered part of the same upper story facade.

b. Upper story transparency is measured as a percentage, calculated as the sum of all facade area meeting the standards for transparency divided by the total applicable facade area for each story.

c. For the purpose of calculating upper story transparency, upper story facade area is measured as the portion of a facade area between the top of the finished floor for that story to the top of the finished floor above, regardless of story height. When there is no story above, it is measured to the top of the uppermost surface of the ceiling structure above.



E. Relief

1. Up to a 10% reduction to the total required transparent area may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from required transparency standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.4.2. ACTIVE WALL SPACING

The distance between widths of ground story facade and foundation wall with window or door openings.

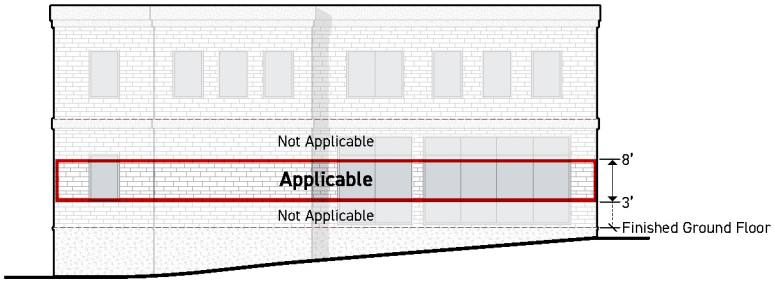
A. Intent

To provide visual interest and activation along the public realm by limiting the area without visual or physical connections between the public realm and the interior of a building.

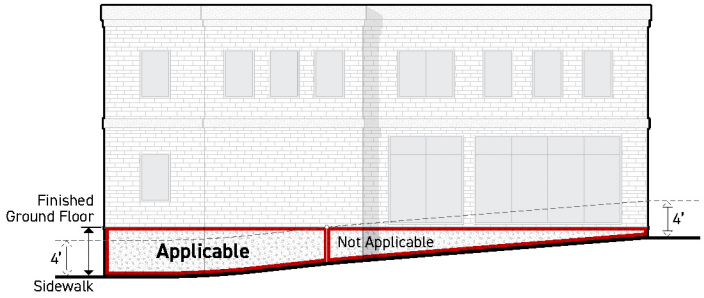
B. Applicability

Active wall spacing standards apply to the following facades:

1. All portions of ground story *frontage applicable facades (Sec. 3A.2.2.C.2.)* located between 3 feet and 8 feet from the ground floor elevation measured vertically.



2. All portions of foundation walls on *frontage applicable facades (Sec. 3A.2.2.C.2.)* that are exposed 4 feet in height or greater above sidewalk grade are applicable. If foundation walls are set back more than 10 feet from a sidewalk, exposed height is measured from the lowest elevation of finished grade within 5 feet, measured from and perpendicular to the foundation wall.



3. Active wall spacing standards do not apply to upper story facades.

4. Active wall spacing standards do not apply to parking structure facades except for wrapped parking structures.

C. Standards

1. Active Wall Spacing on Ground Story Facade

Window and door openings meeting *Sec. 3C.4.1. (Transparent Area)* on ground story facades shall be separated by a distance no greater than the maximum active wall spacing. For exceptions to this standard, see *Sec. 3C.4.2.E. (Active Wall Spacing Exceptions)*.

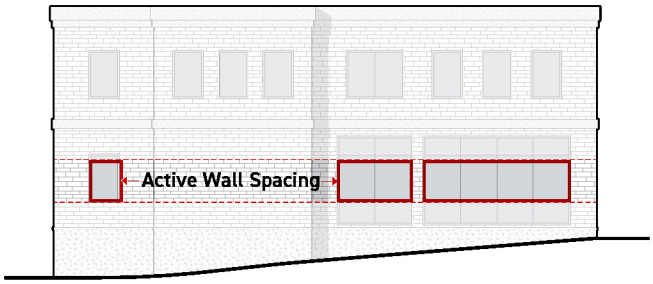
2. Active Wall Spacing on Foundation Wall

Applicable portions of foundation walls shall be no wider than the maximum active wall spacing. For exceptions to this standard, see *Sec. 3C.4.2.E. (Active Wall Spacing Exceptions)*.

D. Measurement

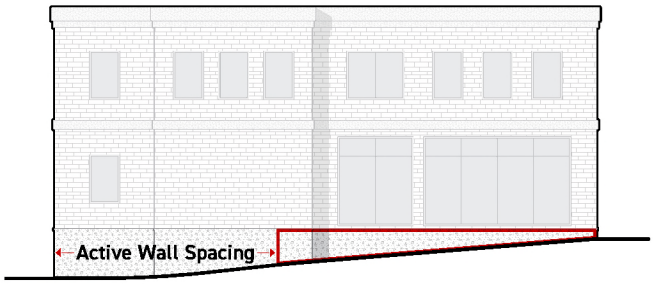
1. Active Wall Spacing on Ground Story Facade

Active wall spacing is measured horizontally and parallel to the frontage lot line from edge of transparent area to edge of transparent area, and edge of transparent area to edge of ground story facade.



2. Active Wall Spacing on Foundation Wall

Active wall spacing is measured horizontally for any individual width of applicable foundation wall that does not include transparent area.



E. Exceptions

1. General

a. Ground story facades that exceed the maximum allowed active wall spacing may apply one or more ground story inactive wall treatment options to the applicable facade area between door or window openings and increase the active wall spacing by 50%. See *Sec.3C.4.2.E.2. (Ground Story Inactive Wall Treatment Options)*.

b. Facades designed with foundation walls that exceed the maximum allowed active wall spacing may apply one or more inactive foundation wall treatments to the facade area between active foundation walls and double the allowed active wall spacing. See *Sec.3C.4.2.E.3. (Foundation Inactive Wall Treatment Options)*.

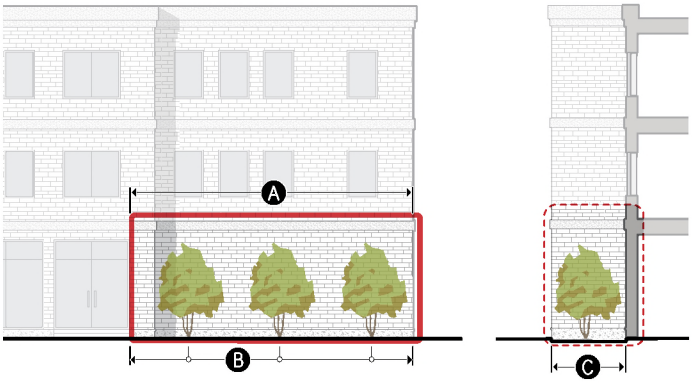
c. All required plants shall meet the requirements in the following tables and also comply with *Div. 4C.6. (Plants)*.

2. Ground Story Inactive Wall Treatment Options

Permanent design improvements located between segments of ground story active wall and the public realm, designed to improve visual interest and the pedestrian experience.

a. Small Trees

Small trees planted between a ground story facade with no window or door openings and the public realm.

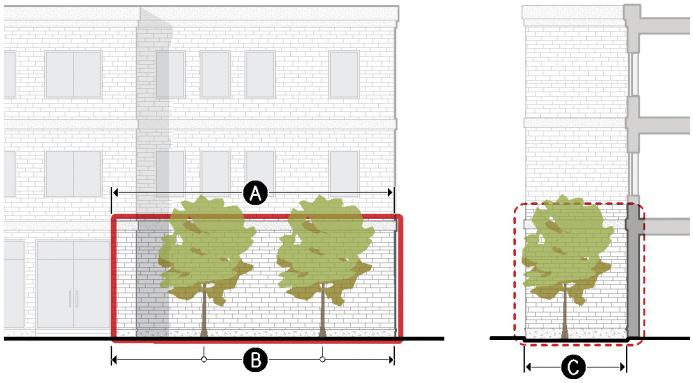


DIMENSIONAL STANDARDS		Sec. 3.C.4.2.E.4.
A	**Treatment width** (min portion of inactive wall)	100%
	Tree type	Small species
B	**Planting frequency** (min avg.)	5 per 100'
C	**Planting area depth** (min)	7'

See *Div. 4C.6. (Plants)* for additional standards

b. Large Trees

Large trees planted between a ground story facade with no window or door openings and the public realm.



DIMENSIONAL STANDARDS		Sec. 3.C.4.2.E.4.
A	**Treatment width** (min portion of inactive wall)	100%
	Tree type	Large species
B	**Planting frequency** (min avg.)	3 per 100'
C	**Planting area depth** (min)	15'

See *Div. 4C.6. (Plants)* for additional standards

c. Living Wall

A permanently fixed assembly located between a ground story facade with no window or door openings and the public realm that supports plants, their growing medium, and irrigation.

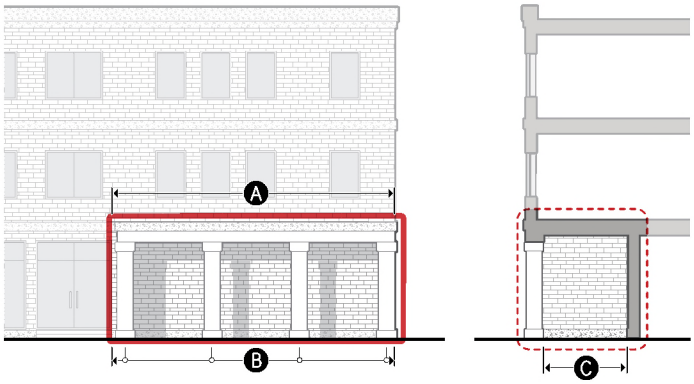


DIMENSIONAL STANDARDS	Sec. 3.C.4.2.E.4.
A **Treatment area** (min % of ground story facade with inactive walls)	75%
Planting area depth (min)	n/a

See *Div. 4C.6. (Plants)* for additional standards

d. Colonnade

A sequence of columns located between a ground story facade with no window or door openings and the public realm, providing an exterior occupiable space along the inactive wall.



DIMENSIONAL STANDARDS	Sec. 3.C.4.2.E.4.
A **Treatment width** (min portion of inactive wall)	100%
B **Column frequency** (min avg.)	1 per 20'
C **Clear depth** (min)	6'
Enclosure (max)	60%

3. Foundation Inactive Wall Treatment Options

Permanent design improvements located between exposed foundation walls and the public realm, designed to improve visual interest and the pedestrian experience.

a. Foundation Planting

Screening plants located between a foundation wall with no window or door openings and the public realm.

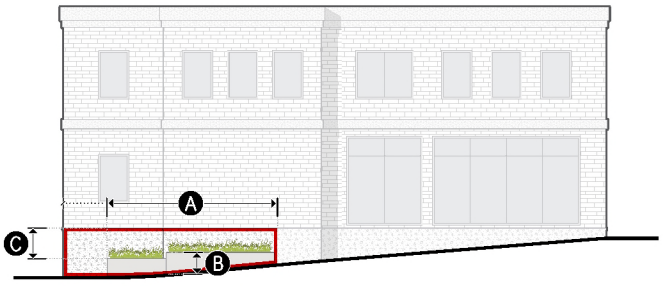


DIMENSIONAL STANDARDS	*Sec. 3.C.4.2.E.4.*
A **Treatment width** (min portion of inactive wall)	75%
Plant type	Screening Plant
Planting frequency (min avg.)	3 per 10'
Planting area depth (min)	3'

See *Div. 4C.6. (Plants)* for additional standards

b. Planter

Permanent structure containing plants and their growing medium located between a foundation wall with no window or door openings and the public realm.

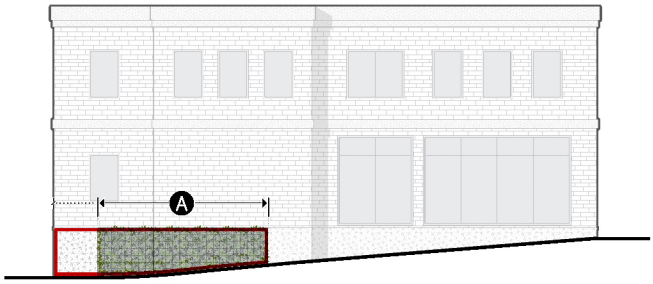


DIMENSIONAL STANDARDS	*Sec. 3.C.4.2.E.4.*
A **Treatment width** (min)	75%
Plant coverage (min)	75%
Planting area depth (min)	2.5'
B **Height above sidewalk** (max)	4'
C **Foundation wall reveal** (max)	2'

See *Div. 4C.6. (Plants)* for additional standards

c. Green wall

A structure permanently attached to a foundation wall with no window or door openings that supports climbing plants.

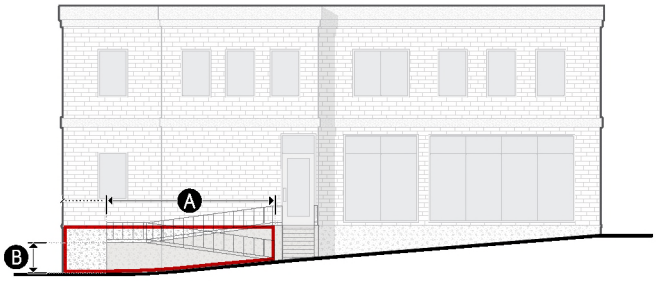


DIMENSIONAL STANDARDS	*Sec. 3.C.4.2.E.4.*
A **Treatment area** (min)	75%
Planting area depth (min)	1.5'

See *Div. 4C.6. (Plants)* for additional standards

d. Pedestrian Access

Stairs or ramps providing pedestrian access to a street-facing entrance located between a foundation wall with no window or door openings and the public realm.

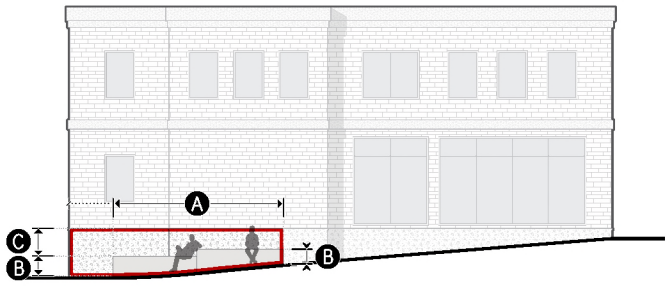


DIMENSIONAL STANDARDS	*Sec. 3.C.4.2.E.4.*
A **Treatment width** (min)	75%
B **Height above sidewalk** (max)	4'
Additional access standards	*See Div. 4C.1.*

See *Div. 4C.1. (Access)* for additional standards

e. Seating

A permanent structure designed and intended for public seating located between a foundation wall with no window or door openings and the public realm.



DIMENSIONAL STANDARDS	*Sec. 3.C.4.2.E.4.*
Ⓐ **Treatment width** (min)	75%
Ⓑ **Height above sidewalk** (min/max)	1.5'/3'
Ⓒ **Foundation wall reveal** (max)	3'
Seat depth (min)	2'

4. Inactive Wall Treatment Measurement

a. Treatment Width

Minimum treatment width is measured as a percentage, calculated as the cumulative width of the provided inactive wall treatments divided by the total width of the provided active wall spacing.

b. Treatment Area

Minimum treatment area is measured as a percentage, calculated as the cumulative area of the provided inactive wall treatments divided by the total applicable facade area within the provided active wall spacing.

c. Tree type

Tree type is measured as small species or large species according to *Sec. 4C.6.4.C.3.a.i. (Tree Types)*.

d. Plant type

Plant type is measured as screening plants, groundcover, and turf plants, hedges, living walls, or climbing plants according to *Sec. 4C.6.4. (Plant Design & Installation)*.

e. Plant Coverage

Minimum plant coverage is measured according to *Sec. 4C.6.4.D.2. (Plant Coverage)*.

f. Planting Frequency

Planting frequency is measured as a ratio of the minimum number of plants required over a specified width of active wall spacing. A minimum of one plant of the required plant type shall be provided regardless of the width of inactive wall treatment.

g. Column Frequency

Minimum column frequency is measured as a ratio of the minimum number of columns required over a specified width of treated inactive wall treatment. A minimum of two columns shall be provided regardless of the inactive wall treatment width.

h. Planting Area Depth

Minimum planting area depth is measured as the horizontal dimension of growing medium at the narrowest point, measured perpendicular to the applicable street lot line. The planting area shall be open to the sky for at least the required planting area depth.

i. Clear Depth

Minimum clear depth is measured as the horizontal dimension of the occupiable portion of an architectural element at the narrowest point.

j. Height Above Sidewalk

i. Height above sidewalk is measured vertically from adjacent sidewalk grade to the topmost point of the inactive wall treatment.

ii. For foundation walls located more than 10 feet from a sidewalk, maximum height above sidewalk is measured from the lowest elevation of finished grade within 5 feet, measured from and perpendicular to the foundation wall, to the topmost point of the inactive wall treatment.

k. Foundation Wall Reveal

Foundation wall reveal is measured vertically from the top of an inactive wall treatment to the ground floor elevation along the entire treated portion of an inactive foundation wall.

l. Seat Depth

Minimum seat depth is measured as the narrowest horizontal dimension of the area designed for public seating.

m. Enclosure

Maximum enclosure is measured according to *Sec. 14.1.4. (Enclosure)*.

F. Relief

1. Deviation from inactive wall treatment standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. An increase in allowed active wall spacing of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. An increase in allowed active wall spacing and inactive wall treatment standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.5. ENTRANCES

SEC. 3C.5.1. STREET-FACING ENTRANCE

A door providing access from the public realm to the interior of a building.

A. Intent

To provide visual interest along the public realm, orient buildings to the public realm, and promote greater use and activation of the public sidewalk by limiting the width of frontage without physical connections between the public realm and the interior of a building.

B. Applicability

Street-facing entrance standards apply to all portions of buildings and structures where frontage standards apply. See *Sec. 3A.2.2.C. (Applicable Components of Lots, Buildings, and Structures)*.

C. Standards

1. General

To qualify as a street-facing entrance, building entrances shall meet the following standards:

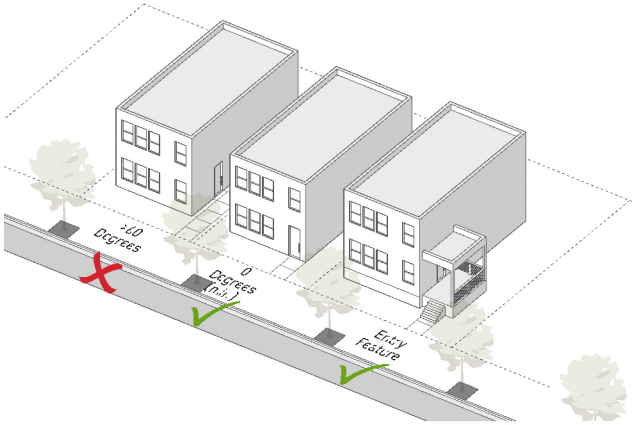
a. Located on the ground story facade.

b. Provide both ingress and egress pedestrian access to the ground story of the building.

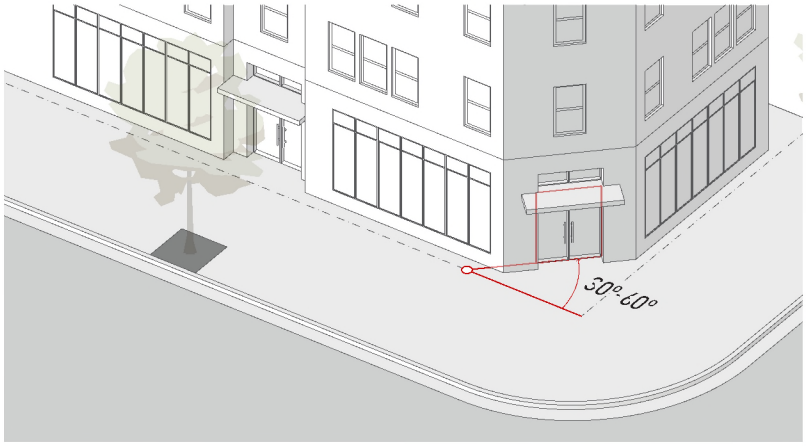
c. Remain operable at all times. Access may be controlled and limited to residents or tenants.

d. Shall not provide access directly to motor vehicle use areas, utility areas or fire stairs.

e. The exterior door surface shall be angled between 0 to 60 degrees, measured parallel to the frontage lot line or the door shall have direct access from an entry feature allowed by the applied *Frontage District (Part 3B)* having a pedestrian access point which faces the frontage lot line.



f. On a corner lot or a lot with a *Dual Frontage District (Div. 3B.8.)* applied, having intersecting frontage lot lines, an entrance facing both intersecting frontage lot lines and angled between 30 to 60 degrees, measured parallel to each of those frontage lot lines, may be used to meet the requirement for a street-facing entrance along both frontages.



g. Non-required entrances are allowed in addition to required entrances.

2. Entrance Spacing

The distance between street-facing entrances meeting the standards of Sec. 3C.5.1.C.1. (Street-Facing Entrance General Standards).

a. Measurement

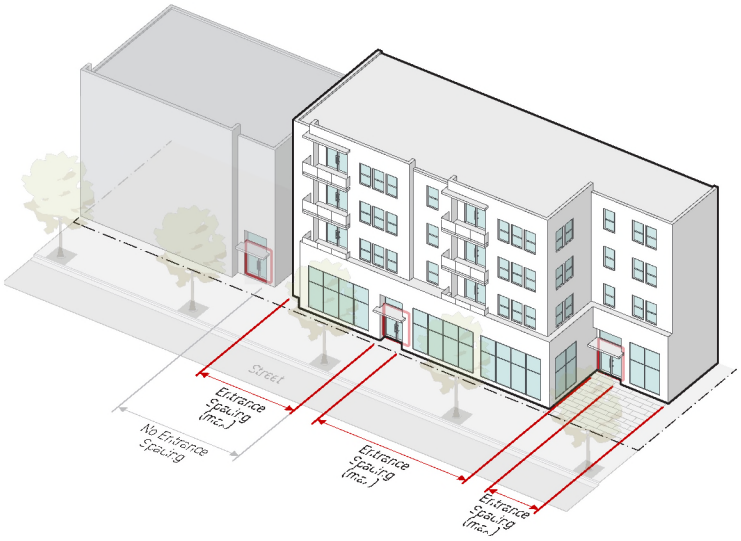
Maximum entrance spacing is the greatest horizontal distance from edge of door to edge of door, and edge of door to edge of building, measured parallel to the frontage lot line.

b. Standards

i. Street-facing entrances shall not be separated by a distance greater than the maximum allowed entrance spacing.

ii. The maximum entrance spacing requirements shall be met for each building individually, but are not applicable to adjacent or abutting buildings.

iii. When the applied Frontage District specifies that a street-facing entrance is 'not required' but does specify a maximum entrance spacing, a street-facing entrance shall only be required if the building width along the indicated frontage lot line is greater than the specified entrance spacing. Street facing entrances shall then be required in accordance with the maximum entrance spacing requirement specified.



D. Measurement

Street-facing entrance is measured as provided or not provided based on the presence of entrances meeting *Sec.3C.5.1.C. (Standards)*.

E. Relief

1. Deviation from street facing entrance standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. An increase in entrance spacing of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from street-facing entrance and entrance spacing standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.5.2. ENTRY FEATURE

Improved design standards applied to each entrance along the public realm.

A. Intent

To provide architectural embellishment of entrances to promote inconspicuous wayfinding in the public realm, provide greater shelter and comfort to users, promote visual interest along the public realm, and highlight the connection between the public and private realm to improve walkability.

B. Applicability

Entry feature standards apply to all required street-facing entrances where entry features are required by the applied *Frontage District (Part 3B)*.

C. Standards

1. General

a. Each required street-facing entrance shall include an entry feature meeting the standards for one of the allowed entry features options specified by the applied *Frontage District (Part 3B)*.

b. Required entry features shall abut and provide direct access to a street-facing entrance.

c. Required entry features shall provide direct access from the public realm associated with the frontage lot line.

d. For street setback encroachment regulations, see *Sec. 2C.2.2.E. (Exceptions)*.

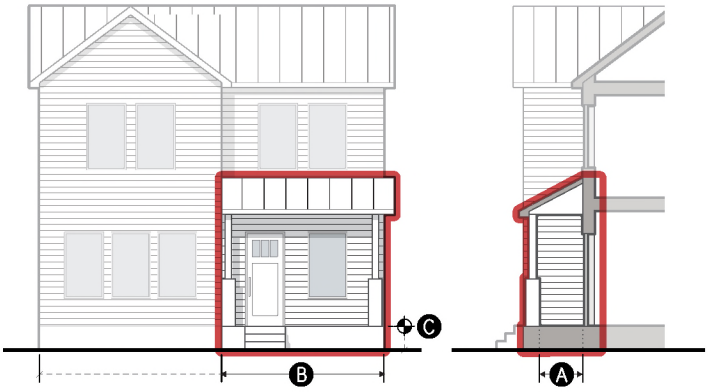
e. For encroachments into the public right-of-way, see *Sec. 91.32 (Encroachments into the Public Right-of-Way) of Chapter 9 (Building Regulations) of the LAMC*.

2. Entry Feature Options

Packages of design standards applied to each entrance along the public realm.

a. Porch

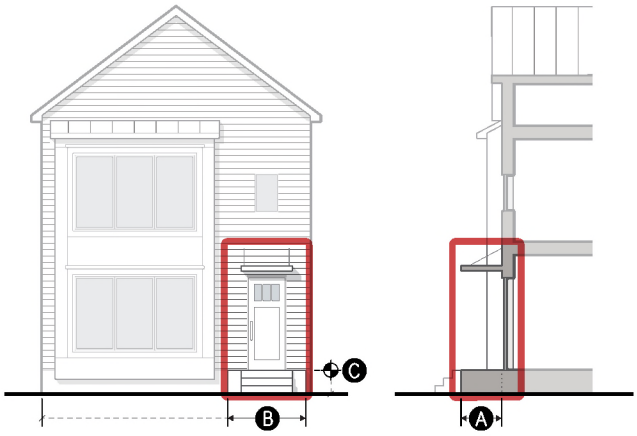
A wide, raised platform, projecting in front of a street-facing entrance, that is entirely covered but not enclosed.



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Depth** (min)	4.5'
B **Width** (min)	30%
Covered area (min)	100%
C **Finished floor elevation** (min/max)	2'/5'
Enclosure (max)	50%

b. Raised Entry

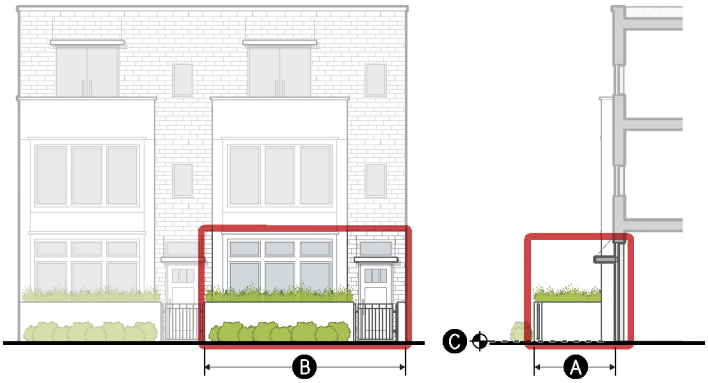
A raised platform accessed from an exterior staircase, providing covered access to a street-facing entrance.



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Depth** (min)	3'
B **Width** (min)	4'
Covered entrance	Required
C **Finished floor elevation** (min/max)	2'/5'
Enclosure (max)	50%

c. Forecourt

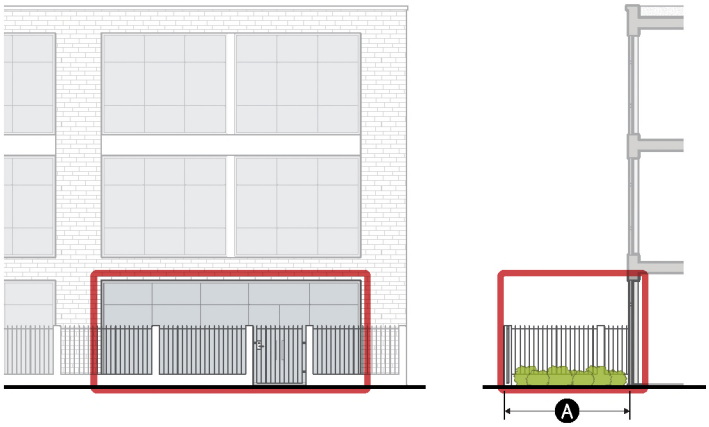
A yard screened with a short wall, fence or hedge that provides significant privacy for tenants located on the ground story, near sidewalk grade.



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Depth** (min)	8'
B **Width** (min)	10'
Covered entrance	Required
C **Finished floor elevation** (min/max)	-2'/5'
Fence or wall height (min/max)	2.5'/4'

d. River Yard

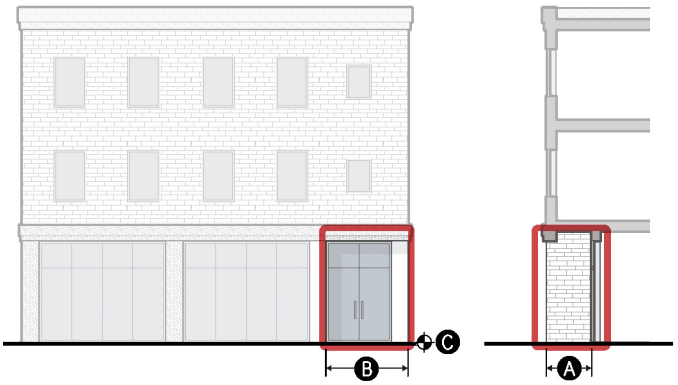
A yard located between a building and a river trail with direct pedestrian access from inside the building to the river trail.



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Depth** (min)	15'
Width (min)	15'
Fence or wall height (max)	6'

e. Recessed Entry

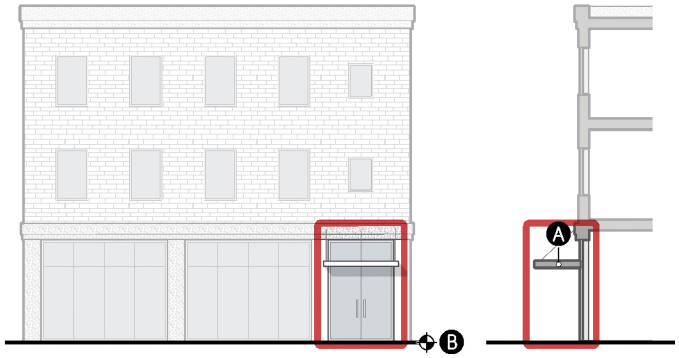
A space set behind the building face plane providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Depth** (min/max)	3'/15'
B **Width** (min)	5'
Covered entrance	Required
C **Finished floor elevation** (min/max)	-2'/5'
Enclosure (max)	75%

f. Covered Entry

A space that provides sheltered access to an at-grade street-facing entrance with an overhead projecting structure.

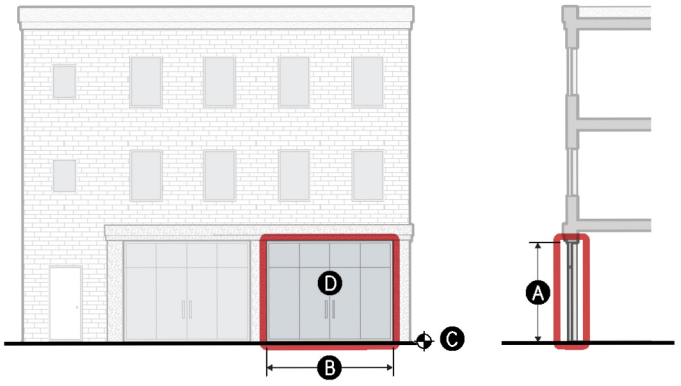


DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Covered entrance**	Required
B **Finished floor elevation** (min/max)	-2'/2'
Enclosure (max)	50%

For encroachments into the public right-of-way, see *Sec. 91.32 (Encroachments into the Public Right-of-Way) of Chapter 9 (Building Regulations) of the LAMC.*

g. Storefront Bay

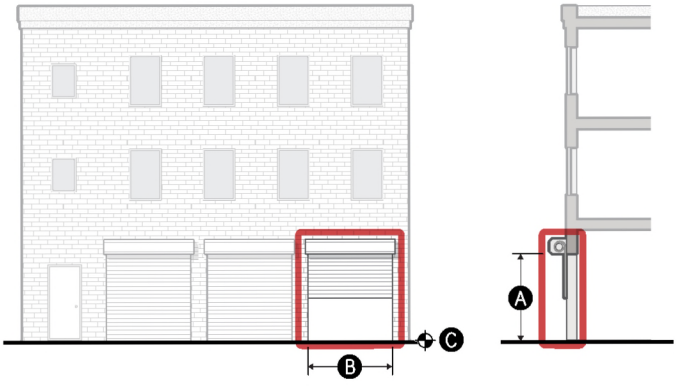
A facade area with a high level of contiguous transparency accentuating an at-grade street-facing entrance.



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
Ⓐ **Height** (min)	9'
Ⓑ **Width** (min)	8'
Ⓒ **Finished floor elevation** (min/max)	-2'/2'
Ⓓ **Transparency** (min)	90%
Fence or wall height (max)	0'

h. Market Stall

A facade area equipped with an overhead door or operable facade that is open to the public realm during hours of operation.

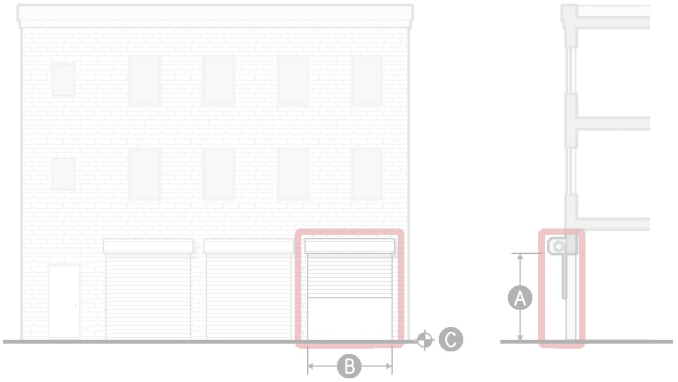


DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
Ⓐ **Height** (min)	7'
Ⓑ **Width** (min)	6'
Ⓒ **Finished floor elevation** (min/max)	-2'/5'
Fence or wall height (max)	0'

A market stall does not count toward transparency unless it meets the standards for transparency area when shut.

i. Projecting Entry

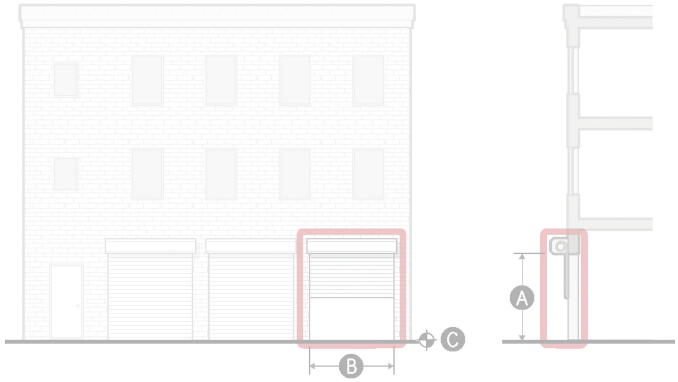
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DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D.
A	Depth (min/max)	4'/8'
B	Height (min)	7.5'
C	Width (min)	7'
	Covered area (min)	100%
D	Finished floor elevation (min/max)	0'/5'
	Enclosure (max)	75%

j. Courtyard

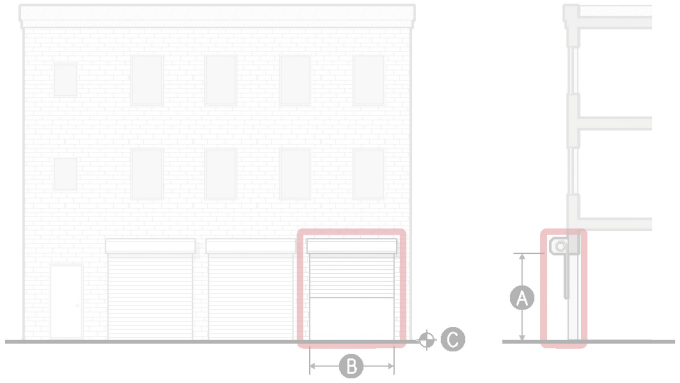
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DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D.
A	Depth (min)	20'
B	Width (min)	12'
	Covered entrance	Required
C	Finished floor elevation (min/max)	-2'/2'
	Fence or wall height (min/max)	2.5'/4'
	Enclosure (max)	75%

k. Breezeway/Paseo

to be inserted



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A Height (min)	8'
B Width (min)	8'
Covered area (min)	100%
C Finished floor elevation (min/max)	0'/5'
Enclosure (max)	90%

D. Measurement

1. General

a. Entry feature is measured as provided or not provided for each required street-facing entrance based on whether the design of a street-facing entrance meets the standards of an allowed entry feature specified by the applied *Frontage District (Part 3B)*.

b. For the purpose of complying with entry feature standards, outdoor spaces like landings and yards required by an entry feature count as occupiable space.

2. Depth

Minimum depth is measured as the horizontal dimension where the occupiable portion of the entry feature is at its narrowest, measured perpendicular to the applicable frontage lot line.

3. Width

a. When specified in feet, width is measured as the width the facade area meeting the applicable entry feature standards or the clear width of the occupiable exterior area immediately abutting the associated street-facing entrance, whichever is narrowest, as measured parallel to the applicable street lot line.

b. When specified as a percentage, width is measured as the total width of the entry feature divided by the total width of the building that the entry provides access to, measured parallel to the applicable street lot line. For measuring building width, see *Sec. 2C.6.1.D. (Building Width Measurement)*.

c. Where a minimum width and height are specified, the entry feature standards shall be met for a rectangular portion of a facade having a width no less than the minimum width and a height no less than the minimum height.

d. Where a minimum width and depth are specified, the entry feature standards shall be met for a rectangular area of occupiable space having a width no less than the minimum width and a depth no less than the minimum depth.

4. Height

a. Height is measured vertically from the finished floor elevation or the finished grade to the top of the facade area meeting the applicable entry feature standards or the clear height of the occupiable exterior area immediately abutting the associated street-facing entrance, whichever is shortest.

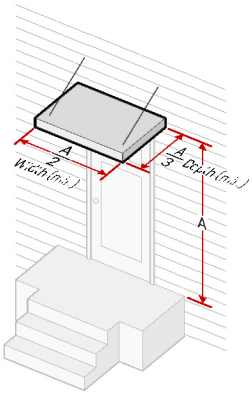
b. Where a minimum width and height are specified, the entry feature standards shall be met for a rectangular portion of a facade having a width no less than the minimum width and a height no less than the minimum height.

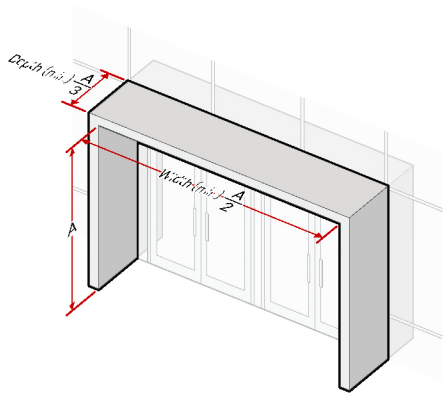
5. Covered Entrance

a. When required as a part of an entry feature; a canopy, roof or other sheltering structure shall cover the occupiable exterior area immediately abutting the associated street-facing entrance.

b. The minimum depth of the covered area shall be the clear height of the covered area divided by 3.

c. The minimum width of the covered area shall be the clear height of the covered area divided by 2.





A = Clear Height

6. Covered Area

Covered area is measured as the occupiable area of an entry feature that is covered by a canopy, roof or other sheltering structure, divided by the total occupiable entry feature area. For the measurement of covered area, see *Sec. 14.1.2. (Covered Area (%))*.

7. Finished Floor Elevation

Finished floor elevation is measured from the average sidewalk grade along the adjacent sidewalk to the top of the finished floor surface or ground surface of the entry feature. Where no sidewalk exists within 10 feet of the entry feature, finished floor elevation is measured from the average finished grade within 5 feet of the entry feature, measured perpendicular to the entry feature area.

8. Transparency

Transparency is measured as a percentage calculated as ground story transparency only for the portion of ground story facade area abutting the entry feature. For the measurement of ground story transparency, see *Sec. 3C.4.1.D.1. (Ground Story)*.

9. Enclosure

For the measurement of enclosure, see *Sec. 14.1.4. (Enclosure)*.

10. Fence or Wall Height

Fence or wall height is measured according to *Sec. 4C.7.1.D. (Measurement)*.

E. Relief

1. A deviation from entry feature dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any entry feature standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.6. GROUND STORY

SEC. 3C.6.1. GROUND STORY HEIGHT

The floor-to-floor height of the story of a building having its finished floor elevation nearest to the finished grade.

A. Intent

To promote active uses that are directly connected the public realm, and ensure high-quality ground-story spaces that are adaptable and appropriate to their context.

B. Applicability

Ground story height standards apply to all portions of the ground story of a structure located within the first 15 feet of a frontage applicable facade, measured inward and perpendicular to the facade.

C. Standards

All occupiable space located in applicable portions of the ground story shall have floor-to-floor height of no less than the ground story height minimum.

D. Measurement

1. Ground story height is measured vertically from the top of the finished ground story to the top of the finished floor above.
2. Where no story exists above, ground story height is the shortest vertical distance from the top of the ground floor elevation to the top of the ceiling or roof structure above.
3. For determining the ground story, see *Sec. 14.10.A. (Ground Story)*.

E. Relief

1. A reduction in required ground story height of 1 foot or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.
2. Deviation from ground story height standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.6.2. GROUND FLOOR ELEVATION

The finished floor height associated with the story of a building having its finished floor elevation nearest to the finished grade.

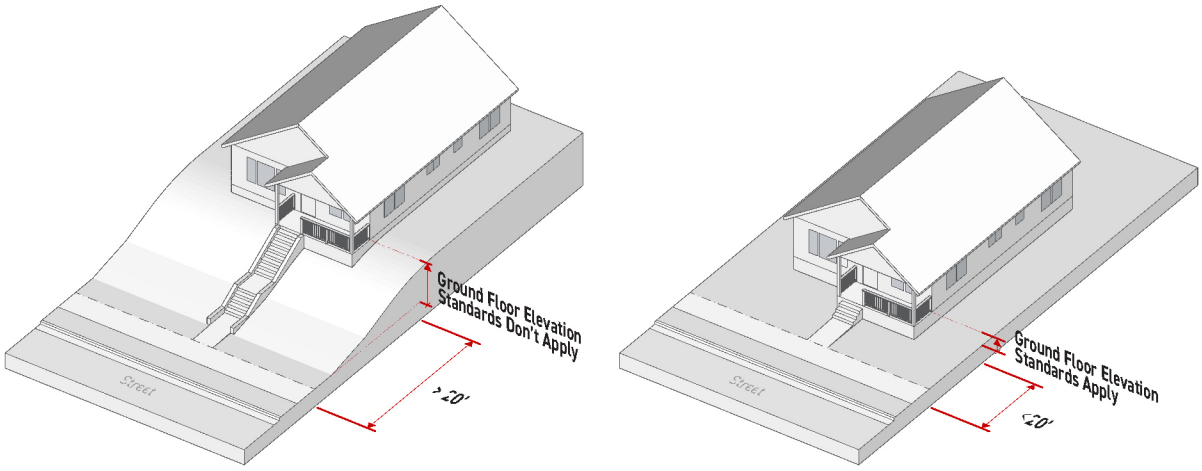
A. Intent

To promote active uses that are directly connected the public realm, and ensure high-quality ground-story spaces that are adaptable and appropriate to their context.

B. Applicability

1. For structures located less than 20 feet from the frontage lot line, all portions of the ground story located within the first 15 feet of a *frontage applicable facade (Sec. 3A.2.2.C.2.)*, measured inward and perpendicular to the frontage lot line, shall comply with ground floor elevation standards.

2. Ground floor elevation standards do not apply to structures located 20 feet or greater from the frontage lot line.



C. Standards

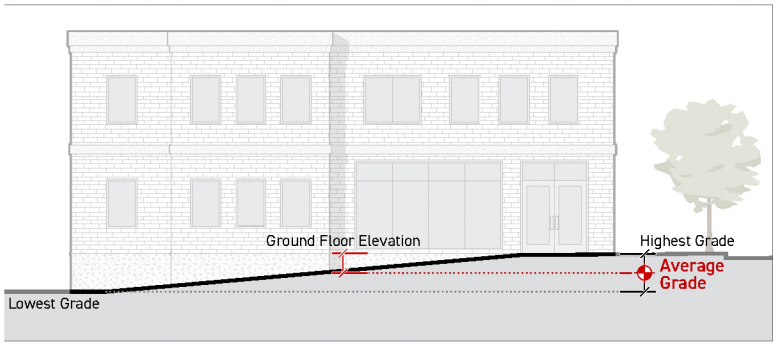
1. All occupiable space located in applicable portions of the ground story shall have a ground floor elevation no higher than the maximum ground floor elevation specified by the applied *Frontage District (Part 3B)*.

2. All occupiable space located in applicable portions of the ground story shall have a ground floor elevation no lower than the minimum ground floor elevation specified by the applied *Frontage District (Part 3B)*.

D. Measurement

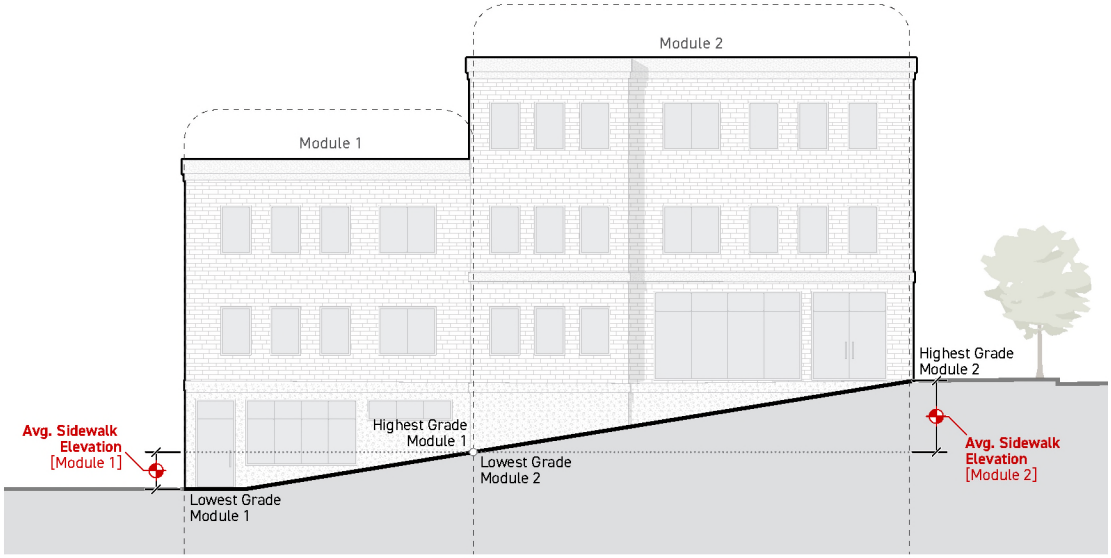
1. Where a building is located greater than 10 feet from a public sidewalk, ground story height is measured vertically from the average finished grade within 5 feet of the frontage lot line-facing building perimeter to the finished floor elevation of the ground story.

2. Where a building is located 10 feet or less from a public sidewalk, ground floor elevation is measured vertically from the average sidewalk grade to the finished floor elevation of the ground story. Average sidewalk grade is measured as the average of the highest and lowest sidewalk elevation for the portion of the sidewalk located in front of the building.



3. Ground floor elevation may be measured independently for different modules of the building width. The ground floor elevation for each module shall be measured from either average sidewalk grade for the portion of the sidewalk in front of the module or from average finished grade within 5 feet of the frontage lot line-facing building perimeter based on the distance of the building module from a public sidewalk according to *Sec. 3C.6.2.D.1.* and *Sec. 3C.6.2.D.2.* above.

   a. For sloped lots, average elevation along the sidewalk may be measured individually for each module and calculated as the average of the highest and lowest sidewalk elevation for the portion of the sidewalk located in front of the building module.



E. Relief

1. A deviation in minimum or maximum ground floor elevation of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from ground floor elevation standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

PART 3D. CHARACTER FRONTAGE RULES

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DIV. 3D.2. PARKING

See Div. 3C.2. (Parking).

DIV. 3D.3. LANDSCAPING

See Div. 3C.3. (Landscaping).

DIV. 3D.4. FINISHED FLOOR ELEVATION OF THE GROUND STORY

*See Sec. 3C.6.2. (*Ground Floor Elevation*).*

DIV. 3D.5. STORY HEIGHT

SEC. 3D.5.1. GROUND STORY HEIGHT

See Sec. 3C.6.1.

SEC. 3D.5.2. UPPER STORY HEIGHT

The floor-to-floor height of any story of a building located above the ground story.

A. Intent

To ensure upper story spaces and their associated facades are scaled and proportioned to contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

1. Upper story height standards apply to each story located above the ground story and all build-to applicable stories specified by the applied *Frontage District (Part 3B)*.

2. Only portions of upper stories located within the first 15 feet of a frontage applicable facade, measured inward and perpendicular to the facade, shall meet upper story height standards.

C. Standards

All occupiable space located in applicable portions of upper stories shall have a floor-to-floor height of no less than the upper story height minimum.

D. Measurement

1. Upper story height is measured vertically from the top of the finished floor to the top of the finished floor above.

2. Where no story exists above, upper story height is the shortest vertical distance from the top of the finished floor to the top of the ceiling or roof structure above.

E. Relief

1. A reduction in required upper story height of 1 foot or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from upper story height standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.6. ARTICULATION

SEC. 3D.6.1. BASE, MIDDLE & TOP

The base, middle, & top articulation requirement is composed of three separate and coordinated articulating elements designed to visually break a building facade up into three separately legible layers.

A. Intent

To visually break a building facade up into three separately legible building layers.

B. Applicability

1. When required by the applied *Character Frontage District (Div. 3B.9.)*, base, middle, and top articulation standards apply to frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)*. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

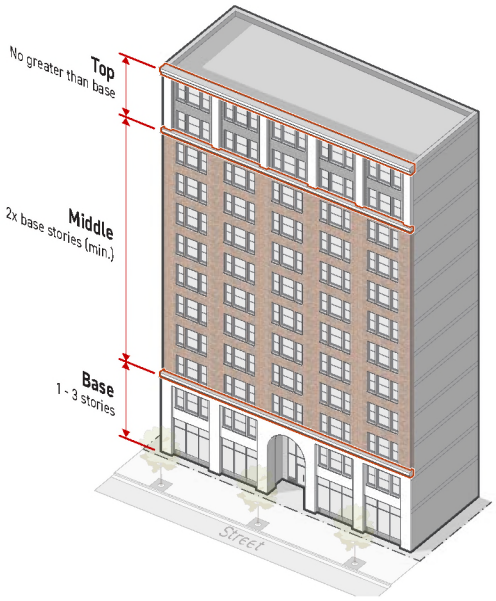
2. Where the applied *Character Frontage District (Div. 3B.9)* requires base, middle, and top articulation, and a proposed building is less than 5 stories, the building shall meet the standards of *Sec. 3D.6.2. (Base-Top Articulation)*.

C. Standards

1. General

One articulating element option shall be provided for each building layer in accordance with the building layer standards below.

2. Building Layers



a. Base

i. The base building layer shall include no less than 1 and no more than 3 contiguous stories starting with the ground story and continuing upward.

ii. At least one of the following articulating elements shall be applied along the top of the base layer, creating a transition between the base and middle layers:

a) *Sec. 3D.6.5.C.1. (Material Change)*;

b) *Sec. 3D.6.5.C.2. (Belt Course)*; or

c) *Sec. 3D.6.5.C.3. (Shopfront Cornice)*.

iii. The articulating element shall extend for the full width of the building and be located no higher than the top of the uppermost story included in the layer.

b. Middle

i. The middle building layer shall include no less than twice as many contiguous stories than the base building layer, starting at the top of the base layer and continuing upward.

ii. At least one of the following articulating elements shall be applied along the top of the middle layer, creating a transition between the middle and top layers:

a) *Sec. 3D.6.5.C.1. (Material Change)*;or

b) *Sec. 3D.6.5.C.2. (Belt Course)*.

iii. The articulating element shall extend for the full width of the building and be located no higher than the top of the uppermost story included in the layer.

c. Top

i. The top building layer shall include at least 1 story and shall not include more stories than the base building layer.

ii. All stories located in the top building layer shall be contiguous and include, at minimum, all stories between the top of the middle layer and the top of the highest of the build-to applicable stories specified by the applied *Frontage District (Part 3B)*.

iii. A roofline cornice articulating element shall be applied to the top building layer when the top building layer is the topmost story of the building or the topmost story before a street step-back. See *Sec. 3D.6.5.C.4 (Roofline Cornice)*.

iv. The roofline cornice shall extend for the full width of the building and be located along the top of the topmost story included in the building layer.

v. When the top building layer does not include the topmost story of the building or the topmost story before a street step-back, at least one of the following articulating elements shall be applied along the top of the top layer, creating a transition between the top building layer and any story above:

a) *Sec. 3D.6.5.C.1. (Material Change)*; or

b) *Sec. 3D.6.5.C.2. (Belt Course).*

vi. The articulating element shall extend for the full width of the building and be located along the top of the topmost story included in the building layer.

D. Measurement

For measurement of stories see *Sec. 2C.4.3. (Height in Stories)*.

E. Exceptions

Where the applied *Form District (Part 2B)* requires a street step-back depth of 10 feet or greater, the top building layer may terminate at the topmost story below the street step-back. No articulating element is required above the top building layer.

F. Relief

1. Base, middle & top standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from number of stories in building layers of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any base, middle, and top standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.2. BASE-TOP

The base-top articulation requirement is composed of two separate and coordinated articulating elements designed to visually break a building facade up into two separately legible layers.

A. Intent

To visually break a building facade up into two separately legible building layers.

B. Applicability

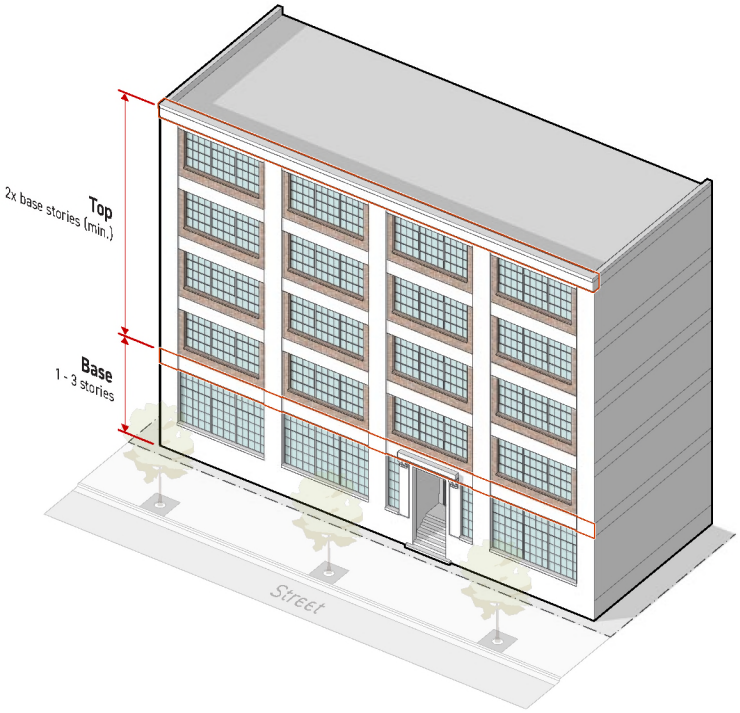
Base-top standards apply to all frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)*. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

C. Standards

1. General

One articulating element option shall be provided for each building layer in accordance with the building layer standards below. See *Sec. 3D.6.5. (Articulating Elements)*.

2. Building Layers



a. Base

i. The base building layer shall include between 1 and 3 contiguous stories starting with the ground story and continuing upward.

ii. At least one of the following articulating elements shall be applied along the top of the base layer, creating a transition between the base and top layers:

a) *Sec. 3D.6.5.C.1. (Material Change)*;

b) *Sec. 3D.6.5.C.2. (Belt Course)*; or

c) *Sec. 3D.6.5.C.3. (Shopfront Cornice)*.

iii. The articulating element shall extend for the full width of the facade and be located no higher than the top of the uppermost story included in the layer.

b. Top

i. The top building layer shall include at least twice as many stories as the base building layer and include all remaining above-grade stories not included in the base building layer.

ii. A roofline cornice articulating element shall be applied to the top building layer when the top building layer is the topmost story of the building or the topmost story before a street step-back. See *Sec. 3D.6.5.C.4 (Roofline Cornice)*.

iii. The roofline cornice shall extend for the full width of the facade and be located along the top of the topmost story included in the building layer.

iv. When the top building layer does not include the topmost story of the building or the topmost story before a street step-back, at least one of the following articulating elements shall be applied along the top of the top layer, creating a transition between the top building layer and any story above:

a) *Sec. 3D.6.5.C.1. (Material Change)*; or

b) *Sec. 3D.6.5.C.2. (Belt Course).*

v. The articulating element shall extend for the full width of the building and be located along the top of the topmost story included in the building layer.

D. Measurement

For measurement of stories see *Sec. 2C.4.3. (Height in Stories)*.

E. Exceptions

Where the applied *Form District (Part 2B)* requires a street stepback depth of 10 feet or greater, the top building layer may terminate at the topmost story below the street stepback. No articulating element is required above the top building layer.

F. Relief

1. Base-top standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from number of stories in building layers of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.
3. Deviation from any base-top standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.3. HORIZONTAL BANDS

A continuous band of material running horizontally across a facade.

A. Intent

To separate and align windows on a building facade in a way that contributes to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Horizontal band standards apply to all frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)*. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.

C. Standards

Horizontal bands shall meet the following standards:

1. Shall be no less than 8 inches in height,

2. Shall extend for the full width of the facade, interrupted only by required *articulating elements (Sec. 3D.6.5.)* or architectural features. Architectural features that interrupt either required vertical bands or required horizontal bands shall cover cumulatively no more than 30% of the total facade area. A maximum of 5 architectural features that interrupt required vertical or horizontal bands are allowed on the facade area of any individual building width.

D. Measurement

1. Horizontal band height is measured vertically from the lowest point to the highest point of a horizontal band meeting the standards above.

2. The facade area covered by an architectural feature that interrupts horizontal or vertical bands is measured as the area of the smallest rectangle that fully circumscribes the architectural feature.

E. Relief

1. Horizontal band standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from horizontal band dimensional standards of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any horizontal band standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.4. VERTICAL BANDS

A continuous band of material running vertically up a facade.

A. Intent

To separate and align windows on a building facade in a way that contributes to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Vertical band standards apply to all frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)*. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

C. Standards

Vertical bands shall meet the following standards:

1. Shall be no less than 8 inches in width, and
2. Shall extend uninterrupted for the full height of all build-to applicable stories, only interrupted by horizontal bands, required *articulating elements (Sec. 3D.6.5.)* or architectural features. Architectural features that interrupt either required vertical bands or required horizontal bands shall cover cumulatively no more than 30% of the total facade area. A maximum of 5 architectural features that interrupt required vertical or horizontal bands are allowed on the facade of any individual building width.

D. Spacing

1. Vertical bands shall be applied across the full width of a facade separated by no more than the maximum spacing and no less than the minimum spacing specified by the applied *Frontage District (Part 3B)*.
2. Vertical bands shall also be located at each corner of a building facade.

E. Measurement

1. Vertical band width is measured parallel to the applicable facade and horizontally from one end of a vertical band meeting the standards above to the opposite end.
2. Vertical band spacing is measured horizontally and perpendicular to the applicable building facade from edge of vertical band to edge of vertical band.
3. The facade area covered by an architectural feature that interrupts horizontal or vertical bands is measured as the area of the smallest rectangle that fully circumscribes the architectural feature.

F. Relief

1. Vertical band standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from vertical band dimensional standards of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any vertical band standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.5. ARTICULATING ELEMENTS

Permanent architectural details used to embellish a facade design in order to accentuate an articulation technique or facade composition.

A. Intent

To provide visual interest to the public realm and break a building facade up with visually separate building layers in a way that contributes to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Articulating element standards apply to any architectural element used to meet an articulation standard required by the applied *Character Frontage District (Div. 3B.9)*.

C. Articulating Element Options

1. Material Change

a. Standards

i. The principal exterior material applied to the building layer shall be different from the principal siding treatment applied to the abutting building layers.

ii. The principal exterior material shall be limited to those allowed by the applied *Frontage District (Part 3B)*.

iii. One of the following architectural details must be provided between building layers applying the material change articulating element:

a) A belt course located at the transition from one principal exterior material to the next. See *Sec. 3D.6.5.C.2 (Belt Course)*; or

b) The building layer applying a material change articulating element shall be recessed or project from the abutting building layers at least 3 inches.

b. Measurement

i. For the purpose of measuring material change, principal exterior materials are considered different if they are entirely different materials, products having the same base material where the unit size or finish surface texture is visibly contrasting.

ii. Recessed building layers are measured horizontally from and perpendicular to the immediately surrounding facade to the outermost point of the recessed building layer facade.

iii. Projecting building layers are measured horizontally and perpendicular from the immediately surrounding facade to the innermost point of the projecting building layer facade.

2. Belt Course

A horizontal course prcjecting beyond the face of the surrounding building facade often shaped to mark a division in the facade wall.

a. Standards

A belt course shall meet the following standards:

i. Extend uninterrupted for the full width of the building layer.

ii. Have a consistent profile across the width of the building,

iii. Project a minimum of 2 inches from the immediately surrounding facade for some portion of the top 2 inches and the bottom 2 inches of the belt course profile,

iv. Have a height of no less than 12 inches if located on the first story. An additional 2 inches in height are required for each story that the belt course is located about the first story. The greatest required minimum height is 48 inches.

b. Measurement

i. Belt course height is measured vertically from the lowest point to the highest point of the belt course profile meeting the standards above.

ii. Projection is measured perpendicularly from the immediately surrounding facade to the outermost point of a belt course meeting the standards above.

3. Shopfront Cornice

A continuous molded prcjection located above a series of display windows on the ground story facade.

a. Standards

A shopfront cornice shall meet the following standards:

i. Extend uninterrupted for the width of the building layer.

ii. Project a minimum of 4 inches from the immediately surrounding facade for some portion of the top 4 inches and the bottom 4 inches of the cornice profile.

iii. Have a height of no less than 12 inches.

b. Measurement

i. Shopfront cornice height is measured vertically from the lowest point to the highest point of the cornice profile meeting the standards above.

ii. Projection is measured perpendicularly from the immediately surrounding facade horizontally to the outermost point of a shopfront cornice meeting the standards above.

4. Roofline Cornice

A continuous molded prcjection that crowns a wall, often as part of a parapet.

a. Standards

A roofline cornice shall meet the following standards:

i. Extend uninterrupted for the full width of the building layer.

ii. Project a minimum of 4-inches from the immediately surrounding facade for some portion of the top 4 inches of the cornice profile if located on the first, second or third stories. An additional 2 inches of projection are required for each story the roofline cornice is located above the third story. The greatest required minimum projection is 36 inches.

iii. Have a height of no less than 12 inches if located on the first, second or third story. An additional 2 inches in height are required for each story the roofline cornice is located above the third story. The greatest required minimum height is 48 inches.

b. Measurement

i. Roofline cornice height is measured vertically from the lowest point to the highest point of the cornice profile meeting the standards above.

ii. Projection is measured perpendicularly from the immediately surrounding facade horizontally to the outermost point of a roofline cornice meeting the standards above.

D. Measurement

Articulating elements are measured as provided or not provided based on whether the applicable building layer facade applies an articulating element meeting the standards above.

E. Relief

1. Articulating elements standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from articulating elements dimensional standards of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Acjustment)*.

3. Deviation from any articulating elements standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.7. FEATURES

SEC. 3D.7.1. RESTRICTED FEATURES

A. Intent

To ensure facades are built in a way that contributes to the established architectural character of surrounding neighborhoods or districts by limiting the use of architectural features that are inappropriate to the historic or desired context.

B. Applicability

Restricted features standards apply to frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part3B)*. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*. Above the build-to applicable stories, restricted features listed in an applicable Character Frontage are allowed.

C. Standards

1. Where the applied *Frontage District (Part 3B)* lists a feature as "prohibited", no applicable facade located on a build-to applicable story specified by the applied *Frontage District (Part 3B)* may include any variety of listed feature.

2. Where the applied *Frontage District (Part 3B)* lists a feature as "allowed" or does not list a feature at all, there are no restricted features standards limiting the use of the listed feature.

D. Projecting Balcony

An unenclosed occupiable platform, located at an elevation above the ground story, that is fixed to or integrated with an exterior building facade and projects beyond the floor area of the story immediately below. Balconies include protective barriers such as railings or parapets and may be covered or uncovered.

1. Standards

Where the applied *Frontage District (Part 3B)* lists balcony as "prohibited":

a. No feature meeting the definition for balcony above may be included on an applicable facade.

b. Roof terraces that meet the definition of balcony may be allowed provided they are uncovered and do not project beyond the story immediately below.

2. Measurement

Balconies are identified as present or absent based on whether an applicable facade includes a balcony as described above.

E. Relief

1. Deviation from restricted features standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. Deviation from any restricted features standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.8. ENTRANCES

SEC. 3D.8.1. STREET-FACING ENTRANCE

See *Sec. 3C.5.1. (Street-Facing Entrance)*.

SEC. 3D.8.2. ENTRY FEATURE

See *Sec. 3C.5.2. (Entry Feature)*.

SEC. 3D.8.3. FOCAL ENTRY FEATURE

Improved design standards applied to the primary entrance along the public realm.

A. Intent

To establish a hierarchy of entrances on a building facade where a focal entry feature is the visually dominant entrance supported by secondary entrances designed with entry features.

B. Applicability

Where required by the applied *Frontage District (Part 3B)*, Focal Entry standards apply to ground story, frontage lot line-facing facades.

C. Standards

1. General

a. No fewer focal entrances than the minimum specified by the applied *Frontage District (Part 3B)* shall be provided for each building width.

b. Each required focal entry feature shall meet the standards for one of the focal entry feature options. See *Sec. 3D.8.1.C.2. (Focal Entry Feature Options)*.

c. Required focal entry features shall abut and provide direct access to a street-facing entrance.

d. Required focal entry features shall provide direct access to the public realm associated with the frontage lot line.

e. For street setback encroachment regulations, see *Sec. 2C.2.2.E. (Exceptions)*.

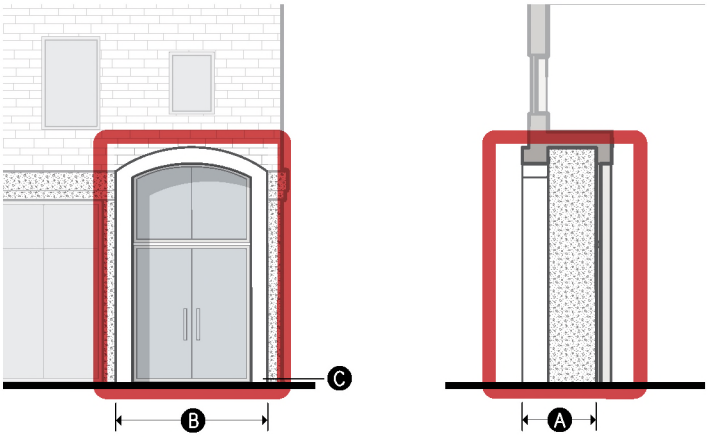
f. For encroachments into the public right-of-way, see *Sec. 91.32 (Encroachments into the Public Right-of-Way) of Chapter 9 (Building Regulations) of the LAMC*.

2. Focal Entry Feature Options

Packages of design standards applied to the primary entrance along the public realm.

a. Archway

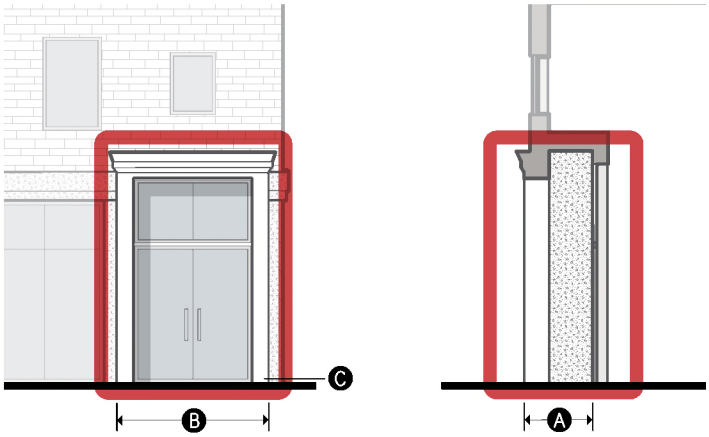
A curved symmetrical architectural detail spanning an opening to an exterior space, set behind the primary facade plane, providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	*Sec. 3C.5.2.D.*
A **Depth** (min)	3'
B **Width** (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	100%
C **Finished floor elevation** (min/max)	-2'/5'
Transparency (min)	80%
Enclosure (max)	75%

b. Architrave

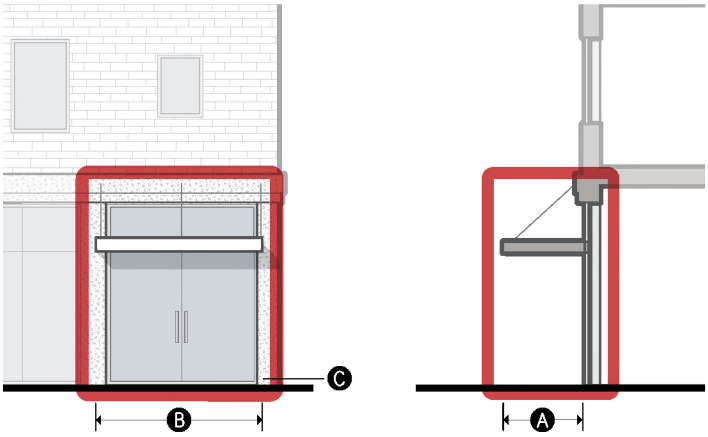
A decorative horizontal band above and connected to vertical bands framing an opening to an exterior space, set behind the primary facade plane, providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	*Sec. 3C.5.2.D.*
A **Depth** (min)	3'
B **Width** (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	100%
C **Finished floor elevation** (min/max)	-2'/5'
Transparency (min)	80%
Enclosure (max)	75%

c. Canopy

A space that provides sheltered access to an at-grade street-facing entrance with an overhead projecting structure.



DIMENSIONAL STANDARDS	*Sec. 3C.5.2.D.*
Depth (min)	4'
Width (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	n/a
C **Finished floor elevation** (min/max)	-2'/2'
Transparency (min)	n/a
Enclosure (max)	50%

For encroachments into the public right-of-way, see *Sec. 91.32 (Encroachments into the Public Right-of-Way) of Chapter 9 (Building Regulations) of the LAMC.*

D. Measurement

See *Sec. 3C.5.2.D. (Entry Feature Measurement)*.

E. Relief

1. Deviation from focal entry feature option standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from focal entry feature dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.
3. Deviation from any entry feature standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.9. TRANSPARENCY

SEC. 3D.9.1. GROUND STORY

A. Intent

To ensure projects are designed with ground story windows that contribute to the established architectural character of surrounding neighborhoods or district.

B. Applicability

1. Ground story transparency standards apply to frontage applicable facades located on the ground story and all windows located on the ground story facade. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

2. Parking structure facades are not applicable, except where required to be wrapped by the applied *Development Standards District (Part 4B)*.

C. Standards

1. General

a. Standards

i. Applicable ground story facades shall provide no less than the minimum transparency specified in the applied Character Frontage District (*Div. 3B.9.*).

ii. Applicable ground story facades shall provide no more than the maximum transparency specified in the applied Character Frontage District (*Div. 3B.9.*).

iii. All transparent area shall meet the standards of *Sec. 3C.4.1.C. (Transparent Area Standards)*.

b. Measurement

See *Sec. 3C.4.1.D. (Measurement)*.

2. Active Wall Spacing

See *Sec. 3C.4.2. (Active Wall Spacing)*.

3. Window Recession

The depth that a window is set back from the surrounding facade.

a. Standards

All windows provided on applicable facades shall be recessed no less than the minimum depth specified in the applied *Frontage District (Part 3B)*.

b. Measurement

Window recession depth is measured inward from the immediately surrounding facade surface, exclusive of trim or accessory projecting architectural details, to the outermost element of the window assembly.

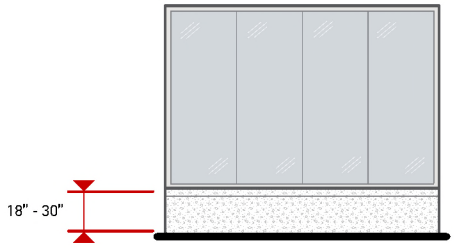
4. Bulkhead

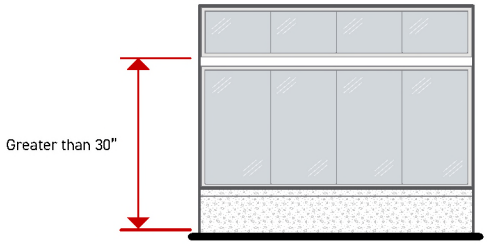
A wall located beneath a display window on the ground story facade that serves to elevate a window above the exterior finished grade and the interior finished floor surface.

a. Standards

i. When listed as "required" in the applied *Frontage District (Part 3B)*, all ground story window openings located on applicable facades shall be elevated above the finished floor of the ground story by no less than 18 inches and no more than 30 inches.

ii. Ground story window openings located entirely above another ground story window may be located greater than 30 inches from the ground story finished floor provided that no portion of the opening extends beyond the width of the lower window opening.





b. Measurement

Bulkheads are measured as provided or not provided based on the compliance of all applicable windows with the standards above.

5. Symmetrical Lite Pattern

Window panes that are arranged or designed so that the left-side of the window composition is a mirror image of the right-side of the window composition.

a. Standards

When listed as "required in the applied *Frontage District (Part 3B)*, all windows provided on applicable facades shall meet the following standards:

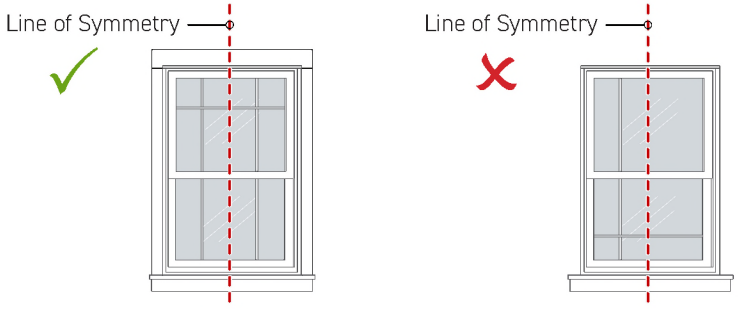
i. Divided-lite and simulated divided-lite windows shall have a composition of muntins or grills that display reflective symmetry.

ii. Operable windows shall have sashes that are generally reflectively symmetrical.

iii. Window assemblies sharing a window opening shall be composed in a way that reflective symmetry is displayed over entirety of the window opening.

b. **Measurement**

For the purpose of meeting symmetrical lite pattern standards, if a vertical line can be drawn through the window opening, and the pattern and shape on both sides of the line appear approximately identical, the window or windows are considered in compliance with the symmetrical lite pattern standard.



6. **Horizontal Sliding Windows**

a. **Standards**

When listed as "prohibited" in the applied *Frontage District (Part 3B)*, windows provided on applicable facades shall not include sashes that operate left to right or right to left.

b. **Measurement**

Horizontal sliding windows are measured as either present or absent.

7. **Vinyl Windows**

a. **Standards**

i. When listed as "prohibited" in the applied *Frontage District (Part 3B)*, window assemblies provided on applicable facades shall not contain frames, sashes, rails, styles, muntins, mullions, or grills with a vinyl exterior finish.

ii. Other accessory window assembly components may be finished with vinyl products.

b. **Measurement**

Vinyl windows are measured as either present or absent.

D. Relief

1. Up to a 15% increase to the total allowed ground story transparent area may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from ground story transparency dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any ground story transparency standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.9.2. UPPER STORIES

A. Intent

To ensure projects are designed with upper story windows that contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

1. Upper story minimum transparency standards apply to frontage applicable facades located on upper stories. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

2. All other upper story transparency standards, including maximum transparency standards, apply to frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)* excluding the ground story. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

3. Parking structure facades are not applicable except where required to be wrapped by the applied *Development Standards District (Part 4B)*.

C. Standards

1. General

a. Standards

i. Applicable upper story facades shall provide no less than the minimum transparency listed in the applied *Character Frontage District (Div. 3B.9.)*.

ii. Applicable upper story facades shall provide no more than the maximum transparency specified in the applied *Character Frontage District (Div. 3B.9.)*.

iii. All transparent area shall meet the standards of *Sec. 3C.4.1.C. (Transparent Area Standards)*.

b. Measurement

See *Sec. 3C.4.1.D.2. (Transparent Area, Measurement, Upper Story)*.

2. Window Recession

See *Sec. 3D.9.1.C.3. (Window Recession)*.

3. Symmetrical Lite Pattern

See *Sec. 3D.9.1.C.5. (Symmetrical Lite Pattern)*.

4. Sill

The bottommost horizontal exterior surface of a window opening including a ledge or other architectural detail that prcjects from the surrounding building facade.

a. Standards

i. When required by the applied *Frontage District (Part 3B)*, all windows provided on applicable facades shall include a sill, ledge or comparable architectural detail located at the bottommost exterior surface of a window opening.

ii. Required sills shall project a minimum of 1 inch beyond the immediately surrounding building facade.

iii. Required sills shall have a width of no less than the window opening.

b. Measurement

Sills are measured as provided or not provided based on the compliance of all applicable windows with the standards above.

5. Horizontal Sliding Windows

See *Sec. 3D.9.1.C.6. (Horizontal Sliding Windows)*.

6. Vinyl Windows

See *Sec. 3D.9.1.C.7. (Vinyl Windows)*.

D. Relief

1. Up to a 15% increase to the total allowed upper story transparent area may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from upper story transparency dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

3. Deviation from any upper story transparency standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.10. EXTERIOR MATERIALS

SEC. 3D.10.1. PRINCIPAL MATERIAL COVERAGE

Building products used as the exterior wall finish materials for the great majority of the exterior building facade.

A. Intent

To visually unify the facade with a dominant material and ensure that building facades are finished with materials that contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Facade area that meets all of the following criteria shall comply with primary material coverage standards:

1. Qualifies as a *frontage applicable facade (Sec. 3A.2.2.C.2.)*;

2. Located on a build-to applicable story as specified by the applied *Character Frontage District (Div. 3B.7)* or located above the last provided story where the number of stories provided for any building is less than the specified build-to applicable stories; and

3. Is not a window or door opening.

C. Standards

1. General

a. The total percentage of applicable facade area finished in a primary material shall be no less than the minimum primary material coverage specified by the applied *Character Frontage District (Div. 3B.7)*.

b. Only exterior material options specificed by the applied *Character Frontage District (Div. 3B.7)* may be used as a primary material.

c. Only one primary material may used to meet the primary material coverage standard.

2. Exterior Material Options

a. For exterior material options standards, see *Sec. 3D.10.3. (Exterior Material Options).*

D. Measurement

1. Principal material coverage is calculated for each building width separately.

2. Principal material coverage is a percentage calculated by dividing the facade area covered in a principal material by the total applicable facade area.

3. The principal material is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the allowed exterior material options specified by the applied *Frontage District (Part 3B)*.

E. Relief

1. Up to a 10% reduction to the total required facade area finished in an allowed primary exterior material may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any principal material standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.10.2. ACCESSORY MATERIAL COVERAGE

Building products used as an exterior wall finish material to accent or support the principal material.

A. Intent

To visually unify the facade with a consistent material palette and ensure that building facades are finished with materials that contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

1. Facade area that meets all of the following criteria shall comply with accessory material coverage standards:

   a. Qualifies as a *frontage applicable facade (Sec. 3A.2.2.C.2.)*;

   b. Located on a build-to applicable story as specified by the applied *Character Frontage District (Div. 3B.7)* or located above the last provided story where the number of stories provided for any building is less than the specified build-to applicable stories; and

   c. Is not a window or door opening.

2. All exterior materials cumulatively covering between 5% and 30% of the total applicable facade area are considered an accessory material and shall comply with all accessory material coverage, exterior material options, and number of accessory material standards.

C. Standards

1. General

a. The total percentage of applicable facade area finished in an accessory material shall be no more than the maximum accessory material coverage specified by the applied *Character Frontage District (Div. 3B.7)*.

b. Only exterior material options specified by the applied *Character Frontage District (Div. 3B.7)* may be used as an accessory material.

2. Exterior Material Options

For exterior material options standards, see *Sec. 3D.10.3. (Exterior Material Options)*.

3. Number of Accessory Materials

No more individual accessory materials than the maximum number of accessory materials specified by the applied *Character Frontage District (Div. 3B.7)* may be provided.

D. Measurement

1. Accessory material coverage is calculated for each building width separately.
2. Accessory material coverage is a percentage calculated by dividing the facade area covered in the accessory material product by the total applicable facade area.
3. The accessory material is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the exterior material options specified by the applied *Character Frontage District (Div. 3B.7)*.

E. Relief

1. Up to a 10% increase to the total allowed facade area finished in a secondary exterior material may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.
2. Deviation from any accessory material standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.10.3. EXTERIOR MATERIAL OPTIONS

Building products allowed for use as primary or accessory exterior wall finish material.

A. Intent

To ensure that building facades are finished with materials that contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Exterior material options standards apply to all exterior materials provided to comply with *primary material coverage (Sec. 3D.10.1.)* or *accessory material coverage (Sec. 3D.10.2.)* standards as specified by the applied *Character Frontage District (Div. 3B.9)*.

C. Standards

1. General

Proposed principal and accessory materials shall meet all standards and definitions of one of the exterior material options specified by the applied *Character Frontage District (Div. 3B.7)* in order to comply with principal material coverage and accessory material coverage standards.

2. Exterior Material Options

Building products allowed for use as primary or accessory exterior wall finish material.

a. Brickwork

Courses of rectangular masonry units made of hardened clay, laid with mortar exposed between bricks. Examples include solid brick construction, brick veneer and thin brick veneer. Other products required for installation that are visually incidental to the brick are also included.

PLACEHOLDER

INTENT

To provide structures with a human scale, durability, and a connection to local history. The profile of brickwork creates a pattern of channels along the mortar beds and perpends providing shadow line effects and texture reflecting the scale of the individual brick units. The size of the brick units are of a commonly recognized scale related to its manual assembly which naturally helps observers relate to the overall scale of the structure and recognize the building as a result of tangible human activities rather than machined or synthetic installations. Brick assemblies provide lasting durability against weather and wear, reducing maintenance demands. Used as an exterior building material in some of Los Angeles most treasured historic buildings, brickwork connects observers to local history.

DIMENSIONAL STANDARDS

i. Individual brick units shall have a height of between 1.5 and 8 inches.

ii. Individual brick units shall have a width of between 3.5 and 16 inches.

b. Stonework

Stacked rocks quarried and worked into a specific size and shape for use as a building material. Solid stone includes mortar and other products required for installation that are visually incidental to the stone product. Examples include solid stone construction, stone veneer, and thin stone veneer. Solid stone excludes heavy aggregate concrete, terrazzo, engineered stone products, and comparable materials.

PLACEHOLDER

INTENT

To provide structures with a human scale, durability, and a connection to nature and local history. The profile of stonework provides dynamic shadow line effects relating to the scale of individual stones, helping observers to relate to the overall scale of the structure. The organic textures and deep natural colors of exposed stone faces provide observers with a connection to nature. Solid stone assemblies provide lasting durability against weather and wear, reducing maintenance demands. Used as an exterior building material in some of Los Angeles most treasured historic buildings, solid stone assemblies connect observers to local history.

DIMENSIONAL STANDARDS

n/a

c. Concrete

A cement based product either poured-in-place or pre-cast in a form or mold. Concrete includes engineered masonry products set in resin or cement such as terrazzo, terracotta, CMU, breeze block, and exposed columns and beams. Other products required for installation that are visually incidental to the concrete product are also included. Concrete excludes fiber cement products, brick, EFIS, and stucco.

PLACEHOLDER

INTENT

To provide structures with the lasting durability and a sense of weight and permanence through use of concrete.

DIMENSIONAL STANDARDS

n/a

d. Metal

Metal products designed and intended for architectural purposes. Examples include exposed structural steel, architectural metal panels, and decorative metal products. Other products required for installation that are visually incidental to the metal product are also included.

PLACEHOLDER

INTENT

To provide structures with the lasting durability and sense of permanence through use of metal.

DIMENSIONAL STANDARDS

n/a

e. Wood

Tree-based products milled into a particular shape and size for use as an exterior building material. Examples include wood panels, structural lumber like cross laminated timber and glulam beams, plank siding, and shingles. Wood excludes products with exposed faces composed substantially of wood chips, particles, and fibers. Examples include structural composite lumber like PSL, LSL, and OSL, and composite panel products like OSB, fiberboard, and particleboard. Wood also excludes faux-wood products such as vinyl, aluminum, and fiber cement siding. Other products required for installation that are visually incidental to the wood product are also included.

PLACEHOLDER

INTENT

To provide structures with a connection to nature and local history through use of wood. The organic patterns and warm natural colors of exposed wood provide observers with a connection to nature. Used as an exterior building material in some of Los Angeles most treasured historic buildings, wood products connect observers to local history.

DIMENSIONAL STANDARDS

n/a

f. Glazed Tile

Ceramic tile having porcelain or natural clay body, glazed for surfacing walls, typically attached to an exterior wall with mortar and finished by filling joints between tiles with a cement- or resin-based grout product. Examples include small or large format tile and structural facing tile. Other products required for installation that are visually subordinate to the tile product are also allowed. Glazed tile excludes terracotta and other non-ceramic tile products.

PLACEHOLDER

INTENT

To provide structures with a human scale, durability, and a connection to local history. The profile of glazed tile assemblies provides a regular pattern of channels along grout joints, creating shadow line effects and texture reflecting the scale of the individual tile units. Glazed tile assemblies provide lasting durability against weather and wear, reducing maintenance demands. Used as an exterior building material in some of Los Angeles most treasured historic buildings, glazed tile assemblies connect observers to local history with their familiar luster and sheen.

DIMENSIONAL STANDARDS

n/a

g. Horizontal Plank Siding

Courses of long, thin horizontal boards, often overlapping or interlocking horizontally but also including open joint systems. Horizontal plank siding includes clapboard, bevel, lap, weatherboard, shiplap, and rain screen siding and may be composed of a wide range of materials including wood, fiber cement products, and vinyl. Horizontal plank cladding excludes textured panel products with unit sizes exceeding 10 inches in height regardless of the pattern or texture.

PLACEHOLDER

INTENT

To provide a human scale to buildings. The profile of the siding assembly creates a pattern of horizontal channels providing deep shadow line effects and texture reflecting the scale of the individual board units. The scale of the board units are of a commonly recognized scale related to its manual assembly which naturally helps observers to understand and relate to the overall scale of the structure and recognize the building as a result of tangible human activities rather than machined or synthetic installations.

DIMENSIONAL STANDARDS

i. Individual board units shall have a height of between 2 and 10 inches.

ii. Overlapping or interlocking board units may have a height greater than 10 inches provided no board unit is exposed for a continuous height of more than 10 inches.

iii. Open joint systems shall not provide a gap greater than 3/4" between board units.

h. Vertical Plank Siding

Courses of long, thin vertical boards, often overlapping or interlocking vertically but also including open joint systems. Vertical plank siding includes, board and batten, tongue and groove, shiplap, and rain screen siding and may be composed of a wide range of materials including wood, fiber cement products, and vinyl. Vertical plank cladding excludes textured panel products with continuous reveal dimensions greater than 16 inches in width regardless of the pattern or texture.

PLACEHOLDER

INTENT

To provide a human scale to buildings. The profile of the siding assembly creates a pattern of vertical channels providing deep shadow line effects and texture reflecting the scale of the individual board units. The scale of the board units are of a commonly recognized scale related to its manual assembly which naturally helps observers to understand and relate to the overall scale of the structure and recognize the building as a result of tangible human activities rather than machined or synthetic installations.

DIMENSIONAL STANDARDS

i. Individual board units shall have a width of between 1 and 16 inches.

ii. Overlapping or interlocking board units may have a width greater than 16 inches provided no board unit is exposed for a continuous width of more than 16 inches.

iii. Open joint systems shall not provide a gap greater than 3/4" between board units.

i. Shingle Siding

Courses of short, thin building materials, overlapping horizontally. Shingle siding includes square, round, half-cove, and hexagon, shaped shingles and be composed of a wide range of materials including cedar, cementitious fiberboard, and vinyl. Shingle siding excludes asphalt roofing shingles and textured panel products with continuous reveal dimensions greater than 24 inches in width or 12 inches in height regardless of the pattern or texture.

PLACEHOLDER

INTENT

To provide a human scale to buildings. The profile of the shingle assembly creates a pattern of vertical and horizontal channels providing deep shadow line effects and texture reflecting the scale of the individual shingle units. The scale of the shingle units are of a commonly recognized scale related to its manual assembly which naturally helps observers to understand and relate to the overall scale of the structure and recognize the building as a result of tangible human activities rather than machined or synthetic installations.

DIMENSIONAL STANDARDS

i. Individual shingle units shall have a width of between 2 and 24 inches.

ii. Individual shingle units shall have a height of between 2 and 12 inches.

iii. Shingle units may have a width greater than 24 inches or a height greater than 12 inches provided no individual shingle is exposed for a continuous width of more than 24 inches or a continuous height of more than 12 inches.

j. Stucco

A building material composed primarily of Portland cement, finely ground limestone, sand and water, applied directly onto a building over a reinforcing base mesh. Stucco excludes textured panel products and synthetic stucco such as EIFS, elastomeric stucco, and acrylic stucco.

PLACEHOLDER

INTENT

To provide structures with durability and a connection local history. Stucco provides lasting durability against weather and wear, reducing maintenance demands. Used as an exterior building material in some of Los Angeles most treasured historic buildings, stucco connects observers to local history.

DIMENSIONAL STANDARDS

n/a

D. Measurement

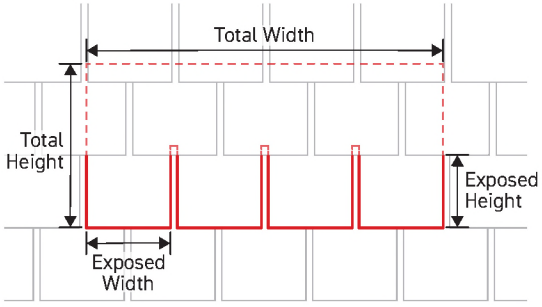
1. The height of individual board, brick, or shingle unit is measured as the greatest dimension from one end of the unit to the opposite end of the unit, measured vertically and based on the proposed installation pattern.

2. The width of individual board, brick, or shingle unit is measured as the greatest dimension from one end of the unit to the opposite end of the unit, measured horizontally and based on the proposed installation pattern.

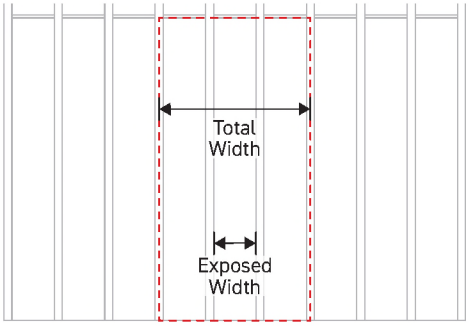
3. Exposed width is measured as the largest horizontal dimension of a board or shingle unit that is uninterrupted by either, another board or shingle covering the first unit, or a gap or break in the board or shingle unit, for the full height of the unit.

4. Exposed height is measured as the largest vertical dimension of a board or shingle unit that is uninterrupted by either, another board or shingle covering the first unit, or a gap or break in the board or shingle unit, for the full height of the unit.

SHINGLE SIDING (SQUARE)



VERTICAL PLANK (BOARD & BATTEN)



5. Gap between board units is measured as the distance between board units at the widest point.

E. Relief

1. Deviation from exterior material option standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. Up to a 10% modification to any exterior material option dimensional standard may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any exterior material option standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.11. ROOF DESIGN

SEC. 3D.11.1. ROOF FORM

The shape of the external upper covering of a building, including the frame for supporting the roofing.

A. Intent

To ensure that building forms contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

a. Where specified by the applied *Frontage District (Part 3B)*, roof form standards apply to the roof of all frontage lot line facing buildings and structures on a lot.

b. A minimum of 70% of the total roof area of each applicable building or structure shall meet roof form standards, measured horizontally.

C. Standards

1. General

All building and structures shall have a roof form listed as a roof form option in the applied *Frontage District (Part 3B)*.

2. Roof Form Options

a. Flat

A roof with a maximum pitch of 2:12 (2 inch of vertical rise for every 12 inches of horizontal span) or less. Flat roof forms include roofs with parapets up to 6 feet in height.

D. Measurement

1. Roof pitch is measured by calculating a roof's vertical rise in inches divided by a foot of its horizontal span and is represented as a ratio.

2. Roof form is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the roof form options allowed by the applied *Frontage District (Part 3B)*.

E. Relief

1. Up to a 10% reduction to the total required roof area having an allowed roof form may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from roof form dimensional standard of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any roof form standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.11.2. ROOF MATERIALS

A. Intent

To ensure that a building's roof finishing materials contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

1. Where specified by the applied *Frontage District (Part 3B)*, roof materials standards apply to all portions of a roof used to comply with *Sec. 3D.11.1. (Roof Form)*.

2. A minimum of 70% of the total roof area of each applicable building or structure shall meet roof form standards, measured horizontally.

C. Standards

Only roof materials specified by the applied *Frontage District (Part 3B)* shall be used to finish an applicable roof.

D. Measurement

Roof materials are measured as compliant or non-compliant based on whether all applicable roofs meet the roof materials standards.

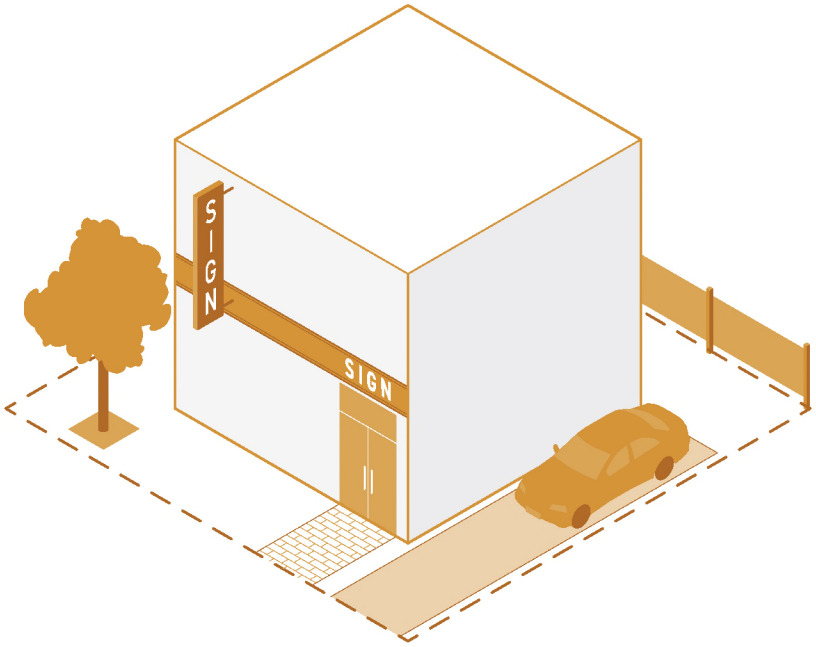
E. Exceptions

Roof material standards do not apply to accessory roof forms.

F. Relief

1. Up to a 10% reduction to the total required roof area finished in an allowed roof material may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from roof materials standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.



ARTICLE 4.
DEVELOPMENT STANDARDS

[FORM - FRONTAGE - **STANDARDS**] [USE - DENSITY]

Part 4A. **Introduction**

Part 4B. **Development Standards Districts**

Part 4C. **Development Standards Rules**

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PART 4A. INTRODUCTION

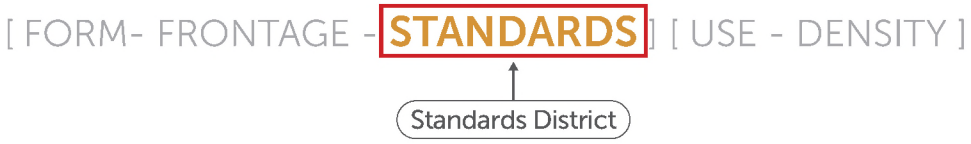
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DIV. 4A.1. ORIENTATION

SEC. 4A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:



The Development Standards District is a separate and independent component of each zone.

SEC. 4A.1.2. HOW TO USE ARTICLE 4 (DEVELOPMENT STANDARDS)

A. Identify the Applied Development Standards District

The third component in a zone string identifies the Development Standards District applied to a property.

B. Development Standards District Regulations

Development Standards District regulations are located in *Part 4B. (Development Standards Districts)*. Each Development Standards District page identifies the requirements specific to that Development Standards District.

C. Interpreting Development Standards District Regulations

Each standard or standards package on a Development Standards District page in *Part 4B. (Development Standards Districts)* provides a reference to *Part 4C. (Development Standards Rules)* where the standard or standards package is explained in detail. Additionally, *Part 4C. (Development Standards Rules)* includes general standards that apply across all Development Standards Districts.

Development Standards District Example:

Zone String

[LM2-MU2-**5** [RG1-FA]

See Rules that Apply in all Districts

Find Your Development Standards District

Part 4B (Development Standards Districts)

DIV. 4B.5. **DISTRICT 5**

SEC. 4B.5.1. **INTENT**

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

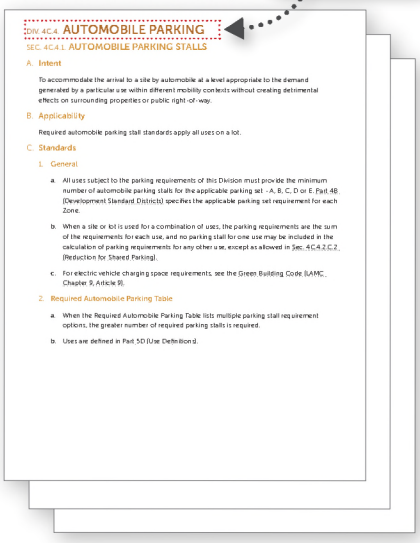
SEC. [Name of Standard] **IDARDS** [Specification for Standard]

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS	*Div. 4C.2.*	← Link to Rules
Automobile access package	Package 1	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Required parking stalls	Package A	
Exempt change of use, non residential tenant size (max)	n/a	← Standard Does Not Apply
Parking structure design	Primary St. / Side St.	← Frontage Lot Line
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable
SIGNS	*Div. 4C.11.*	
Sign package	2	
DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 2	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

Learn More About Your Rules

Part 4C (Development Standards Rules)


DIV. 4C.4. AUTOMOBILE PARKING
SEC. 4C.4.1. AUTOMOBILE PARKING STALLS

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. Applicability

Required automobile parking stall standards apply all uses on a lot.

C. Standards

1. General

a. All uses subject to the parking requirements of this Division must provide the minimum number of automobile parking stalls for the applicable parking set - A, B, C, D or E, Part 4B. (Development Standard Districts) specifies the applicable parking set requirement for each Zone.

b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 4C.4.2.C.2. (Reduction for Shared Parking).

c. For electric vehicle charging space requirements, see the Green Building Code (LAMC, Chapter 9, Article 9).

2. Required Automobile Parking Table

a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the greater number of required parking stalls is required.

b. Uses are defined in Part 5D (Use Definitions).

Except for standards specified by the Development Standards District, standards in Part 4C apply to all lots according to the corresponding applicability statement.

SEC. 4A.1.3. DEVELOPMENT STANDARDS DISTRICT NAMING CONVENTION

All Development Standards District names are identified as a number. All Development Standards Districts are numbered in the order they fall within this Article.

DIV. 4A.2. OPENING PROVISIONS

SEC. 4A.2.1. DEVELOPMENT STANDARDS INTENT

The intent of Article 4 (Development Standards) is to regulate site design, including location and characteristics of access, parking, landscape and other site features. Development Standards Districts consist of a combination of regulations that are appropriate to a variety of contexts ranging from auto-oriented to pedestrian-oriented.

SEC. 4A.2.2. DEVELOPMENT STANDARDS APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the Development Standards Districts and Rules in this Article, as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

Categories of Development Standards rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

DEVELOPMENT STANDARDS RULES CATEGORIES		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 4C.1.	Pedestrian Access	●	●	●	●	●	○	○	○	○
Div. 4C.2.	Automobile Access	●	●	●	●	○	○	○	○	○
Div. 4C.3.	Bicycle Parking	●	●	○	●	○	●	○	○	○
Div. 4C.4.	Automobile Parking	●	●	○	●	○	●	○	○	○
Div. 4C.5.	TDM	●	○	○	●	○	●	○	○	○
Div. 4C.6.	Plants	●	○	●	●	○	○	○	○	○
Div. 4C.7.	Fences & Walls	●	●	●	●	○	●	○	○	○
Div. 4C.8.	Screening	●	●	●	●	○	●	○	○	○
Div. 4C.9.	Grading	●	●	●	●	○	○	○	○	○
Div. 4C.10.	Outdoor Lighting & Glare	●	●	○	●	●	○	○	○	○
Div. 4C.11.	Signs	●	●	●	●	●	●	○	○	○
Div. 4C.12.	Site Elements	●	●	○	●	●	●	○	○	○
Div. 4C.13.	Environmental Protection	●	●	○	●	○	○	○	○	○
Div. 4C.14.	Development Review	●	○	●	●	●	●	○	○	○

● = Rules generally apply to this project activity

○ = Rules are not applicable

1. Project activities are defined in *Sec. 14.1.15. (Prcject Activities)*.

2. Where a category of Development Standards rules is listed as generally applicable in the table above, the project activity shall meet all applicable Development Standards standards within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 4C. (Development Standards Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Development Standards rules is listed as not applicable in the table above, no standards from that Development Standards Rule category apply to the project activity.

C. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of Article 4 (Development Standards) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Development Standard regulation unless otherwise specified by *Division 12.4. (Development Standards Exceptions)*. Consider the following examples:

1. Extending a fence in a side yard: Where the existing, legally established fence located in a side yard is taller than the maximum height allowed by the fences and walls type specified by the applicable Frontage District, all new portions of fence built in the front yard have to meet the maximum fence and wall height standard, but no existing fence alteration is required.

2. Converting parking stalls to outdoor dining: Where the proposed site alteration and change of use reduces the amount of parking below the number of parking stalls specified by the applicable Development Standards District, the conversion is not allowed.

D. Applicable Components of Lots and Structures

1. Development Standards Districts apply to all portions of a lot.

2. Development Standards Districts apply to all portions of buildings and structures on a lot.

3. Specific Development Standards District standards and rules may further limit which components of structures and lots are required to comply with the rules in *Part 4C. (Development Standards Rules)*.

PART 4B. DEVELOPMENT STANDARDS DISTRICTS

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Div. 4B.2. District 2 4-11

Div. 4B.3. District 3 4-12

Sec. 4B.3.1. Intent 4-12

Sec. 4B.3.2. Standards 4-12

Div. 4B.4. District 4 4-13

Sec. 4B.4.1. Intent 4-13

Sec. 4B.4.2. Standards 4-13

Div. 4B.5. District 5 4-14

Sec. 4B.5.1. Intent 4-14

Sec. 4B.5.2. Standards 4-14

Div. 4B.6. District 6 4-15

Sec. 4B.6.1. Intent 4-15

Sec. 4B.6.2. Standards 4-15

Div. 4B.7. District 7 (Active A) 4-16

Sec. 4B.7.1. Intent 4-16

Sec. 4B.7.2. Standards 4-16

Div. 4B.8. District 8 (Active B) 4-17

Sec. 4B.8.1. Intent 4-17

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Sec. 4B.9.1. Intent 4-18

Sec. 4B.9.2. Standards 4-18

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Sec. 4B.11.1. Intent 4-20

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Div. 4B.16. District 16 (Flex A) 4-25
Sec. 4B.16.1. Intent 4-25
Sec. 4B.16.2. Standards 4-25
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Sec. 4B.17.1. Intent 4-26
Sec. 4B.17.2. Standards 4-26
Div. 4B.18. District 18 (Flex C) 4-27
Sec. 4B.18.1. Intent 4-27
Sec. 4B.18.2. Standards 4-27
Div. 4B.19. District 19 (Regional A) 4-28
Sec. 4B.19.1. Intent 4-28
Sec. 4B.19.2. Standards 4-28

DIV. 4B.1. DISTRICT 1

[Reserved]

DIV. 4B.2. DISTRICT 2

[Reserved]

DIV. 4B.3. DISTRICT 3

SEC. 4B.3.1. INTENT

Development Standards District 3 prioritizes the pedestrian experience while enabling mobility for motor vehicles. Pedestrian access standards ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Required automobile parking is moderate in order to ensure sites can accommodate some vehicular access within a walkable environment. Parking facilities must meet design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and buildings provide active frontages along primary streets. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.3.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 2	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 2	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Automobile parking stalls	Package C	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Screened
Upper Stories	Screened	Screened
Integrated Parking		
Ground Story	Wrapped	Screened
Upper Stories	Screened	Screened
SIGNS	*Div. 4C.11.*	
On-site sign regulations	Package 2	
DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 1	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

DIV. 4B.4. DISTRICT 4

SEC. 4B.4.1. INTENT

Development Standards District 4 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, encouraging uses to orient toward pedestrian traffic in a walkable and transit rich environment. Parking facilities must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and buildings provide active frontages along each segment of the public right-of- way. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.4.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 1	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Automobile parking stalls	Package A	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Screened	Screened
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Screened
SIGNS	*Div. 4C.11.*	
On-site sign regulations	Package 2	
DEVELOPMENT REVIEW	Div. 4C.14.	
Development review threshold	Package 1	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

DIV. 4B.5. DISTRICT 5

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.5.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 1	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Required parking stalls	Package A	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable
SIGNS	*Div. 4C.11.*	
Sign package	2	
DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 2	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

DIV. 4B.6. DISTRICT 6

SEC. 4B.6.1. INTENT

Development Standards District 6 enables the flexibility needed for a diversity of industries with changing demands. Standards for automobile access are permissive and parking minimums are not mandated.

SEC. 4B.6.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 4	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 3	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Required parking stalls	Package A	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Concealed	Concealed
Upper Stories	Concealed	Concealed
Integrated Parking		
Ground Story	Concealed	Concealed
Upper Stories	Concealed	Concealed
SIGNS	*Div. 4C.11*	
Sign package	1	
DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 1	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.7. DISTRICT 7 (ACTIVE A)

SEC. 4B.7.1. INTENT

[Reserved]

SEC. 4B.7.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 1		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 1		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package B		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
Integrated Parking			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
SIGNS	*Div. 4C.11*		
Sign package	2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.8. DISTRICT 8 (ACTIVE B)

SEC. 4B.8.1. INTENT

[Reserved]

SEC. 4B.8.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 1		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 1		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package C		
Change of use parking exemption (max)	n/a		
Parking structure design	Package B		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
Integrated Parking			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.9. DISTRICT 9 (ACTIVE C)

SEC. 4B.9.1. INTENT

[Reserved]

SEC. 4B.9.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 1		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 1		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package E		
Change of use parking exemption (max)	n/a		
Parking structure design	Package B		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
Integrated Parking			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Pacakge 2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.10. DISTRICT 10 (NEIGHBORHOOD A)

SEC. 4B.10.1. INTENT

[Reserved]

SEC. 4B.10.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 2		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
SIGNS	*Div. 4C.11*		
Sign package	2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.11. DISTRICT 11 (NEIGHBORHOOD B)

SEC. 4B.11.1. INTENT

[Reserved]

SEC. 4B.11.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 2		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package C		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Concealed
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 1		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.12. DISTRICT 12 (NEIGHBORHOOD C)

SEC. 4B.12.1. INTENT

[Reserved]

SEC. 4B.12.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 2		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package E		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Concealed
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 1		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.13. DISTRICT 13 (GENERAL A)

SEC. 4B.13.1. INTENT

[Reserved]

SEC. 4B.13.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 3		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
SIGNS	*Div. 4C.11*		
Sign package	2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.14. DISTRICT 14 (GENERAL B)

SEC. 4B.14.1. INTENT

[Reserved]

SEC. 4B.14.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 3		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package C		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.15. DISTRICT 15 (GENERAL C)

SEC. 4B.15.1. INTENT

[Reserved]

SEC. 4B.15.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 3		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package E		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.16. DISTRICT 16 (FLEX A)

SEC. 4B.16.1. INTENT

[Reserved]

SEC. 4B.16.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 3		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 4		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package D		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.17. DISTRICT 17 (FLEX B)

SEC. 4B.17.1. INTENT

[Reserved]

SEC. 4B.17.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 4		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 4		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package C		
Change of use parking exemption (max)	n/a		
Parking structure design	Package D		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
SIGNS	*Div. 4C.11*		
Sign package	1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.18. DISTRICT 18 (FLEX C)

SEC. 4B.18.1. INTENT

[Reserved]

SEC. 4B.18.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 3		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 4		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package E		
Change of use parking exemption (max)	n/a		
Parking structure design	Package D		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.19. DISTRICT 19 (REGIONAL A)

SEC. 4B.19.1. INTENT

[Reserved]

SEC. 4B.19.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 1		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 1		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package B		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
Integrated Parking			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
SIGNS	*Div. 4C.11*		
Sign package	2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 2		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

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DIV. 4C.1. PEDESTRIAN ACCESS

SEC. 4C.1.1. PEDESTRIAN ACCESS PACKAGES

A. Intent

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that required entrances are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

B. Applicability

Applicable pedestrian access standards are determined by the pedestrian access package assigned by the applicable Development Standards District.

1. Site Access

Site access standards apply to street-facing entrances required by the applicable Frontage District and all frontage yards. Site access standards do not apply to non-required entrances.

2. Through Access

a. Through access standards apply only to projects that include one or more of the following project activities:

i. Site modification; and

ii. New construction.

b. Through access standards apply only to lots that meet all of the following conditions:

i. Lot area greater than 30,000 square feet,

ii. Lot width equal to or greater than the pedestrian passageway spacing minimum required by the pedestrian access package assigned by the applicable Development Standards District, and

iii. Lot is a through lot or abuts either a public right-of-way, publicly accessible easement, or a lot zoned with an Open Space Use District on at least two opposing lot lines.

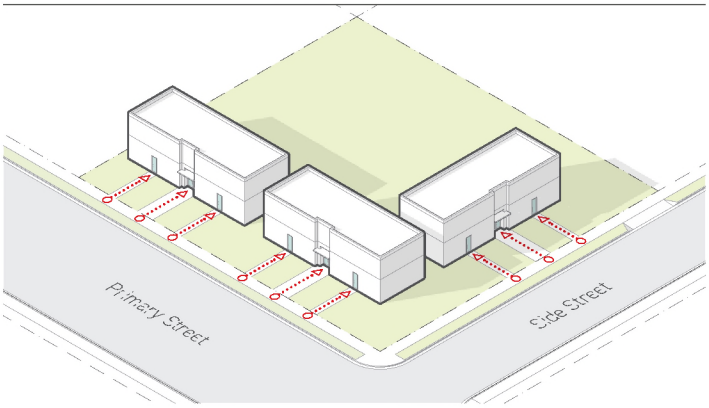
C. Standards

1. Pedestrian Access Packages

A combination of standards regulating pedestrian access from the public sidewalk into and through a site.

a. Pedestrian Access Package 1

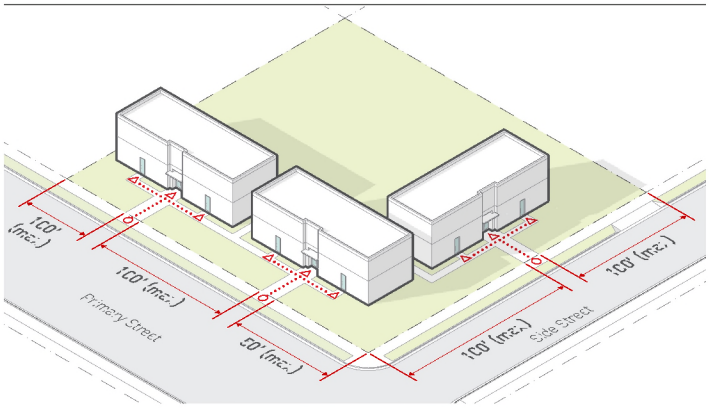
Intended to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical connections between the public realm and the interior of a building and improved porosity through large sites.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Direct
Pedestrian accessway spacing (max)	n/a
Distance from street intersection (max)	n/a
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	350'

b. Pedestrian Access Package 2

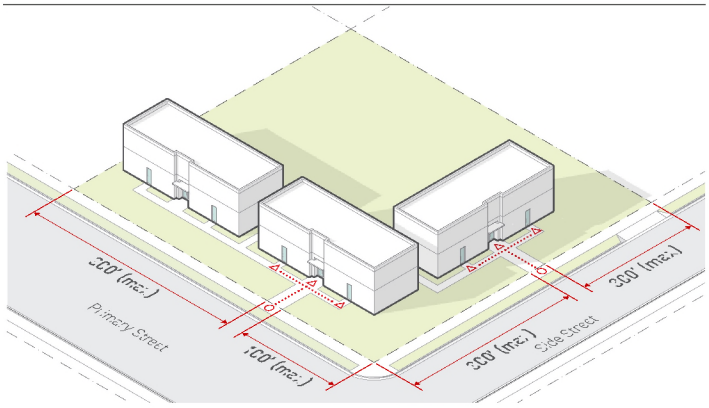
Intended to ensure buildings are conveniently accessible from the public realm and promote walking as a safe and convenient mobility option through regular physical connections between the public realm and the interior of a building and improved porosity through very large sites.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	100'
Distance from street intersection (max)	
Primary street	50'
Side street	100'
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	600'

c. Pedestrian Access Package 3

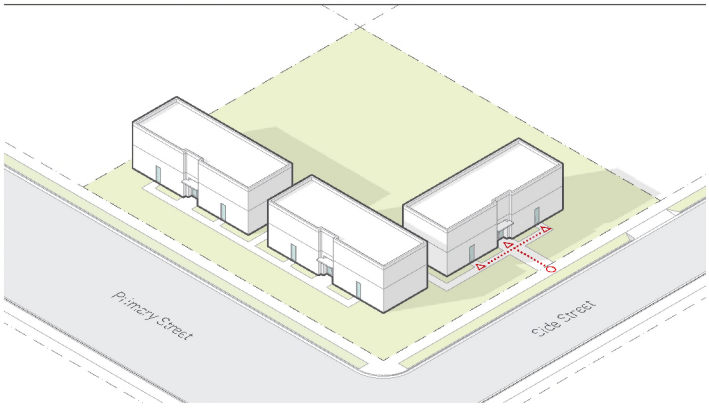
Intended to ensure buildings are accessible from the public realm and promote walking as a safe mobility option through intermittent physical connections between the public realm and the interior of a building.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	300'
Distance from street intersection (max)	
Primary street	100'
Side street	300'
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Not required
Pedestrian passageway spacing (max)	n/a

d. Pedestrian Access Package 4

Intended to ensure buildings are accessible from the public realm by requiring a physical connection between the public realm and the interior of a building.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	1 per lot
Distance from street intersection (max)	n/a
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Not required
Pedestrian passageway spacing (max)	n/a

2. Site Access

a. Pedestrian Accessway Type

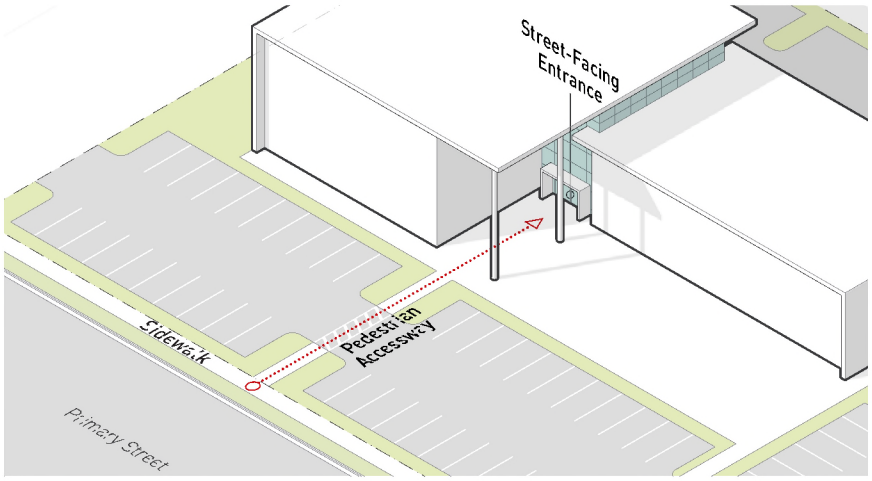
i. Linked

Where the applicable package in *Sec. 4C.1.1.C.1. (Pedestrian Access Package)* specifies linked as the pedestrian accessway type, all required pedestrian accessways shall meet the following standards:

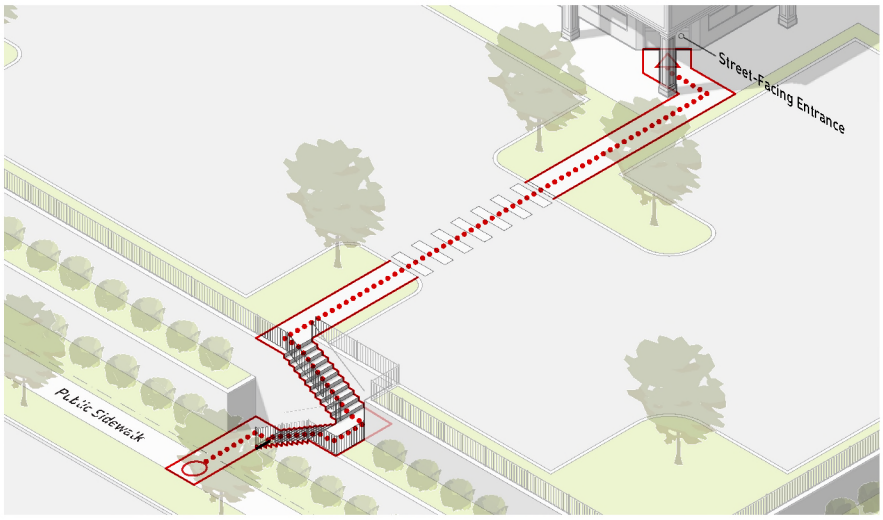
a) Shall be a minimum width of 4 feet.

b) Shall connect from the sidewalk, or other publicly accessible pedestrian facility along the applicable frontage lot line, to a street-facing entrance required by the applicable Frontage District within the frontage yard.

c) Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle. Drive aisle crossings shall be no wider than the minimum drive aisle width specified in *Sec. 4C.4.4.C.14. (Parking Bay Dimensions)*. Physical separation methods may include, curbs of no less than 4 inches in height or bollards, walls, raised planters or similar containment methods, no less than 30 inches in height and separated by no more than 5 feet.



d) Where a retaining wall, open drainage, or similar obstacle interrupts a required pedestrian accessway, the pedestrian accessway shall be designed to facilitate passage through or over the obstacle.



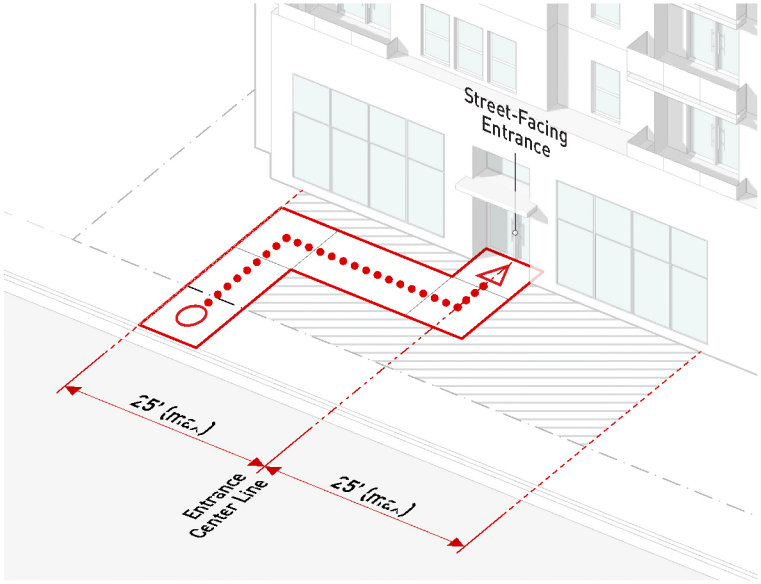
ii. Direct

Direct pedestrian accessways shall meet following standards:

a) Comply with *Sec. 4C.1.1.C.2.a.i. (Linked Pedestrian Accessway Type)*.

b) A minimum of one pedestrian accessway shall be provided to each street-facing entrance required by the applied *Frontage District (Part 3B)*.

c) All portions of the accessway including the connection to the public sidewalk shall be within 25 feet of the center of the street-facing entrance, measured parallel to the frontage lot line.



b. Pedestrian Accessway Spacing

A required pedestrian accessway shall not be separated from another pedestrian accessway or the end of a frontage lot line by a distance greater than the maximum allowed pedestrian accessway spacing standard in *Sec. 4C.1.1.C.1. (Pedestrian Access Package)*.

c. Distance from Street Intersection

A pedestrian accessway shall not be separated from a street intersection by a distance greater than the maximum allowed distance from intersection standard in *Sec. 4C.1.1.C.1. (Pedestrian Access Package)*.

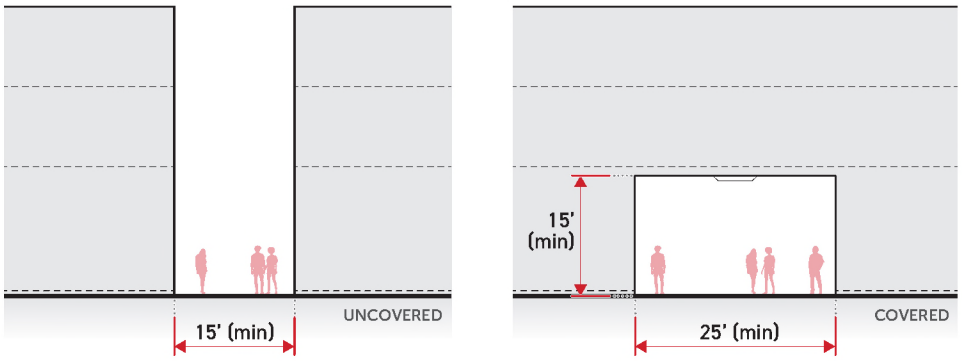
3. Through Access

a. Pedestrian Passageway

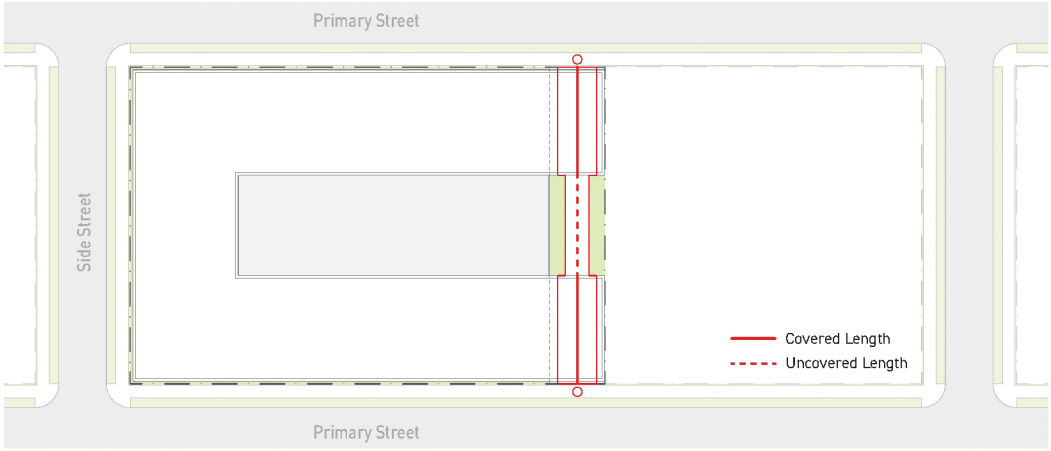
When a pedestrian passageway is required by *Sec. 4C.1.1.C.1. (Pedestrian Access Package)*, a pedestrian passageway shall provide a passageway meeting the following requirements:

i. Minimum width of 15 feet for uncovered portions and a minimum width of 25 feet for covered portions.

ii. Minimum clear height of 15 feet, with the exception of required luminaires.



iii. For pedestrian passageways having a clear height of less than 30 feet for any portion of its required minimum width, a maximum of 125 linear feet of the total passageway may be covered for any portion of the required minimum width, measured cumulatively.



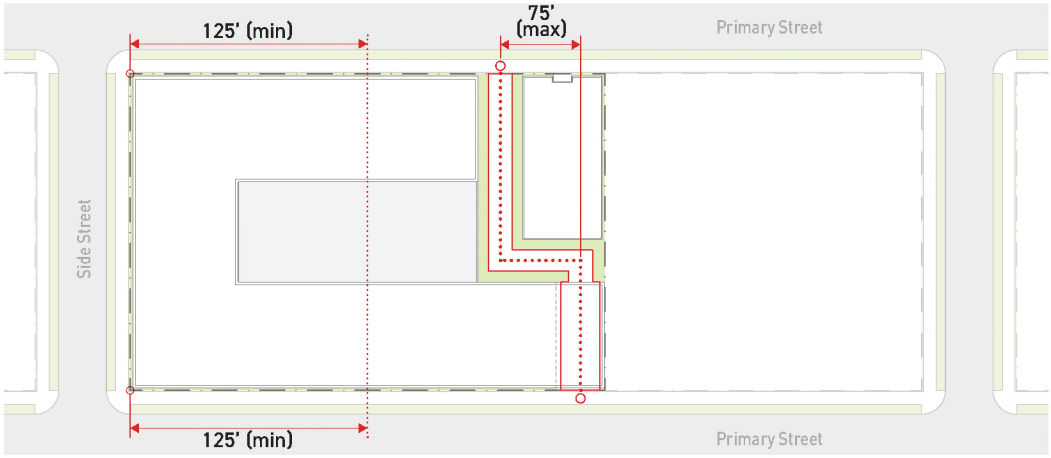
iv. For pedestrian passageway having a clear height of 30 to 45 feet or greater for all portions of its required width, a maximum of 350 linear feet of the total passageway may be covered for any portion of the required minimum width, measured cumulatively.

v. For pedestrian passageway having a clear height greater than 45 feet or greater for all portions of its required minimum width, up to 100% of the pedestrian passageway may be covered.

vi. Shall connect from the public sidewalk on the primary street through the lot to either the public sidewalk, alley, other public way or easement abutting the opposing lot line, or a lot zoned with an *Open Space Use District (Div. 5B.1.)*

vii. The centerline of the pedestrian passageway shall be located within 75 feet of the sidewalk access point on the primary street, measured parallel to the primary street lot line.

viii. Shall take access from the sidewalk along the primary street lot line a minimum of 125 feet from a street intersection.



ix. Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle. Drive aisle crossings shall be no wider than the minimum drive aisle width specified in *Sec. 4C.4.4.C.14. (Parking Bay Dimensions)*. Physical separation methods may include, curbs of no less than 4 inches in height or bollards, walls, raised planters or similar containment methods, no less than 30 inches in height and separated by no more than 5 feet.

x. The surface of the passageway shall be illuminated in accordance with *Sec. 4C.10.1.C.3. (Pedestrian-Oriented Lighting)*.

xi. Shall be made permanently available to the general public, at no cost, between sunrise and sunset daily, or during the operating hours of the building, whichever would result in a longer period of time. No gates or other barriers may block any portion of

a pedestrian passageway from pedestrian access during the required available hours, and a sign shall be posted at every public entrance to the pedestrian passageway in accordance with the standards in *Sec. 2C.3.3.D.10.b.ii.*.

xii. Each facade facing the pedestrian passageway shall meet the side street transparency and entrance standards of the applied *Frontage District (Part 3B)*. For the purposes of determining which facades shall be considered as facing the pedestrian passageway, the pedestrian passageway shall be considered a pedestrian amenity space and measured in accordance with *Sec. 14.1.6.C. (Pedestrian Amenity-Facing Facade)*.

xiii. Pedestrian passageways may count toward the lot amenity space required by the applied *Form District (Part 2B)* for any portion of the passageway that meets the *Sec. 2C.3.1.C. (Amenity Space Standards)* or may count as pedestrian amenity spaces for any portion of the pedestrian passageway that meets *Sec. 2C.3.1.C. (Lot Amenity Space Standards)*.

4. Pedestrian Passageway Spacing

a. Pedestrian passageways shall not be separated from another pedestrian passageway or the end of a primary street lot line by a distance greater than the maximum allowed pedestrian passageway spacing specified by the applicable Development Standards District.

b. The maximum pedestrian passageway spacing requirement shall be met for each lot individually and is not applicable to adjacent or abutting lots.

D. Measurement

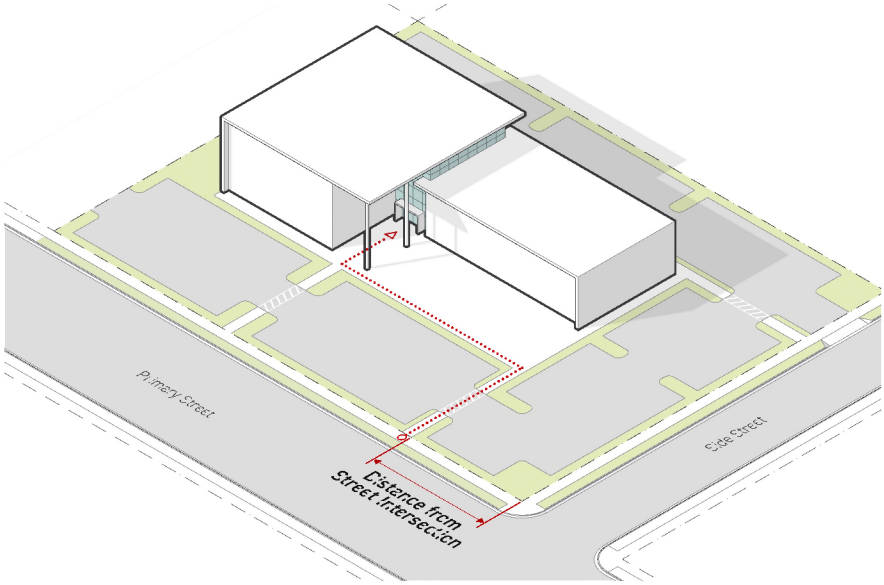
1. General

For frontage lot line, see *Sec. 14.1.12 (Lot Line Determination)*.

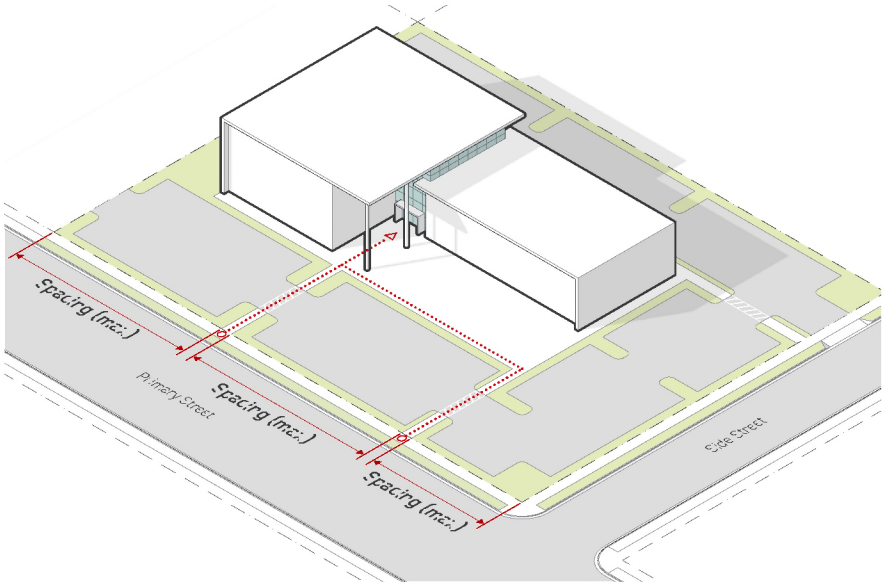
2. Pedestrian Accessways

a. Pedestrian accessway spacing is measured as the distance between pedestrian accessways measured following the geometry of the frontage lot line from end of lot line to edge of pedestrian accessway and from edge of pedestrian accessway to edge of pedestrian accessway.

b. Pedestrian accessway distance from a street intersection is measured from the intersection of two street lot lines to the nearest edge of a pedestrian accessway measured along the applicable frontage lot line.



c. Pedestrian accessway width is measured from one edge of the accessway perpendicularly to the opposite edge.

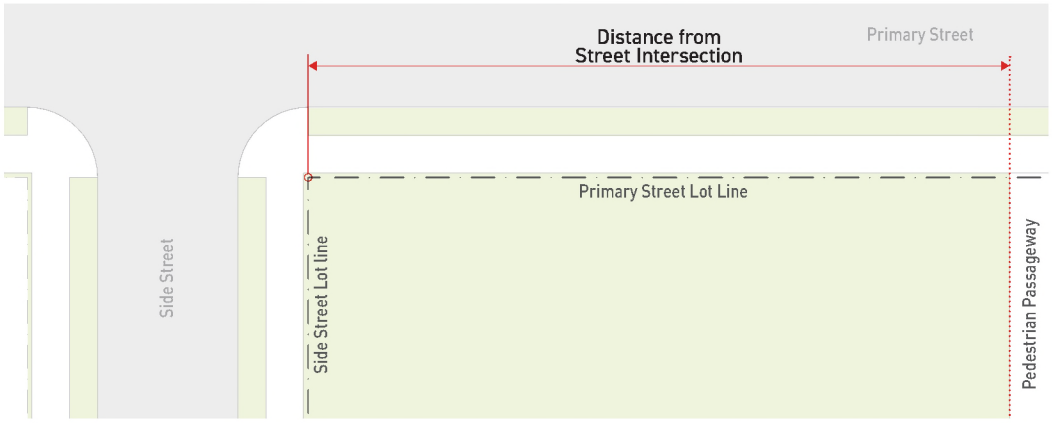


3. Pedestrian Passageways

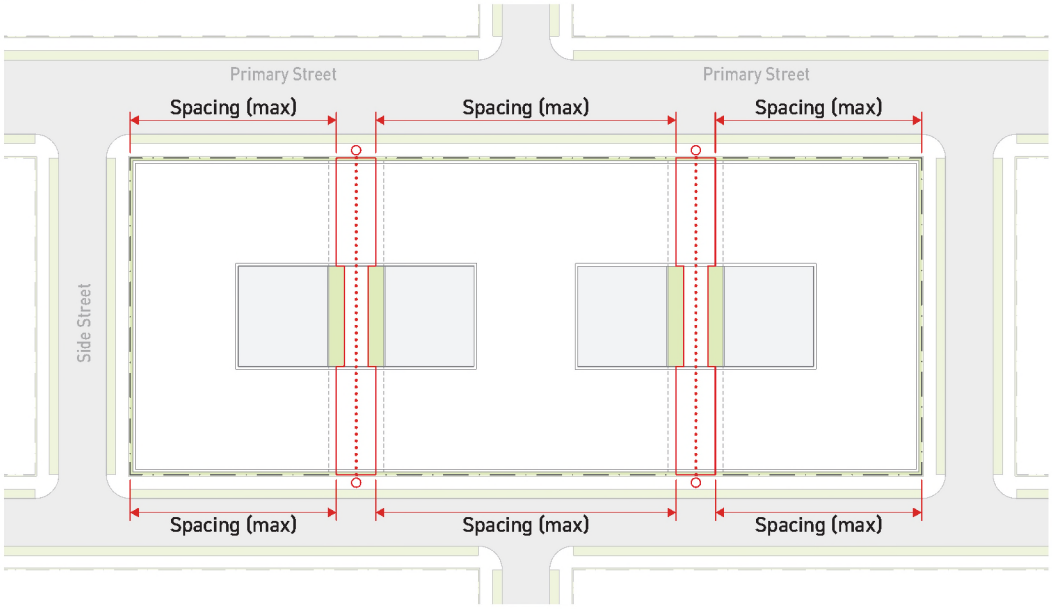
a. Pedestrian passageway width is measured from one edge of the designated passageway perpendicularly to the opposite edge of the passageway.

b. The cumulative linear feet of covered pedestrian passageway is measured along the centerline of the minimum pedestrian passageway width. Where any portion of the minimum width of the pedestrian passageway is not open to the sky, the length of the centerline having covered area perpendicular to it counts as covered length. The total covered length is calculated as the sum of all portions of the centerline considered covered.

c. Access distance from street intersection is measured from the point where two street lot lines intersect adjacent to a street corner to the nearest edge of a required pedestrian passageway passageway, measured along the primary street lot line.



d. Pedestrian passageway spacing is measured as the horizontal distance between designated pedestrian passageway passageways measured at the primary street lot line from end of lot line to edge of passageway and from edge of passageway to edge of passageway.



E. Relief

1. A deviation from any pedestrian access standard may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any pedestrian access dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.

3. A deviation from any pedestrian access standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.1.2. PEDESTRIAN BRIDGES & TUNNELS

A. Intent

To limit the creation of new pedestrian bridges and tunnels that create an inhospitable environment for pedestrians at the street level, and to ensure that, in the event pedestrian bridges and tunnels are deemed necessary to the feasibility of a project, that they positively contribute to the public realm and general pedestrian safety.

B. Applicability

Pedestrian bridges and tunnels standards are applicable to the new construction of pedestrian bridges and pedestrian tunnels.

C. Standards

1. General

The construction and operation of a pedestrian bridge or tunnel shall be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, before granting approval, the Director of Planning shall find that the proposed pedestrian bridge or tunnels meets *Sec. 4C.1.2.C.2. (Performance Criteria)* and *Sec. 4C.1.2.C.3. (Justification Criteria)*. Additional conditions of approval may also be applied by the Director of Planning.

2. Performance Criteria

The proposed pedestrian bridge or tunnel meets all of the following performance criteria:

a. The design of the pedestrian bridge or tunnel is visually compatible with buildings involved and the surrounding environment.

b. The pedestrian bridge or tunnel does not have a detrimental effect on surrounding properties, public right-of-way, or the movement of wildlife.

c. The pedestrian bridge or tunnel includes features that enhance the streetscape and pedestrian safety.

d. The pedestrian bridge shall not include exterior signage.

e. Existing sidewalk widths shall not be reduced.

f. The pedestrian bridge or tunnel shall not detract from the intended use and activation of the public sidewalk.

g. The pedestrian bridge or tunnel is not located above any lot zoned with an *Open Space Use District (Div. 5B.1.)*.

3. Justification Criteria

The proposed pedestrian bridge or tunnel is justified by one or more of the following criteria:

a. The pedestrian bridge or tunnel is essential to the viability to one of the following uses:

i. Civic

ii. School

iii. Hospital

iv. Convention Center

b. The pedestrian bridge or tunnel is essential to the health and safety of occupants of the buildings it serves or the general public.

c. The pedestrian bridge or tunnel is essential to overcome physical constraints, such as grade changes or public infrastructure.

4. Additional Conditions of Approval

Additional Conditions of Approval may be imposed by the Director of Planning to ensure pedestrian bridge or tunnel does not detract from the pedestrian experience or have detrimental effect on surrounding properties or public right-of-way.

DIV. 4C.2. AUTOMOBILE ACCESS

SEC. 4C.2.1. AUTOMOBILE ACCESS PACKAGES

A. Intent

To ensure automobile access to sites is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit vehicles, micro-mobility devices, and automobile traffic on the abutting public right-of-way, and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to automobile parking and motor vehicle use areas.

B. Applicability

1. General

Automobile access standards are applicable wherever a project provides a driveway from a public right-of-way to a lot. Applicable automobile access standards are in *Sec. 4C.2.1.C.1. (Automobile Access Packages)*, and are assigned by the applicable Development Standards District (*Part 4B*).

2. Boulevard or Avenue

Where Automobile Access Package standards are specified for Boulevard or Avenue, the standards apply to driveways that take access from a street designated as a Boulevard or Avenue, as designated by the applicable community plan circulation map.

3. Collector or Local

Where Automobile Access Package standards are specified for Collector or Local, the standards apply to driveways that take access from a street designated as a Collector or Local, as designated by the applicable community plan circulation map.

C. Standards

1. Automobile Access Packages

A combination of standards regulating automobile access between the public roadway and a site.

a. Automobile Access Package 1

Intended for areas where walking, bicycling and transit are the prioritized modes of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Limited
Collector or Local	Limited
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-400' lot width	2
> 400' lot width	4
Collector or Local	
0'-120' lot width	1
120'-400' lot width	2
> 400' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/12'
Collector or Local (min/max)	8'/12'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	60'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	60'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Not Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

b. Automobile Access Package 2

Intended for areas where walking, bicycling and transit are balanced with automobiles as the prioritized modes of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Limited
Collector or Local	Limited
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-200' lot width	2
> 200' lot width	4
Collector or Local	
0'-80' lot width	1
80'-200' lot width	2
> 200' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/12'
Collector or Local (min/max)	8'/12'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	40'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	40'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Not Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

c. Automobile Access Package 3

Intended for areas where automobiles are the prioritized mode of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Limited
Collector or Local	Limited
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-200' lot width	2
> 200' lot width	4
Collector or Local	
0'-200' lot width	2
> 200' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/16'
Collector or Local (min/max)	8'/16'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	20'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	20'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

d. Automobile Access Package 4

Intended for areas where automobiles are the prioritized mode of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Allowed
Collector or Local	Allowed
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-200' lot width	2
> 200' lot width	4
Collector or Local	
0'-200' lot width	2
> 200' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/16'
Collector or Local (min/max)	8'/16'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	20'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	20'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

2. General

a. Design

All vehicle driveways shall conform to *Sec. 4C.2.2. (Motor Vehicle Use Area Design)*.

b. Access Lane Reservoir Depth

Access lanes designated for ingress traffic shall have a depth no less than the minimum specified in the table below, based on the total number of parking stalls included within the parking facilities that the access lane serves.

DRIVEWAY RESERVOIR DEPTH

Total Parking Stalls	Driveway Reservoir Depth	
	Boulevard or Avenue	Collector or Local
1-10	20' min	0' min
11-100	20' min	20' min
101-300	40' min	40' min
> 300	60' min	60' min

i. Vehicle entry restriction devices, such as mechanical gates or ticket dispensers are prohibited within the driveway for the minimum access lane reservoir depth.

ii. Automobile parking stalls shall not be accessed from the driveway for the minimum access lane reservoir depth.

iii. Drive aisles shall not be permitted to intersect the driveway within the minimum access lane depth.

3. Access Location

a. Limited

Where an automobile access package specifies "Limited" for any street designation, the following standards apply:

i. Access lanes shall not take access through primary street lot lines unless the lot does not include a side street lot line or alley lot line through which access can be taken.

ii. Access lanes shall not take access through side street lot lines unless the lot does not include an alley lot line through which access can be taken.

iii. For an alley lot line to be considered eligible for automobile access the abutting alley shall have a minimum width of 12 feet.

b. Permitted

Where an automobile access package specifies Permitted for a street designation, access lanes are permitted along the specified street lot line.

4. Number of Access Lanes

The total number of access lanes taking access through a street lot line shall be no greater than the number specified by the assigned *automobile access package (Sec. 4C.2.1.C.1.)* based on the lot width measured along the street lot line abutting the street having the listed street designation.

5. Access Lane Width

Access Lanes shall be no wider than the maximum and no narrower than the minimum width specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*. A driveway may be no wider than the sum of all included access lane widths, excluding gutters of no more than 18 inches wide and curbs.

6. Driveway Separation

a. From Intersection

i. Driveways shall be separated from all street intersections by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*, measured parallel to the applicable street lot line.

ii. Where the intersecting street only interrupts the opposite edge of the subject street right-of-way (ex: 3-way intersection), the following standards apply:

a) Where at least one of the intersecting street rights-of-way is not designated as a local street, the driveway shall be located no less than half of the minimum distance specified by the applicable *automobile access package (Sec. 4C.2.1.C.1.)*.

b) Where both intersecting streets are designated as local streets, no driveway separation from the intersection is required.

iii. Driveway lanes may only be placed within the minimum street separation from intersection when the lot width is less than 170 feet on a Boulevard or Avenue and 85 feet on a Collector of Local, and driveways are placed along the side lot line located furthest from the street intersection. When there are multiple intersections from which separation is required, driveways shall be placed at the midpoint between the street intersections.

b. From Other Driveways

Driveways shall be separated from all other driveways located on the same street lot line by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*, measured parallel to the applicable street lot line.

7. Drive-Throughs

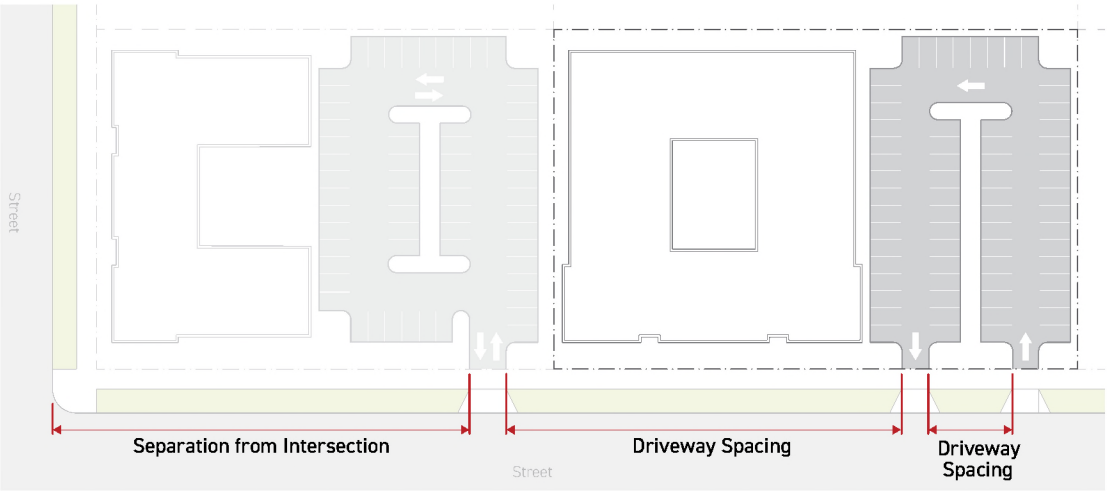
a. Where the assigned automobile access package specifies that drive-through facilities are "not allowed", no drive-through facility may be provided on the lot.

b. Where the assigned automobile access package specifies that drive-through facilities are "allowed", a drive-through facility may be provided on-site provided they meet the standards for drive-through lanes provided in Sec. 4C.2.2.C.2 (Motor Vehicle Use Area).

c. Where the assigned automobile access package specifies a Drive-Through Alternative Typology, a drive-through facility may be provided on-site provided it meets the standards provided in Div. 7B.4. (Drive Through).

D. Measurement

1. For determining primary and side street lot lines see *Sec. 14.1.12 (Lot Line Determination)*.
2. Street designation is determined by the applicable community plan circulation map.
3. Number of access lanes is calculated as the total number of access lanes providing access to a lot along an individual street lot line.
4. Driveway separation from intersections is measured following the geometry of the street lot line that the driveway takes access through, from the extension of the curb along the intersecting street to the nearest edge of the driveway.
5. Driveway separation from other driveways located on the same street lot line is measured following the geometry of the street lot line that the driveway takes access through, from edge of driveway to edge of driveway. Driveway separation from other driveways only includes driveways providing access to the subject lot and does not include driveways providing access to surrounding lots.



6. Access lane width is measured as the narrowest horizontal dimension from edge of access lane to edge of access lane for the full length of the access lane.
7. Access lane reservoir depth is measured from the applicable street lot line, into the lot and perpendicular to the driveway lane width, to the nearest parking stall, drive aisle or vehicle entry restriction device.

E. Relief

1. A deviation from any automobile access standard may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from any driveway separation, width or depth dimensional standard, or driveway separation of up to 20% may be requested in accordance with *Sec. 13.B.5.2. (Adjustment)*.

3. One additional access lane in excess of the maximum number of access lanes permitted may be requested in accordance with *Sec. 13.B.5.2. (Adjustment)*.

4. A deviation from any automobile access standard may be allowed as a variance in accordance with *Sec. 13.B.5.3 (Variance)*.

SEC. 4C.2.2. MOTOR VEHICLE USE AREA DESIGN

A. Intent

To ensure motor vehicle use areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of neighboring lots or the public realm.

B. Applicability

1. Motor vehicle use area design standards apply to portions of a lot designed and intended for use by motor vehicles, including areas to be used by motor vehicles for circulation, maneuvering, loading, staging, queuing, service areas and areas to be used for the sale or storage of motor vehicles.

2. Parking lots and parking structures are excluded from motor vehicle use area design standards. For parking lots and parking structure design standards see *Sec. 4C.4.4. (Parking Area Design)*.

3. Freight loading area standards apply to all freight loading areas on-site.

4. Loading space standards do not apply to change-of-use projects.

5. Drive-through standards apply to all proposed drive-through facilities.

C. Standards

1. General

a. Location

i. Motor vehicle use areas shall not be located in a frontage yard.

ii. Motor vehicle use areas shall not be located in the area between a frontage lot line and the minimum parking frontage setback specified by the applicable Frontage District.

b. Screening

i. Where a motor vehicle use area faces a frontage lot line, common lot line or an alley lot line the entire length of the motor vehicle use area shall be screened.

a) A type *F2 frontage screen (Sec. 4C.8.1.C.2.b.)* or a type *F3 frontage screen (Sec. 4C.8.1.C.2.c.)* is required between the motor vehicle use area and frontage lot lines for any portion of the length of the motor vehicle use area that faces a frontage lot line.

b) A Type *T1 transition screen (Sec. 4C.8.2.C.3.a.)* is required between the motor vehicle use area and common lot lines for any portion of the length of the motor vehicle use area that faces a common lot line.

c) A Type *T1 transition screen (Sec. 4C.8.2.C.3.a.)* is required between the motor vehicle use area and alley lot lines for any portion of the length of the motor vehicle use area that faces an alley lot line.

ii. Screens may only be located in a frontage yard where they comply with frontage yard fences and wall standards in the applied *Frontage District (Part 3B)*.

c. Containment Perimeter

Motor vehicle use areas shall include a containment perimeter that obstructs motor vehicles from leaving the designated motor vehicle use area. The containment perimeter shall be providing using one or more of the following containment methods around the entire perimeter except for crossings and access points required for driveways, drive aisles, pedestrian accessways, pedestrian passageways:

i. Continuous curbs of no less than 4 inches in height.

ii. Permanent bollards, walls, raised planters, or a similar containment method having a height no less than 30 inches and having a clear width of no more than 66 inches.

iii. A planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)* with no horizontal dimension less than 5 feet.

d. Surfacing

i. All automobile parking areas shall be graded and drained to collect, retain and infiltrate surface water on-site by applying Low Impact Development practices and standards in accordance with *Section 64.72. (Stormwater Pollution Control Measures for Development Planning and Construction Activities) of Chapter 6 (Public Works and Property) of the LAMC*.

ii. Motor vehicle use areas shall be surfaced with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with portland cement paving at least three inches thick or with an alternative paving material described below.

iii. Alternative paving materials include the following: porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids.)

iv. Alternative paving materials are permitted for use in every motor vehicle use area, subject to the following standards:

a) Any product installed within areas designated by the Fire Department as a fire lane must be approved by the Fire Department.

b) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

c) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

d) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

e) Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving a maximum of two dwelling units.

2. Freight Loading Areas

Areas designated for the on-site loading and unloading of freight vehicles.

a. General

All freight loading area on-site shall meet the following standards:

i. Shall meet *Sec. 4C.2.2.C.1. (General, Motor Vehicle Use Area Design)*.

ii. Shall meet the following dimensional standards:

FREIGHT LOADING AREA DIMENSIONAL STANDARDS	
Area (min)	400 SF
Width (min)	10'
Depth (min)	20'
Clear height (min)	14'

iii. Freight loading areas shall be located and designed so that vehicles do not occupy any portion of the public right-of-way when stationary during loading and unloading.

iv. Loading and unloading activities are not permitted in public streets, with the exception of loading areas designated by the City.

v. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, driveways, drive aisles, automobile queueing spaces, or parking areas.

vi. All freight loading areas provided shall include one permanent "NO IDLING" sign for every 400 square feet of freight loading area. Signs shall be at least 18 inches by 24 inches in dimension and installed to be facing and located within 10 feet of each freight loading area provided. When multiple signs are required to be facing the same freight loading area signs shall be spaced a minimum of 10 feet apart.

b. Required Freight Loading Areas

Lots that include a tenant space of 10,000 square feet or greater designated for a public & institutional use, general commercial use, heavy commercial use, light industrial use, or heavy industrial use, that abut an alley having a width of 15 feet or greater, and have an alley lot line 50 feet or wider, shall meet the following additional standards.

i. No less than the required freight loading area meeting the following standards shall be provided on-site for any subject tenant space:

FREIGHT LOADING AREA TOTAL AREA	
Non-Residential Tenant Size	Area (Min)
< 10,000 SF	None required
10,000 - < 50,000 SF	400 SF
50,000 - < 100,000 SF	600 SF
100,000 - < 200,000 SF	800 SF
> 200,000 SF	+200 SF / each additional 200,000 SF over 200,000 SF

ii. The total required freight loading area may be provided as a single consolidated loading area or as separated loading spaces that each meet the required minimum dimensions.

iii. Each required freight loading area shall have direct access to an alley for a minimum width of 12 feet, measured along the alley lot line. Alley access for a freight loading area may be shared among multiple motor vehicle use areas and parking lots.

3. Drive-Through Facilities

Facilities that provide goods or services to drivers in vehicles. Drive-through facilities include drive-through lanes consisting of automobile queuing spaces.

a. Where the applicable automobile access package specifies that drive-through facilities are not allowed, no drive-through facility may be provided on-site.

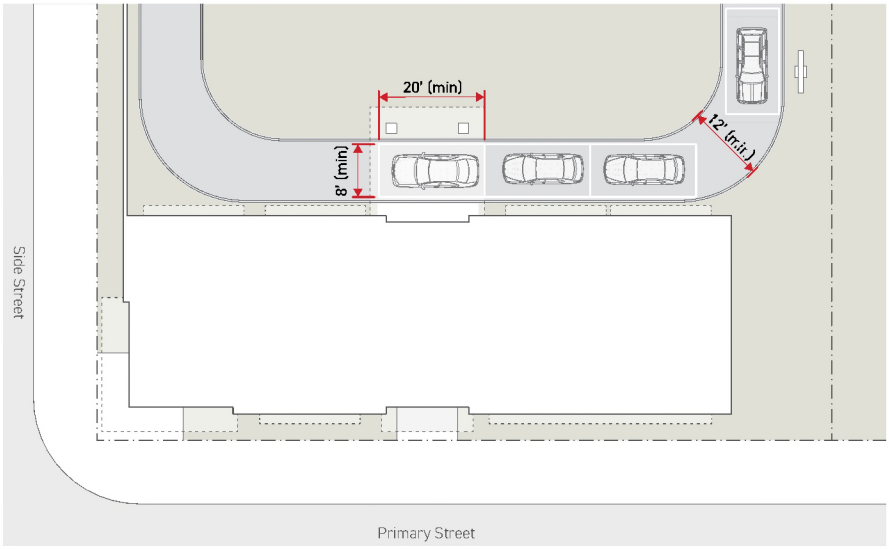
b. Where the applicable Development Standards District specifies that drive-through facilities are allowed, drive-through facility may be provided on-site provided they meet the following standards:

i. Shall meet *Sec. 4C.2.2.C.1. (General, Motor Vehicle Use Area Design)*.

ii. Shall provide a number of automobile queuing spaces sufficient to accommodate the number of automobiles anticipated to be during peak demand, to the satisfaction of LADOT.

iii. Shall not encroach on or interfere with the use of sidewalks, drive aisles, loading areas or parking areas.

iv. Each queuing space in a drive-through lane shall be a minimum of 20 feet in length and 8 feet in width along straight segments of the drive-through lane. Drive-through lanes shall be a minimum of 12 feet in width along curved segments.



v. Drive-through lanes that take access directly from the public right-of-way shall be regulated as a driveway and subject to the standards for driveways as specified by the automobile access package assigned by the applied Development Standards District (Part 4B) for the minimum required depth of the driveway reservoir.

vi. All projects proposing drive-through lanes require additional review and approval by LADOT to ensure the site design does not create detrimental impacts on pedestrians bicyclists, transit vehicles or riders, micro mobility device users, and automobile traffic and circulation on the abutting right-of-way.

D. Measurement

1. For lot line determination see *Sec. 14.1.12 (Lot Line Determination)*.

2. For frontage yard designation see *Sec. 14.1.16.C.1. (Frontage yard)*.

3. For parking setback see *Sec. 3C.2.1. (Parking Setback)*.

4. Freight loading area width is measured as the narrowest horizontal distance between opposite edges of a designated freight loading area.

5. Freight loading area depth is measured as the narrowest horizontal distance measured perpendicular to the freight loading area width from one edge of a designated freight loading area to the opposite edge. A minimum freight loading area depth shall be met for all portions of the freight loading area width.

6. Freight loading area provided area is measured as the total area of all areas designated as freight loading area that meet all applicable requirements of *Sec. 4C.2.2.C.2. (Freight Loading Areas)*.

7. Drive-through queuing space depth is measured parallel to the drive-through lane from one end to the opposite end of the queuing space.

8. Drive-through queuing space width is measured perpendicular to the queuing space length from one end to the opposite end of the queuing space.

E. Relief

1. A deviation from any motor vehicle use area design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.

2. A deviation from any motor vehicle use area design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.3. BICYCLE PARKING

SEC. 4C.3.1. BICYCLE PARKING SPACES

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for all users.

B. Applicability

1. Bicycle parking spaces standards apply to all buildings, structures and all portions of a lot.

2. Adaptive reuse projects in accordance with *Sec. 9.4.5. (Downtown Adaptive Reuse Prcjects)* and *Sec. 9.4.6. (Downtown Adaptive Reuse Prcjects)* are not required to provide additional bicycle parking.

C. Standards

The required number of short-term and long-term bicycle parking spaces are determined by use according to the following provisions:

1. Residential

For all residential uses containing more than 3 dwelling units, long-term and short-term bicycle parking shall be provided according to the ratios specified for each marginal increment of dwelling units as specified in the table below.

REQUIRED BICYCLE PARKING

	SHORT-TERM *(Sec. 4C.3.2.)*	LONG-TERM *(Sec. 4C.3.3.)*
RESIDENTIAL		
1st 25 dwelling units	1/10 du, (2 min)	1/du
26th-100th dwelling unit	1/15 du, (2 min)	1/1.5 du
101st-200th dwelling unit	1/20 du, (2 min)	1/2 du
201st + dwelling units	1/40 du, (2 min)	1/4 du

a. Developments that include individually accessed private garages for each unit shall not be required to provide long-term bicycle parking.

b. For all medical care and non-medical supportive housing, short-term bicycle parking shall be provided at a rate of 1 space per 10,000 square feet of floor area and long-term bicycle parking shall be provided at a rate of 1 space per 5,000 square feet of floor area. A minimum of 2 short-term and 2 long-term bicycle parking spaces shall be provided.

2. Public and Institutional, Open Space & Recreation, Transportation, General Commercial, Heavy Commercial, and Industrial Uses

Short-term and long-term bicycle parking shall be provided for all public and institutional uses, transportation uses, commercial uses, and industrial uses as specified below, with the exception of *unmanned facilities (Sec. 4C.3.1.C.2.f)*. After the first 100 bicycle parking spaces are provided, additional spaces may be provided at the minimum number required by the *California Green Building Standards Code Section 5.106.4*.

REQUIRED BICYCLE PARKING

	SHORT-TERM *(Sec. 4C.3.2.)*	LONG-TERM *(Sec. 4C.3.3.)*
PUBLIC & INSTITUTIONAL		
Public and Institutional Uses, except as listed below:	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
Civic: All	1/10 provided automobile parking stalls, (5 min)	1/10 required automobile parking stalls, (5 min)
School, K-12	4/classroom, (2 min)	1/10 classrooms, (2 min)
School, Postsecondary	1/500 SF or 1/50 fixed seats whichever is greater, (2 min)	1/1,000 SF or 1/100 fixed seats whichever is greater, (2 min)
Utilities: All	--	--
OPEN SPACE & RECREATION		
Open space & Recreation, except as listed below:	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Nature Reserve	--	--
Open Space, Public	1/10 provided automobile parking stalls, (5 min)	1/10 provided automobile parking stalls, (5 min)
Open Space, Public (< 2 acres and no automobile parking provided)	--	--
Recreation, Public	1/10 provided automobile parking stalls, (5 min)	1/10 provided automobile parking stalls, (5 min)
TRANSPORTATION		
All	--	--
COMMERCIAL		
All Commercial Uses, except as listed below:	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Eating & Drinking: All	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Entertainment Venue: All	1/350 SF or 1/50 fixed seats whichever is greater, (2 min)	1/700 SF or 1/100 fixed seats whichever is greater, (2 min)
Lodging (containing more than 5 lodging rooms)	1/10 Lodging Rooms, (2 min)	1/10 Lodging Rooms, (2 min)
Office	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
Retail, except as listed below:	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Furniture or Major Appliance	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
HEAVY COMMERCIAL		
All Heavy Commercial Uses, except as listed below:	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Storage: All	--	--
LIGHT & HEAVY INDUSTRIAL		
All	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)

3. City Operated Uses

In all buildings or parking lots used by the City of Los Angeles for government purposes, including government office buildings, both short-term and long-term bicycle parking shall be provided at a rate of 10% of the required parking available on the site. However, no less than 5 short-term bicycle spaces and no less than 5 long-term bicycle parking shall be provided for the lot.

D. Measurement

1. Multiple Uses

Where there is a combination of uses on a lot, the number of bicycle parking spaces required is the sum of the requirements of the various uses. The exceptions provided in *Sec. 4C.4.1.E.* for automobile parking also apply to bicycle parking.

2. Fractions

When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half is construed as requiring one bicycle parking space. Rounding shall occur after taking the sum of bicycle parking required across all proposed uses, and shall be calculated separately for long-term and short-term spaces.

E. Exceptions

1. Unmanned Facilities

No bicycle parking is required for unmanned facilities, such as stand-alone public restrooms in parks or unmanned cellular antenna facilities.

F. Relief

1. A deviation from any required bicycle parking dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.

2. A deviation from any required bicycle parking standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.3.2. SHORT-TERM BICYCLE PARKING DESIGN

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for visitors and other short-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

B. Applicability

Short-term bicycle parking design standards apply to all short-term bicycle parking spaces required by *Sec. 4C.3.1 (Required Bicycle Parking)*.

C. Standards

1. General

a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with *Sec. 4C.10.1 (Outdoor Lighting)*.

b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for short-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this Section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. Bicycle Parking Space Design

a. General

i. Required short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.

ii. Racks shall allow for the bicycle frame and at least 1 wheel to be locked to the racks.

iii. The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.

iv. If bicycles can be locked to each side of the rack, each side can be counted toward a required space.

v. Racks shall be securely anchored to a permanent surface.

vi. If more than 20 short-term bicycle parking spaces are provided, at least 50% of the bicycle parking spaces shall be 100% covered by a roof or overhang.

vii. Bicycle share station docks counted toward the requirements for short-term bicycle parking spaces as permitted in *Sec. 4C.3.2.C.3. (Siting Requirements)* shall conform to *Sec. 4C.3.2.C.6. (Bicycle Share Station)*.

b. Horizontal Storage

i. Short-term bicycle parking spaces shall be a minimum of 2 feet wide and 6 feet long.

ii. Individual racks installed beside each other that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

iii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, except that bicycle parking spaces providing a tray or channel for insertion of bicycle wheels shall be placed a minimum of 20 inches from the wall.

iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces shall be spaced a minimum of 16 inches on center.

c. Stacked Storage

i. Short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle. If stacked bicycle storage is provided as an attended bicycle service, the service must meet the standards outlined in *Sec. 4C.3.2.C.7. (Attended Bicycle Parking Service)*.

ii. Racks installed parallel to walls shall be a minimum of 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

3. Siting Requirements

a. Required short-term bicycle parking shall be provided in one of the following locations:

i. On the same lot as the use for which it is intended to serve.

ii. In a parking facility serving that use.

iii. Immediately in front of a lot within the public right-of-way in accordance with *Sec. 4C.3.2.C.4 (Bicycle Parking in the Public Right-of-Way)*.

iv. In a city-funded bicycle corral in accordance with *Sec. 4C.3.2.C.5 (Bicycle Corrals)*.

v. In a bicycle share station in accordance with *Sec. 4C.3.2.C.6 (Bicycle Share Stations)*.

b. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.

c. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with automobiles or other motor vehicles.

d. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).

e. Short-term bicycle parking shall be located so as to provide safe and convenient access to visitors.

f. For new construction, at least 50% of short-term bicycle parking shall be located outside buildings or parking structures; however, no more than 8 short-term bicycle parking spaces per 100 linear feet of street frontage are required to be outside.

g. All short-term bicycle parking spaces located inside the building or parking structure shall be located on the ground story with a direct pedestrian accessway to a public street.

h. For new construction, addition, site alteration or major renovation, short-term bicycle parking shall be located to maximize visibility from a pedestrian entrance.

i. All short-term bicycle parking areas located within buildings or parking garages require signs meeting the following standards:

i. Permanently posted at the street entrance to each site.

ii. Legible and reflectorized.

iii. Indicate the availability and location of bicycle parking within the site.

iv. All signs shall comply with *Div. 4C.12 (Signs)*.

j. Short-term bicycle parking spaces may be located no farther than 100 feet of walking distance from a pedestrian entrance that provides access to uses that require the bicycle parking spaces.

k. For buildings with more than one pedestrian entrance, short-term bicycle parking, with the exception of bicycle share stations, shall be distributed in approximately equal proportions among all pedestrian entrances. In buildings with 3 or more pedestrian entrances, no more than 50% of all short-term bicycle parking spaces shall be assigned to a single pedestrian entrance.

4. Bicycle Parking in the Public Right-of-Way

a. Business operators or property owners may install their own racks within the public right-of-way unless a City owned rack already exists.

b. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install short-term bicycle parking within the public right-of-way. A Bureau of Engineering permit may be issued only after the business operator or property owner receives issuance of plan approval or a permit by LADOT pursuant to *LAMC Section 85.04 (Bicycle Infrastructure Zones)*.

c. All bicycle parking provided in the public right-of -way shall meet the rules and regulations set out by the *Bureau of Engineering Standard Plan S-671.*

d. Business operators or property owners who choose to install bicycle parking within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

5. Bicycle Corrals

a. City-Funded Bicycle Corrals

Any site located within 500 feet of a City-funded bicycle corral may count up to 4 bicycle parking spaces within the bicycle corral towards their required short-term bicycle parking spaces.

b. Bicycle Corral Parking Incentive Program

i. Business operators or property owners may submit an application to LADOT to install and maintain their own bicycle corrals immediately in front of their property in the public right-of-way.

ii. Businesses or property owners who do so may count all the bicycle parking within the bicycle corral toward their required number of short-term bicycle parking spaces. In such cases, short-term bicycle parking installed in such a manner cannot be counted towards the bicycle parking requirements of surrounding businesses.

iii. Business operators or property owners shall pay the construction and maintenance costs of building said bicycle corrals.

iv. Multiple businesses or property owners may submit an application to LADOT as a group and split the costs to construct and maintain the corral.

a) In such cases, a single property owner is responsible for assuming the maintenance responsibilities detailed in a Covenant Maintenance Agreement as outlined below.

b) The property owner named in the covenant who is responsible for maintaining the bicycle corral may count the full amount of bicycle parking in the corral towards its short-term bicycle parking requirements.

c) All other businesses may count up to half of the bicycle parking spaces in the corral towards their required short-term bicycle parking spaces so long as they provide a financial contribution.

v. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install bicycle corrals within the public right-of-way.

vi. Business operators or property owners who choose to install bicycle corrals within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

vii. If, for any reason, the responsibility for maintaining a bicycle corral is returned to the City of Los Angeles, it will be considered a City-funded bicycle corral.

viii. If, for any reason, the City determines that a bicycle corral must be removed, business owners shall no longer be able to count the spaces removed toward their required bicycle parking. In such cases, said businesses shall be required to provide any bicycle parking spaces lost in the removal of the bicycle corral. Failure to comply may result in the revocation of a business's certificate of occupancy and a fine for code violation.

6. Bicycle Share Stations

a. Bicycle share stations shall conform to *Sec. 4C.3.2.C.3. (Siting Requirements)*.

b. Business operators or property owners may allow a bicycle share service provider to install one or more bicycle share stations on their property, provided that such bicycle share station is part of a bicycle share system approved by LADOT and complies with all location criteria established by LADOT for bicycle share stations.

c. Any site within 500 feet of a bicycle share station may count up to 4 bicycle share docks toward the required number of short-term bicycle parking spaces for a building or buildings on the same lot. In all cases, the number of bicycle share docks counted toward the required number of short-term bicycle parking spaces cannot exceed 10% of the total number of short-term bicycle parking spaces required for the subject site.

d. Where bicycle share docks are counted toward the required number of short-term bicycle parking spaces, residential and nonresidential uses may replace a percentage of the required automobile parking spaces with bicycle share docks in a manner consistent with the limitations and replacement ratio established in *Sec. 4C.4.1.C.4. (Substituting Required Automobile Parking with Bicycle Parking)*.

e. If, for any reason, bicycle share docks are removed, the associated land uses may no longer count the docks removed toward required bicycle parking and shall be required to replace the number of docks formerly counted toward required bicycle parking with an equivalent number of bicycle parking spaces.

7. Attended Bicycle Parking Service

a. Pick-up and drop-off location shall either comply with *Sec. 4C.3.3.C.3. (Siting Requirements)* or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.

b. If some or all required short-term bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.

c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward their required number of bicycle parking spaces and shall be required to provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

D. Measurement

[Reserved]

E. Relief

1. An alternative to any short-term bicycle parking design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any short-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any short-term bicycle parking design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.3.3. LONG-TERM BICYCLE PARKING DESIGN

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for tenants and other long-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

B. Applicability

Long-term bicycle parking design standards apply to all long-term bicycle parking spaces required by *Sec. 4C.3.1 (Required Bicycle Parking Spaces)*.

C. Standards

1. General

a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with *Sec. 4C.10.1 (Outdoor Lighting)*.

b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for long-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this Section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. Bicycle Parking Space Design

a. General

i. Long-term bicycle parking shall be secured from the general public and protected from inclement weather. All long-term bicycle parking shall be 100% enclosed and 100% covered.

ii. Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities.

iii. Except in the case of lockers and commercially operated attended bicycle parking, all long-term bicycle parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

b. Horizontal Storage

Long-term bicycle parking spaces shall be sized to permit safe, efficient, and convenient access to each individual bicycle parking space without interference from bicycles in adjoining spaces, as described below:

i. Individual racks installed beside each other within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

ii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, with the exception that bicycle parking spaces that provide a tray into which the bicycle wheels may be inserted may be placed a minimum of 20 inches from the wall, or 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

iii. Triangular lockers with varying widths may be used so long as the opening is at least 2 feet wide.

iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.

v. If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.

c. Vertical Storage

Long-term bicycle parking may be mounted so that the bicycle is stored vertically. Such devices that hold the bicycle by the wheel shall be designed to support the bicycle without damaging the wheels. Vertically installed bicycle parking shall be a minimum of 4 feet deep and 6 feet in height.

d. Stacked Storage

Long-term or short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

3. Siting Requirements

a. Long-term bicycle parking spaces shall be provided in one of the following locations, or in a combination of the following locations:

i. On the ground story within 100 feet of the major entrance to the lobby. There shall be safe and convenient access between the public right-of-way, the bicycle parking space, and the lobby area.

ii. In the off-street automobile parking area, subject to the following limitations:

a) Long-term bicycle parking inside a parking garage may be no more than 200 feet from a pedestrian entrance to the main building, and located so as to provide reasonably convenient access from the bicycle parking to the nearest walkway, ramp, or elevator providing access to the building.

b) Long-term bicycle parking inside a parking garage shall be located within the space available on the building's pedestrian entry level, after required handicapped-accessible parking stalls and other required elements have been provided. Remaining long-term bicycle parking may be provided on other levels of the parking garage in accordance with the provisions of *Sec 4C.3.3.C.3. (Siting Requirements)*.

iii. One level above or below the ground story, within 100 feet of the elevator, ramp, walkway, or other building entrance on that story. In such cases, elevator or ramp access to the building shall be provided.

iv. Residential long-term bicycle parking may be provided in common storage facilities on residential floors in accordance with *Sec. 4C.3.3.C.2. (Bicycle Parking Space Design)*. If residential long-term bicycle parking is provided on residential floors, the amount of bicycle parking on each floor shall be equal to or greater than 50% of the number of dwelling units on the same floor.

b. For lots with multiple uses, long-term bicycle parking may be provided in one or more bicycle parking facilities within 200 feet of each use.

c. For lots with multiple buildings, required bicycle parking may be sited in one or more bicycle parking facilities within 200 feet of each building.

d. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.

e. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with automobiles or other motor vehicles.

f. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).

4. Showers and Personal Lockers

Showers and personal lockers are required for long-term bicycle parking in nonresidential uses in accordance with *LAMC Section 91.6307 (Shower and Locker Facilities)*. If showers and personal lockers are provided, such showers and personal lockers shall remain available for the use of building occupants, including residents or employees, arriving by bicycle.

5. Attended Bicycle Parking Service

a. Pick-up and drop-off location shall either comply with *Sec. 4C.3.3.C.3. (Siting Requirements)* or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.

b. If some or all required bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.

c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward the required number of bicycle parking spaces and shall provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

D. Measurement

[Reserved]

E. Relief

1. An alternative to any long-term bicycle parking design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any long-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any long-term bicycle parking design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.4. AUTOMOBILE PARKING

SEC. 4C.4.1. AUTOMOBILE PARKING STALLS

Space within a building, or a private or public parking area, exclusive of driveways, ramps, columns, office, and work areas, for the parking of one automobile. Does not include bicycle parking.

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. Applicability

Required automobile parking stall standards apply to all uses on a lot determined by the automobile parking package assigned by the applicable Development Standards District.

C. Standards

1. General

a. All uses subject to the parking requirements of Division 4C.4. (Automobile Parking) shall provide the minimum number of automobile parking stalls specified in the parking package assigned by the applied *Development Standards District (Part 4C)*.

b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, with the following exceptions:

i. As allowed in Sec. 4C.4.3.C.2 (Shared Parking).

ii. When parking requirements for a single use on a site or lot with a combination of uses results in a fraction, then the total parking required for all uses on a site or lot shall be calculated based on the sum prior to the rounding of parking requirements for each use followed by rounding the total amount of parking required for a site or lot based on the combination of uses.

c. For electric vehicle charging space requirements, see the *LAMC Chapter 9, Article 9 (Green Building Code)*.

2. Required Automobile Parking Table

a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the option that results in the greater number of required parking stalls applies.

b. Uses are defined in *Part 5C.1. (Use Definitions)*.

-TABLE 1- **REQUIRED AUTOMOBILE PARKING**

	PARKING PACKAGE				
	A	B	C	D	E
RESIDENTIAL					
Dwelling:					
Dwelling Units:					
1-4 Habitable Rooms	--	0.25/du	0.5/du	0.75/du	1/du
5+ Habitable Rooms	--	0.75/du	1/du	1.5/du	2/du
Accessory Dwelling Unit	See *Div 9.5. (Accessory Dwelling Unit Incentive Program)*				
Household Business:					
Family Child Care	See Dwelling (No additional parking required beyond Dwelling)				
Home Occupation	See Dwelling (No additional parking required beyond Dwelling)				
Home Sharing	See Dwelling (No additional parking required beyond Dwelling)				
Joint Live/Work Quarters	Entire Unit including workspace treated as Dwelling Unit				
Live Work	Entire Unit including workspace treated as Dwelling Unit				
Mobilehome Park	See *Title 25 of the California Administrative Code*				
Supportive Housing:					
Medical Care	--	0.05/bed	0.1/bed	0.15/bed	0.2/bed
Non-Medical	--	0.25/du	0.5/du	0.75/du	1/du
Permenant Supportive Housing	--	0.05/du	0.1/du	0.15/du	0.2/du
Transitional Shelter	--	--	--	--	--
Homeless Shelter	--	--	--	2/shelter	2/shelter
PUBLIC AND INSTITUTIONAL					
Cemetery	--	--	--	--	--
Civic Facility	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Detention	--	--	--	--	--
Fleet Services	--	--	--	--	--
Medical					
Local	--	0.1/bed	0.1/bed	0.2/bed	0.2/bed
Regional	--	0.5/bed	1/bed	1.5/bed	2/bed
Office, Government	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Parking	--	--	--	--	--
Religious Assembly, excluding all non assembly area	--	10/1,000 SF	15/1,000 SF	20/1,000 SF	25/1,000 SF
School:					
Preschool/Daycare	--	0.25/1,000 SF	0.5/1,000 SF	0.75/1,000 SF	1/1,000 SF
K-12	--	0.25/1,000 SF	0.5/1,000 SF	0.75/1,000 SF	1/1,000 SF
Post-secondary	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Social Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF

"--" = no parking required, **"du"** = dwelling unit, **"SF"** = square feet, **"ac"** = acre.

-TABLE 1- **REQUIRED AUTOMOBILE PARKING**

	PARKING PACKAGE				
	A	B	C	D	E
Utilities	--	--	--	--	--
OPEN SPACE & RECREATION					
Indoor Recreation, Commercial	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Nature Reserve	--	--	--	--	--
Open Space, Public	--	--	--	--	--
Outdoor Recreation, Commercial	--	--	--	--	--
Recreation, Public	--	--	--	--	--
Sports Arena and Stadium, Major, excluding all non assembly area	--	10/1,000 SF	15/1,000 SF	20/1,000 SF	25/1,000 SF
TRANSPORTATION USES					
All	--	--	--	--	--
GENERAL COMMERCIAL					
Animal Sales and Services:					
Kennel		0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Veterinary Care	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Commissary Kitchen	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Eating and Drinking:					
Service floor area	--	1/1,000 SF	2/1,000 SF	4/1,000 SF	5/1,000 SF
Food & drink preparation area	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Entertainment Venue, excluding all non assembly area	--	10/1,000 SF	15/1,000 SF	20/1,000 SF	25/1,000 SF
Financial Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Instructional Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Lodging:	--				
First 30 rooms	--	0.5/lodging unit	0.5/lodging unit	1/lodging unit	1/lodging unit
Next 30 rooms	--	0.25/lodging unit	0.25/lodging unit	0.5/lodging unit	0.5/lodging unit
Remaining rooms	--	--	--	0.25/lodging unit	0.25/lodging unit
Medical Clinic	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Office	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Personal Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Postmortem Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Retail Sales:					
Sales floor area	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Showroom area	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Sexually Oriented Business	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF

"--" = no parking required, **"du"** = dwelling unit, **"SF"** = square feet, **"ac"** = acre.

-TABLE 1- **REQUIRED AUTOMOBILE PARKING**

	PARKING PACKAGE				
	A	B	C	D	E
HEAVY COMMERCIAL USES					
Motor Vehicle Services, except as listed below:	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Car Wash	--	--	--	--	--
Motor Vehicle Sales and Rental	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Storage, Indoor		0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
Storage, Outdoor:					
0-1 acre of outdoor storage area	--	2	3	5	6
>1-2 acres of outdoor storage area	--	1/ac	1.5/ac	2.5/ac	3.5/ac
>2 acres of outdoor storage area	--	0.25/ac	0.5/ac	0.75/ac	1/ac
LIGHT INDUSTRIAL USES					
All Light Industrial	--	0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
HEAVY INDUSTRIAL USES					
All Heavy Industrial, except as listed below	--	0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
Salvage Yard:					
0-1 acre of outdoor storage area	--	2	3	5	6
>1-2 acres of outdoor storage area	--	1/ac	1.5/ac	2.5/ac	3.5/ac
>2 acres of outdoor storage area	--	0.25/ac	0.5/ac	0.75/ac	1/ac
AGRICULTURAL USES					
All Agriculture	--	--	--	--	--

"--" = no parking required, **"du"** = dwelling unit, **"SF"** = square feet, **"ac"** = acre.

D. Measurement

1. Parking Stalls Per 1,000 Square Feet

When determining parking stall requirements specified as a ratio having a denominator of "1,000 SF" the method for determining the total number of required parking stalls shall be executed as follows:

a. Divide the total floor area of the subject use by 1,000. For determining floor area of the specified use, see *4C.4.1.D.2. (Square Feet)*.

b. Multiply the result by the numerator in the specified parking ratio. If the result is a fraction, round in accordance with *4C.4.1.D.3. (Fractional Spaces)*.

c. The result shall be the total number of required parking stalls.

2. Parking Stalls Per Acre

When determining parking stall requirements specified as a ratio having a denominator of "acre" the method for determining the total number of required parking stalls shall be executed as follows:

a. Divide the total area of the subject use by 43,560. For determining floor area of the specified use, see *4C.4.1.D.2. (Square Feet)*.

b. Multiply the result by the numerator in the specified parking ratio. If the result is a fraction, round in accordance with *4C.4.1.D.3. (Fractional Spaces)*.

c. The result shall be the total number of required parking stalls.

3. Square Feet

For the purpose of calculating required parking stalls in *Sec . 4C.4.1. (Automobile Parking Stalls)*, square feet refers to the total on-site floor area dedicated to a subject use, measured in square feet. The total floor area includes the floor area of accessory buildings. For the calculation of floor area, see *Sec. 14.1.7. (Floor Area)*.

4. Habitable Rooms

For the purpose of applying the automobile parking space requirements per *Sec. 4C.4.1. (Automobile Parking Stalls)*, any kitchen shall not be considered a habitable room.

5. Fractional Space

a. When calculating required parking stalls in *Sec . 4C.4.1. (Automobile Parking Stalls)* results in the requirement of a fractional parking stall, any fraction up to and including 0.5 may be disregarded and any fraction over 0.5 requires one additional parking stall.

b. Where required parking stalls in *Sec . 4C.4.1. (Automobile Parking Stalls)* is calculated for a lot including more than one use, parking spaces may be rounded after calculating the total number of required parking stalls for all uses on a lot.

E. Exception

1. Accessible Parking

The number of required automobile parking stalls may be reduced by the number of stalls deemed necessary in order to provide accessible parking stalls as required by California State access laws.

2. Amenity Space

Floor area provided as amenity space for site users shall be exempt from parking requirements.

3. Change of Use, Commercial Tenant Size

When allowed by the applicable Development Standards District, change of use projects of a size equal to or less than the square footage threshold specified by the applicable Development Standards District are not required to provide additional automobile parking stalls to accommodate a general commercial use that would otherwise require more automobile parking stalls than exists on-site.

4. Electric Vehicle Charging Stations

a. Each electric vehicle charging station provided above the minimum required by *Article 9 (Green Building Code) of Chapter 9 (Building Regulations) of the LAMC* may be substituted for 2 required automobile parking stalls for the purpose of complying with any applicable minimum parking stall requirements of *Sec. 4C.4.1 (Automobile Parking Stalls)*.

i. Measurement. Where a multiport electric vehicle charger can simultaneously charge more than one vehicle, the number of electric vehicle charging stations shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

b. An accessible parking stall with an access aisle served by electric vehicle supply equipment or an accessible parking stall with an aisle designated as a future electric vehicle charging space shall count as 2 required automobile parking stalls for the purpose of complying with any applicable minimum parking stall requirements of *Sec. 4C.4.1 (Automobile Parking Stalls)*.

5. Fire Pump Rooms

The number of required automobile parking stalls may be reduced by the number of stalls deemed necessary in order to install a water storage tank to enlarge an existing fire pump room, or to install a new fire pump room.

6. Historic Buildings and Buildings That Are At Least 25 Years Old

No additional parking is required for uses occupying a building that meets one of the following criteria:

a. The building is a designated historic resource.

b. The building is a surveyed historic resource.

c. The building was constructed conforming to building and zoning codes in effect at the time it was built and is at least 25 years old. A certificate of occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

7. Office Mixed-Use

a. Any indoor recreation use, eating and drinking use, personal service use or retail use sharing a lot with an office use may provide parking at the same rate required for office uses subject to the following requirements:

i. The lot includes a total floor area of 50,000 square feet or greater.

ii. The office uses shall occupy a minimum of 75 percent of the floor area on the lot.

iii. The cumulative floor area dedicated to any combination of indoor recreation uses, eating and drinking uses, personal service uses or retail uses that may provide parking at the same rate required for office use shall not exceed 5 percent of the total floor area dedicated for office uses.

iv. Any floor area dedicated to any combination of indoor recreation uses, eating and drinking uses, personal service uses or retail uses that exceeds 5 percent of the total floor area dedicated for office use shall provide parking at the rate specified for the subject use in the applicable parking package assigned by the applied *Development Standards District (Part 4D)*.

b. Any office use sharing a lot with a wholesale trade and warehousing use may provide parking at the same rate required for wholesale trade and warehousing uses when the following criteria are met:

i. The cumulative floor area dedicated to office uses that may provide parking at the same rate required for wholesale trade and warehousing uses shall not exceed 10 percent of the total floor area dedicated for wholesale trade and warehousing uses.

ii. Any floor area dedicated to office uses that exceeds 10 percent of the total floor area dedicated for wholesale trade and warehousing uses shall provide parking at the rate specified for office use in the applicable parking package assigned by the applied *Development Standards District (Part 4D)*.

8. Public Benefit Projects

Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in Article 9, Public Benefit Systems, may qualify for reduced required automobile parking as deemed eligible.

9. Small Business Tenant Space

Non-residential tenant spaces designated for commercial uses having a floor area of 1,500 square feet or less shall be exempt from requirements to provide automobile parking stalls. This exemption is limited to 2 tenant spaces per lot.

10. Substituting Required Automobile Parking with Bicycle Parking

a. Required automobile parking stalls may be substituted with bicycle parking at a ratio of 1 automobile parking stall for every 4 bicycle parking spaces provided the bicycle parking spaces meet the applicable requirements of *Sec. 4C.3.1.C. (Required Bicycle Parking Spaces)*.

b. Nonresidential uses may substitute up to 20% of the required automobile parking with bicycle parking. When a nonresidential use is located within 1,500 feet of a transit station, up to 30% of the required automobile parking stalls may be substituted with bicycle parking.

c. Residential uses may substitute up to 10% of the required automobile parking with bicycle parking. When a residential use is located within 1,500 feet of a major transit stop, up to 15% of the required automobile parking stalls may be substituted with bicycle parking.

d. Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in *Article 9. (Public Benefit Systems)*, may substitute up to 30% of the required automobile parking with bicycle parking, as deemed eligible.

F. Relief

1. A reduction in required automobile parking requirements may be requested in accordance with *Sec. 4C.4.3. (Alternative Parking Strategies)*.

2. A reduction in required automobile parking requirements of up to 20% may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.

3. A deviation in required automobile parking requirements may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 4C.4.2. CHANGE OF USE PARKING EXEMPTION

A. Intent

To allow existing commercial spaces to change uses in response to evolving neighborhood and business conditions without requiring additional parking stalls, which may not be feasible without the loss of existing floor area and major site alterations.

B. Applicability

Applies to use modification project activities within a commercial tenant space having a floor area less than or equal to the square footage threshold specified by the applied Development Standards District (Part 4B).

C. Standards

1. No additional parking stalls beyond those that currently exist on-site shall be required for use modification project activities within a commercial tenant space having a floor area less than or equal to the square footage threshold specified by the applied Development Standards District (Part 4B).

2. When the applied Development Standard District (Part 4B) specifies "n/a" for change of use parking exemption, use modification project activities involving a commercial tenant space of any size is allowed without providing any additional parking.

3. The proposed use to occupy the commercial tenant space shall be designated for one of the following uses:

    i. General Commercial (all)

    ii. Indoor Recreation, Commercial

    iii. Office, Government

    iv. Social Services

D. Measurement

1. The size of an individual commercial tenant space shall be measured as the total floor area of a space designated to an individual tenant having no direct access to any other tenant space. Where multiple individual tenant spaces have direct access between the tenant spaces, all connected tenant spaces are considered the same tenant space for the purpose of measuring commercial tenant size.

2. Commercial tenant spaces may have direct access to common areas and shared facilities; however, common areas and shared facilities shall not be included in the calculation of commercial tenant size.

3. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.

E. Relief

1. A deviation from the maximum floor area eligible for a change of use parking exemption of up to 20% may be requested in accordance with *Sec. 13B.7.2. (Adjustments)*.

2. A deviation from maximum floor area threshold specified by the applied Development Standards District (Part 4B) for a commercial tenant space to be eligible for the change of use parking exemption may be allowed as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.4.3. ALTERNATIVE PARKING STRATEGIES

A. Intent

To provide opportunities for projects to reduce the number of required automobile parking stalls through alternative methods of accommodating arrival to a site and reduce demand for automobile parking.

B. Applicability

All projects required by *Sec. 4C.4.1 (Automobile Parking Stalls)* to provide automobile parking.

C. Standards

1. General

a. A reduction in required automobile parking stalls through the provision of one or more alternative parking strategies may be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. Applicants that wish to provide an alternative parking strategy as a means of reducing the total number of required spaces shall submit a report which provides the following:

i. Detailed description of all uses involved in the alternative parking strategy, including location, floor area, seating capacity if applicable, and hours of operations.

ii. Anticipated parking demand generated by employees, tenants, residents, and visitors on an hourly basis, 24 hours per day, for seven consecutive days.

iii. Description of how an alternative parking strategy will alleviate the demand for a specified number of the total required parking stalls.

iv. Supplemental maps and plot plans deemed necessary for depicting all relevant components of an alternative parking strategy.

v. Supplemental market study detailing the complementary relationship between a mix of uses as deemed necessary for understanding the parking strategy.

b. Additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as deemed necessary, in order to assure the continued maintenance, operation and viability of an approved alternative parking strategy, under the conditions set forth in the Director's Determination. Revisions to the parking strategy shall be submitted to the Director of Planning in a report documenting the revised manner in which the new parking strategy achieves the same intention and level of service as the originally approved parking strategy.

2. Mixed Use

When a site combines dwelling uses or office uses with on-site commercial uses that may serve the site's residents or employees the total number of required automobile parking stalls

may be reduced when an applicant demonstrates that the site's commercial uses will cater to the site's residents or employees. The total number of required automobile parking stalls may be reduced provided the mixed-use site meets all of the following criteria:

a. Shall contain 50 or more dwelling units or 50,000 square feet or more dedicated to office use.

b. Commercial uses shall be limited to indoor recreation, eating and drinking, personal service or retail use.

c. The commercial uses shall be limited to 25 percent of total floor area.

d. The mix of uses will sufficiently alleviate the demand for the specified number of required parking stalls.

3. Shared Parking

In order to take advantage of different peak periods of parking demand among nearby uses the total number of required automobile parking stalls may be reduced when an applicant demonstrates that automobile parking stalls can be shared among multiple uses. The parking strategy shall meet all of the following criteria:

a. A shared parking facility shall be located within a 750-foot walking distance of each participating use.

b. Participating uses shall have mutually exclusive periods of peak parking demand.

c. The shared parking strategy will sufficiently alleviate the demand for the specified number of required parking stalls.

4. Proximity to Public Transportation

Uses within walking distance of a public transit facility may take advantage of increased transit ridership among employees, tenants and visitors and a decreased demand for automobile parking. The total number of required automobile parking stalls may be reduced provided the parking strategy meets all of the following criteria:

a. A use shall be located within a 1,500-foot walking distance of public transit. For this purpose, public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. A public transit stop or station that is in development may also apply if the anticipated operating date is within three years.

b. The nearby public transit facility will sufficiently alleviate the demand for the specified number of required parking stalls.

5. Shuttle Service

Uses generating travel patterns whereby a majority of employees or visitors arrive and depart within the same time periods may operate a viable shuttle service that decreases the demand for automobile parking.

Criteria:

a. A shuttle shall provide scheduled service between the use and a location that can accommodate the arrival of shuttle users, such as a park and ride facility or public transit station or stop.

b. A majority of shuttle users arrive and depart roughly within the same three hour period.

c. The planned shuttle service will sufficiently alleviate the demand for the specified number of required parking stalls.

6. Designated Passenger Loading Area

Uses that can accommodate a high share of arrivals and departures through dynamic ridesharing or taxi services when provided a safe and efficient passenger loading area may have a decreased demand for automobile parking.

Criteria:

a. A designated passenger loading area shall be located within a 300-foot walking distance of a street facing entrance to the use it serves. Travel between a designated passenger loading area and the use being served shall not require pedestrians to cross streets.

b. The passenger loading area shall not be placed within 75 feet of an intersection.

c. The passenger loading area shall provide sufficient space for a vehicle to pull out of roadway traffic and safely load and unload passengers without interfering with traffic flow.

d. The passenger loading area shall not decrease sidewalk space for pedestrians or impede pedestrian movement.

e. Passenger loading areas shall be clearly indicated with signage.

f. The designated passenger loading area will sufficiently alleviate the demand for the specified number of required parking stalls.

D. Measurement

1. For measurement of walking distance see *Sec. 14.1.3.B. (Distance, Walking)*.

2. Peak period demand is determined based on the following:

a. For projects that have obtained a certificate of occupancy, this analysis shall be conducted on an hourly basis, 24 hours per day, for seven consecutive days to identify the maximum average number of automobiles on the lot per hour.

b. For projects that have not yet obtained a certificate of occupancy, this analysis shall be conducted on an hourly basis, 24 hours per day, for seven consecutive days to identify the maximum average number of automobiles per hour on a lot serving a similar use.

E. Relief

A deviation from any alternative parking strategy dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

SEC. 4C.4.4. PARKING AREA DESIGN

A. Intent

To ensure parking areas provide sufficient accommodation for automobile parking.

B. Applicability

Parking area design standards are applicable to every parking area containing automobile parking stalls.

C. Standards

1. Automobile Circulation

All portions of a parking area, including public parking structures, shall be accessible by automobile to all other portions of a parking area without requiring the use of any public street. Alleys may be used for circulation between parking areas. LADOT may allow use of the public street for this purpose where they determine that it is not detrimental to the flow of traffic.

2. Location of Parking Stalls

a. All required automobile parking stalls shall be located in an off-street parking area.

b. The required automobile parking stalls shall be provided either on the same lot as the use they are intended to serve or on another lot not more than a 750-foot walking distance of a street facing entrance to the use intended to be served by the required parking. An alternative parking strategy provided in accordance with *Sec. 4C.4.3. (Alternative Parking Strategies)* may be approved to exceed this distance.

c. Automobile parking is not permitted within the primary street parking setbacks, side street parking setbacks and any special lot line parking setbacks established by the applicable Frontage District in accordance with *Sec. 3C.2.1. (Frontage Setback)*.

d. Automobile parking is not permitted within any portion of a site designated to be used as lot amenity space or residential amenity space in accordance with *Div. 2C.3. (Amenity)*.

3. Automobile Maneuvering

a. Each automobile parking stall shall be so located that no automobile is required to reverse onto any public street or sidewalk to leave the parking stall, parking bay or driveway, except where the automobile parking facility serves 4 parking stalls or less and where the driveway access is to a street other than a boulevard or avenue. An alley may be used for maneuvering in reverse.

b. Each automobile parking stall shall be so located that parking maneuvers can be accomplished without driving onto a frontage parking setback area.

4. Parking Stall Striping

Each parking stall shall be clearly marked with striping for the entire required parking stall depth with the exception of parking areas on lots that contain less than 5 parking stalls, which are not required to mark parking stalls with striping.

5. Barriers

Bumper guards, wheel stops, steel posts, curbs, or other permanent installations that prevent vehicles from parking or maneuvering outside of parking areas, driveways and motor vehicle use areas.

6. Paving

All parking areas shall be paved with a material treatment meeting either the basic or alternative paving material standards.

a. Basic Paving Material

Automobile parking areas shall be paved with either hard, durable asphaltic paving which has been mixed at a plant and is at least 2 inches thick after compaction, with Portland cement paving at least 3 inches thick.

b. Alternate Paving Materials

i. Automobile parking areas shall be paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, or restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids).

ii. Alternate paving materials are subject to the following standards:

a) Paving materials located in a designated fire lane must be approved by LAFD.

b) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

c) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

d) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

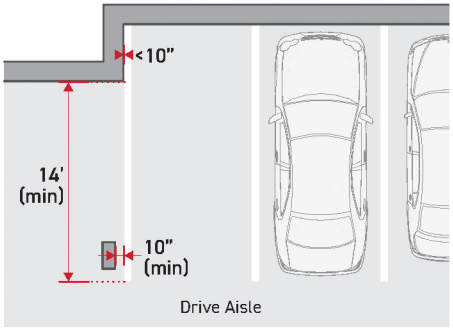
e) Decomposed granite, crushed rock and gravel shall only be allowed for parking areas serving 1 or 2 dwelling units.

7. Lighting

Parking areas shall be illuminated in accordance with *Sec. 4C.11.1 (Outdoor Lighting)*.

8. Parking Stall Obstructions

No fence, wall, partition, column, post or similar obstruction may be located within 10 inches of a parking stall along its longest dimension unless the obstruction is located a minimum of 14 feet from the drive aisle measured parallel to the parking stall. Parking stalls provided in 1L or 2L Density Districts are exempt from this standard.



9. Parking Lots

For additional standards for parking lots see *Sec. 4C.4.4. (Parking Lot Design)*.

10. Structured Parking

For additional standards for structured parking see *Sec. 4C.4.6. (Parking Structure Design)*.

11. Parking Stall Dimensions

All automobile parking stalls shall meet the minimum dimension standards in the table below:

PARKING STALL DIMENSIONS

Parking Stall		Dimension	Parking Stall Type		
STALL TYPE	STALL ANGLE		STANDARD	COMPACT	TANDEM
Perpendicular and Angled	>0°-90°	Width (min)	8'-4"	7'-6"	8'-4"
		Depth (min)	18'-0"	15'-0"	33'-0"
Parallel (Typical)	0°	Width (min)	8'-0"	7'-6"	n/a
		Depth (min)	26'-0"	23'-0"	n/a
Parallel (End Stall)	0°	Width (min)	8'-0"	7'-6"	n/a
		Depth (min)	30'-0"	27'-0"	n/a

12. Compact Parking

a. All parking stalls in excess of the required number of parking stalls in *Sec. 4C.4.1. (Required Automobile Parking Stalls)* may be compact parking stalls.

b. All parking stalls in excess of one parking stall per dwelling unit may be compact parking stalls.

c. In each parking area containing 10 or more parking stalls, a maximum of 40% of the required stalls may be compact parking stalls. Such restriction shall not apply to parking stalls in excess of the number of required stalls.

d. All compact stalls shall be clearly and visibly striped and labeled for compact car use only.

13. Tandem Parking

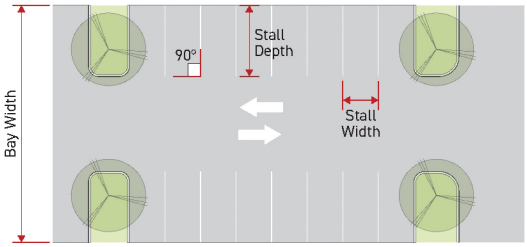
Automobiles may be parked in tandem in a private parking area serving a residential use, where the tandem parking is not more than two cars in depth. Tandem parking is not allowed for recreational vehicles or guest parking provided as part of a private parking area serving a residential use.

14. Parking Bay Dimensions

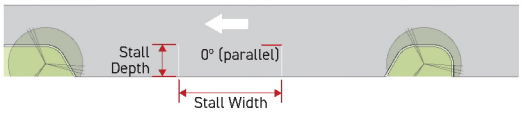
a. The minimum width of each parking bay is determined by the stall width and parking stall angle of the parking stalls in accordance with the table below:

PARKING BAY WIDTH					
Parking Stall		One-Way Drive Aisle		Two-Way Drive Aisle	
ANGLE	WIDTH	DOUBLE LOADED	SINGLE LOADED	DOUBLE LOADED	SINGLE LOADED
0° (Parallel)	8'-0"	28'-0"	18'-0"	36'-0"	28'-0"
30°	7'-6"	40'-0"	26'-0"	48'-2"	34'-0"
	8'-4"	43'-0"	27'-6"	51'-2"	35'-6"
	8'-6"	43'-0"	27'-6"	51'-2"	35'-6"
	9'-0"	43'-0"	27'-6"	51'-2"	35'-6"
45°	7'-6"	44'-4"	28'-2"	52'-1"	36'-3"
	8'-4"	50'-3"	31'-11"	56'-4"	38'-6"
	8'-6"	49'-10"	31'-6"	56'-4"	38'-6"
	9'-0"	48'-7"	30'-3"	56'-4"	38'-4"
60°	7'-6"	49'-4"	32'-8"	54'-1"	37'-11"
	8'-4"	56'-5"	37'-3"	59'-11"	41'-1"
	8'-6"	55'-11"	36'-9"	59'-9"	40'-11"
	9'-0"	54'-8"	35'-3"	59'-3"	40'-7"
90°	7'-6"	55'-4"	40'-4"	55'-4"	40'-4"
	8'-4"	64'-0"	46'-0"	64'-0"	46'-0"
	8'-6"	63'-4"	45'-4"	63'-4"	45'-4"
	9'-0"	61'-4"	43'-4"	61'-4"	43'-4"

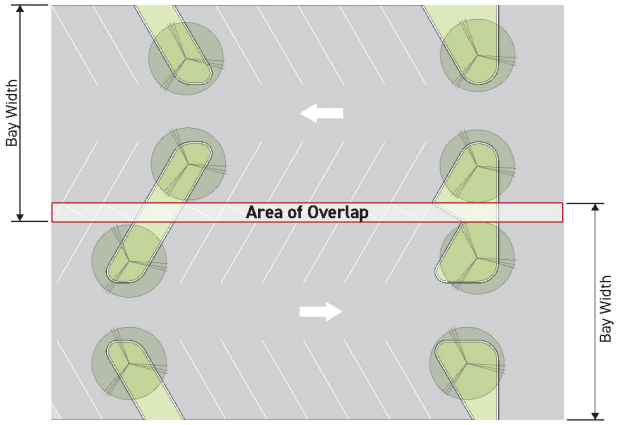
2-WAY / DOUBLE LOADED



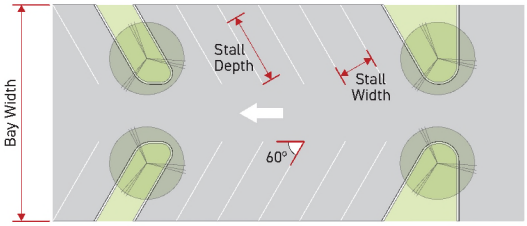
1-WAY / SINGLE LOADED



OVERLAPPING PARKING BAYS



1-WAY TRAFFIC/DOUBLE LOADED



b. Where parking stalls of two bays interlock the parking bays may overlap.

c. Any tandem stalls provided shall increase the minimum parking bay width by 15' tandem stalls are provided on only one side of a drive aisle and 30' where tandem stalls are provided on two sides of a drive aisle.

d. Parking bay dimensions other than those specified may be approved by the Superintendent of Building based on vehicle maneuvering requirements on the site.

15. Mechanical Automobile Lifts and Robotic Parking Structures

a. The stacking of 2 or more automobiles using a mechanical car lift or computerized parking structure is permitted.

b. All automobile parking stalls included in a mechanical lift or robotic parking structure shall meet the minimum dimension standards in the table below:

PARKING STALL DIMENSIONS		
Dimension	Parking Stall Type	
	STANDARD	COMPACT
Clear Width (min)	8'-0"	7'-0"
Clear Height (min)	7'-0"	6'-0"

d. The platform of the mechanical lift on which the automobile is first placed shall be individually accessed and shall be placed so that the location of the platform and access to the platform meet all applicable requirements of Division 4C.4. (Automobile Parking).

e. The lift equipment or computerized parking structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Department of Building and Safety.

f. All mechanical automobile lifts and robotic parking structures shall be subject to *4C.4.3.C.2. (Location of Parking Stalls)*.

D. Measurement

1. Parking Stall Width

The narrowest horizontal distance between opposite edges of a parking stall.

2. Parking Stall Depth

The horizontal distance measured perpendicular to the parking stall width from one edge of a parking stall to the opposite edge. A minimum parking stall depth shall be met for all portions of the parking stall width.

3. Parking Bay Width

The horizontal distance between opposite edges of a parking bay measured perpendicular to the drive lane.

4. Parking Angle

The angle measured from the long edge of a parking stall to the drive lane.

5. Clear Height

Minimum clear height is measured as the vertical dimension of a parking stall at the lowest point, from finished grade or floor elevation to the ceiling or other fixed obstruction for the full width and depth of the parking stall.

6. Clear Width

Minimum clear width is measured as the horizontal dimension of a parking stall at the narrowest point between walls or other fixed obstructions for the full depth of the parking stall.

E. Exceptions

A parking area providing attendants to park the vehicles at all times when the parking area is open for use does not have to meet the requirements of the following of *Sec. 4C.4.4.C.11. (Parking Stall Dimensions)* and *Sec. 4C.4.4.C.14. (Parking Bay Dimensions)*.

F. Relief

1. A deviation from parking area design standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A reduction in required number of standard parking stalls by 10% in lieu of compact parking stalls may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
3. A deviation in required parking stall dimensions or parking bay dimensions may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 4C.4.5. PARKING LOT DESIGN

A. Intent

Ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians along the adjacent public right-of-way, while also mitigating heat island effects, absorbing noise pollution, managing stormwater runoff, sequestering carbon emissions and supporting urban biodiversity through landscaping and surface design.

B. Applicability

1. Parking lot design standards apply to all automobile parking areas that are not contained within a parking structure. For parking structure design standards see *Sec. 4C.4.5 (Parking Structure Design)*.

2. Parking lot landscaping standards apply to all automobile parking areas containing 5 or more parking stalls.

C. Standards

1. Surfacing

a. All automobile parking areas shall be graded and drained to collect, retain and infiltrate surface water on-site by applying Low Impact Development practices and standards in accordance with *LAMC Section 64.72. (Stormwater Pollution Control Measures for Development Planning and Construction Activities)*.

b. Parking lots shall be surfaced with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with portland cement paving at least three inches thick or with an alternative paving material described below.

i. Alternative paving materials include the following: porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids.)

ii. Alternative paving materials are permitted for use in every parking lot, subject to the following standards:

a) Any product installed within areas designated by the Fire Department as a fire lane must be approved by the Fire Department.

b) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

c) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

d) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

e) Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving a maximum of two dwelling units.

2. Parking Lot Landscaping

a. General

i. Projects may comply with either Option 1 or Option 2 in order to meet the requirements of this Section.

ii. The required stall length of parking stalls may overhang the planting areas required by the parking lot landscaping standards by 2 feet or less.

iii. All planting areas shall comply with *Sec. 4C.4.4. (Plant Design & Installation)* in addition to any planting area requirements of the chosen parking lot landscaping option.

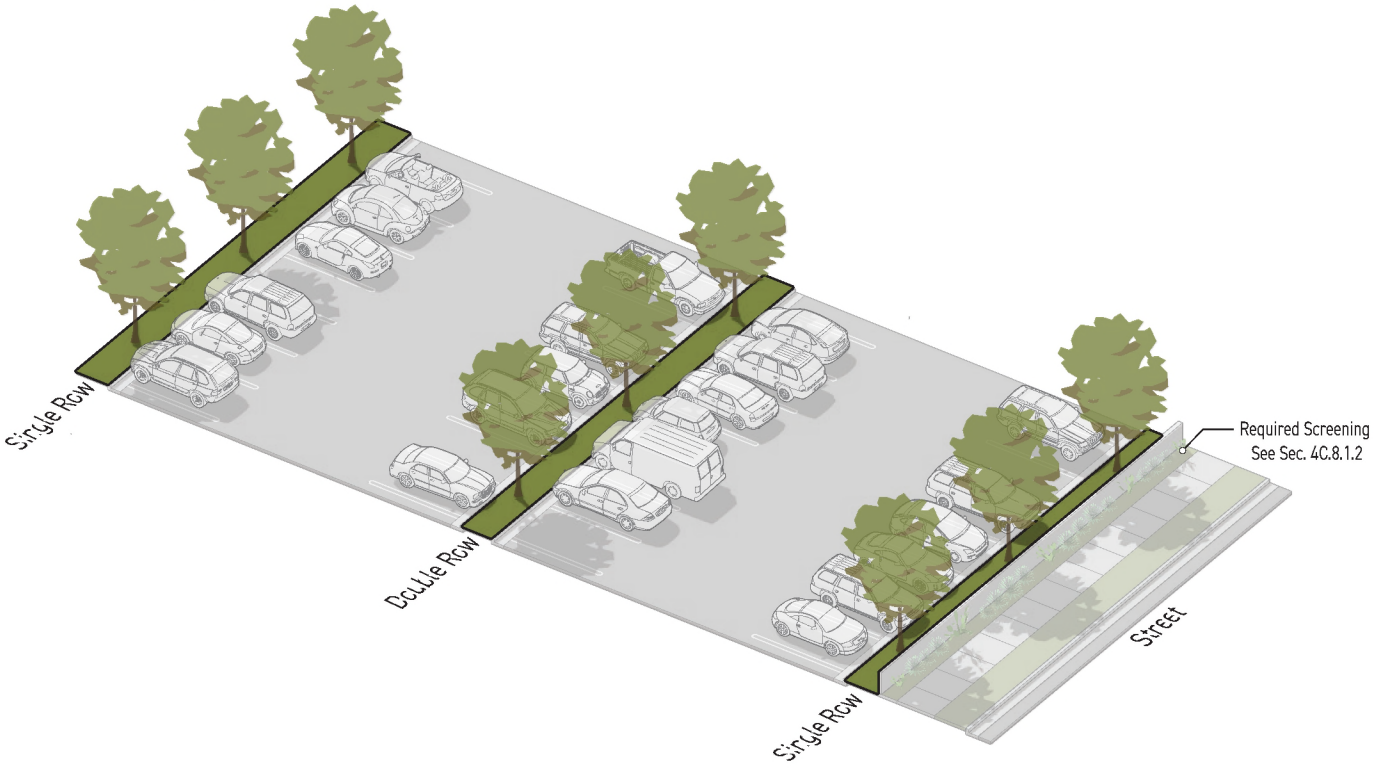
b. Option 1: Prescriptive Standard

i. Trees planted within a planting area located along a single row of parking stalls shall be provided at a rate of 1 large species tree or 2 small species trees for every 34 parking stalls.

ii. Trees planted between two rows of parking stalls shall be provided at a rate of 1 large species tree *(Sec. 4C.4.4.C.3.a.)* or 2 small species trees *(Sec. 4C.4.4.C.3.a.)* for every 68 parking stalls.

iii. Trees planted between two rows of parking stalls shall be provided at a rate of 1 large species tree *(Sec. 4C.4.4.C.3.a.)* or 2 small species trees *(Sec. 4C.4.4.C.3.a.)* for every 6 parking stalls.

iv. Required trees shall be spaced evenly along the entire length of the required planting area.



v. When calculating the total number of trees results in a fraction of a tree, any fraction less than one-half may be disregarded and any fraction of one-half or more will require one additional tree.

c. Option 2: Performance-Based Standard

Trees shall be planted so that at least 50% of all parking lot stalls will be shaded by tree canopy after 10 years of planting.

3. Screening

a. Where a parking lot faces a frontage lot line, common lot line or an alley lot line the entire length of the parking lot shall be screened.

i. A type *F2 frontage screen (Sec. 4C.8.1.C.2.b.)* or a type *F3 frontage screen (Sec. 4C.8.1.C.2.c.)* is required between the parking lot and frontage lot lines for any portion of the length of the parking lot that faces a frontage lot line.

ii. A Type *T1 transition screen (Sec. 4C.8.2.C.2.a.)* is required between the parking lot and common lot lines shared with lots having a 1L, 2L, 3L or 4L Density District for any portion of the length of the parking lot that faces a common lot line.

iii. A Type *T1 transition screen (Sec. 4C.8.2.C.2.a.)* is required between the parking lot and alley lot lines for any portion of the length of the parking lot that faces an alley lot line where lots zoned with a 1L, 2L, 3L or 4L Density District abut the opposite side of the alley right-of-way.

b. The required stall length of parking stalls may overhang the planting area of a required frontage screen or transition screen by 2 feet or less.

c. Screens may only be located in a frontage yard where they comply with frontage yard fences and wall standards in the applied *Frontage District (Part 3B)*.

4. Containment Perimeter

Parking lots shall include a containment perimeter that obstructs motor vehicles from leaving the designated parking lot. The containment perimeter shall be providing using one or more of the following containment methods around the entire perimeter except for crossings and access points required for driveways, drive aisles, pedestrian accessways, pedestrian passageways:

a. Continuous curbs of no less than 4 inches in height.

b. Permanent bollards, walls, raised planters, or a similar containment method having a height no less than 30 inches and having a clear width of no more than 66 inches.

c. A planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)* with no horizontal dimension less than 5 feet.

5. Lighting

Parking areas shall be illuminated in accordance with *Sec. 4C.10.1. (Outdoor Lighting)*.

D. Measurement

1. For lot line determination see *Sec. 14.1.12 (Lot Line Determination)*.
2. For frontage yard designation see *Sec. 14.1.20.G. (Frontage yard)*.
3. For parking frontage setback see *Sec. 3C.2.1. (Parking Setback)*.
4. For the length that a parking lot is facing a lot line see *Sec. 14.1.6. (Facing)*.
5. To measure planting area width see *Sec. 4C.4.4.D.1 (Planting Area Width)*.

E. Relief

1. A deviation from any parking lot design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.
2. A deviation from any parking lot design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.4.6. PARKING STRUCTURE DESIGN

A. Intent

To limit the visual and environmental impact of motor vehicle use areas on the public realm to extent appropriate to the mobility context.

B. Applicability

1. General

Parking structure design standards apply to all parking structures.

2. Primary St.

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment under the "Primary St." heading, the specified parking structure design treatment standards apply to all portions of a structure that face a primary street lot line and include a motor vehicle use area within 30 feet of the primary street lot line-facing facade.

3. Side St.

a. Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment under the "Side St." heading, the specified parking structure design treatment standards apply to all portions of a structure that face a side street lot line and include a motor vehicle use area within 30 feet of the side street lot line-facing facade.

b. On a lot zoned with a *Dual Frontage District (Div 4B.8.)*, the parking structure design treatment standards specified under the "Side St." heading, apply to all portions of a structure that face a special lot line and include a motor vehicle use area within 30 feet of the special lot line facing facade.

4. Parking Garage

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment under the "Parking Garage" subheading, the specified parking structure design treatment standards apply to all parking garages.

5. Integrated Parking

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment under the "Integrated Parking" subheading, the specified parking structure design treatment standards apply to structures including integrated parking.

6. Ground Story

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment for the ground story, the specified parking structure design treatment standards apply along the ground story facade.

7. Upper Stories

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment for upper stories, the specified parking structure design treatment standards apply along upper story facades.

C. Standards

1. General

a. Parking structure design treatments are hierarchical according to the following order:

i. Screened Parking

ii. Concealed Parking

iii. Adaptable Parking

iv. Wrapped Parking

b. If a treatment listed with a lower number is specified by the applied *Development Standards District (Part 4B)*, the applicant may choose to meet the standards of a treatment with a higher number.

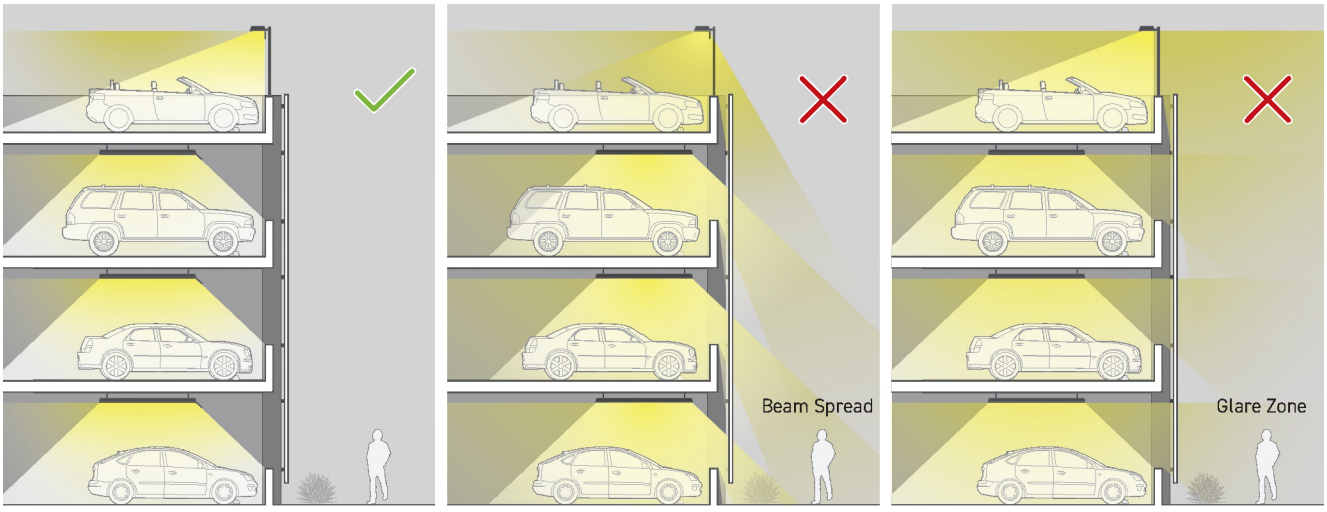
c. Ground story motor vehicle use areas located in a parking structure shall also meet any parking setback standards specified by the applied *Frontage District (Part 3B)*.

2. Lighting

All luminaires located in parking structures shall meet the following standards:

a. Luminaires shall meet the standards of *Sec. 4C.10.1. (Outdoor Lighting)*.

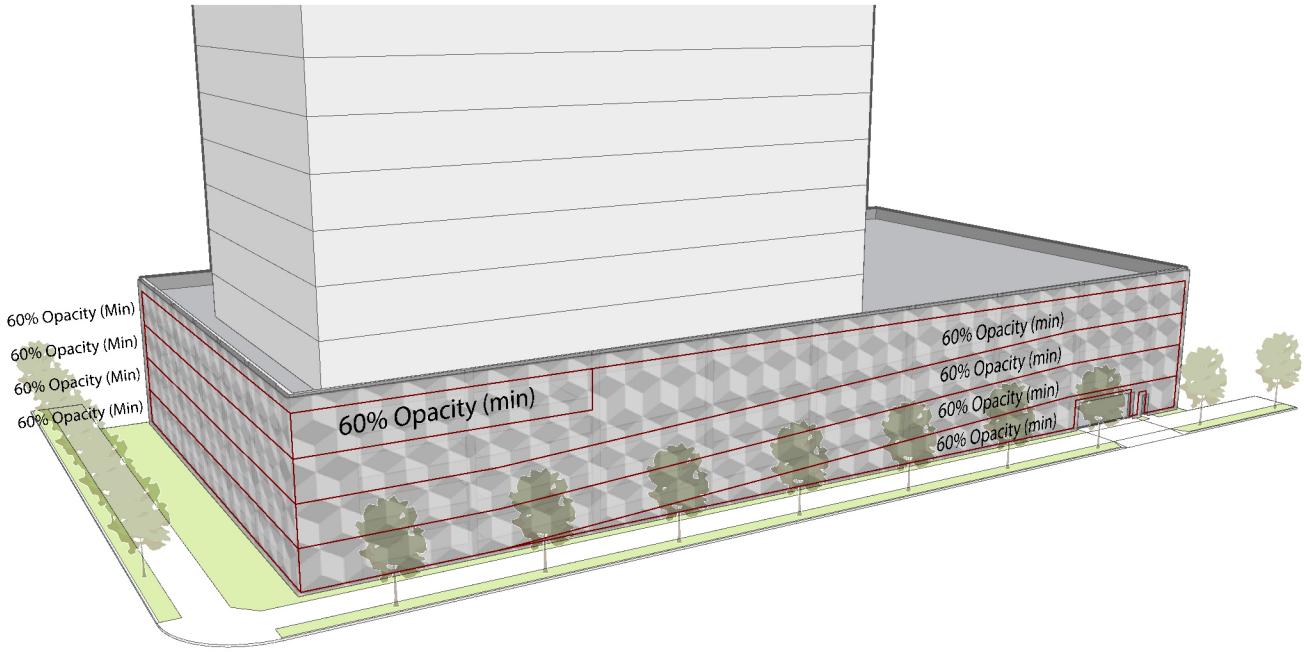
b. Beam spread and glare zone from luminaires shall be contained within the parking structure.



3. Parking Structure Design Treatments

a. Screened Parking

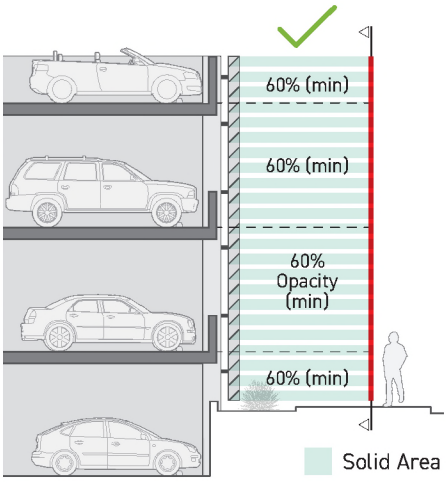
Intended to limit the visual and environmental impact of motor vehicle use areas on the public realm.



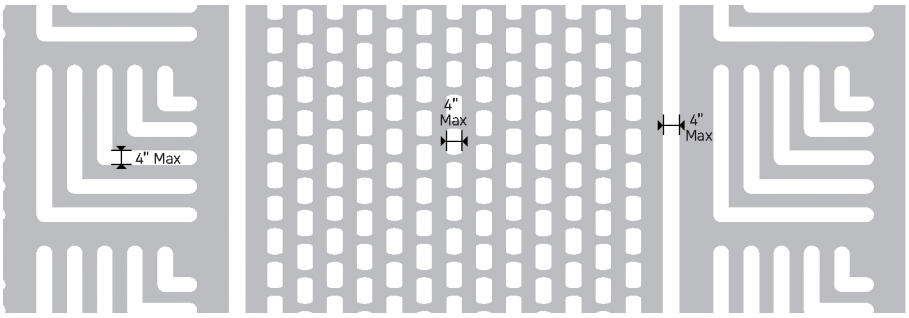
i. Parking structure facades required to be screened shall meet any frontage standards required by the applicable Frontage District.

ii. All above grade parking structure facades shall be screened with a permanent structure that meets the following standards:

a) Shall not have less than 60% opacity for any individual tier of parking measured in elevation projection.



b) Openings in screens shall be 4 inches or less in at least one dimension except for openings provided for pedestrian or vehicle access.



c) Upper story parking screening, when projected from an angle of elevation of 45 degrees shall not have a lower opacity than when measured in elevation projection.

d) Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed driveway width allowed by the applicable Development Standards District.

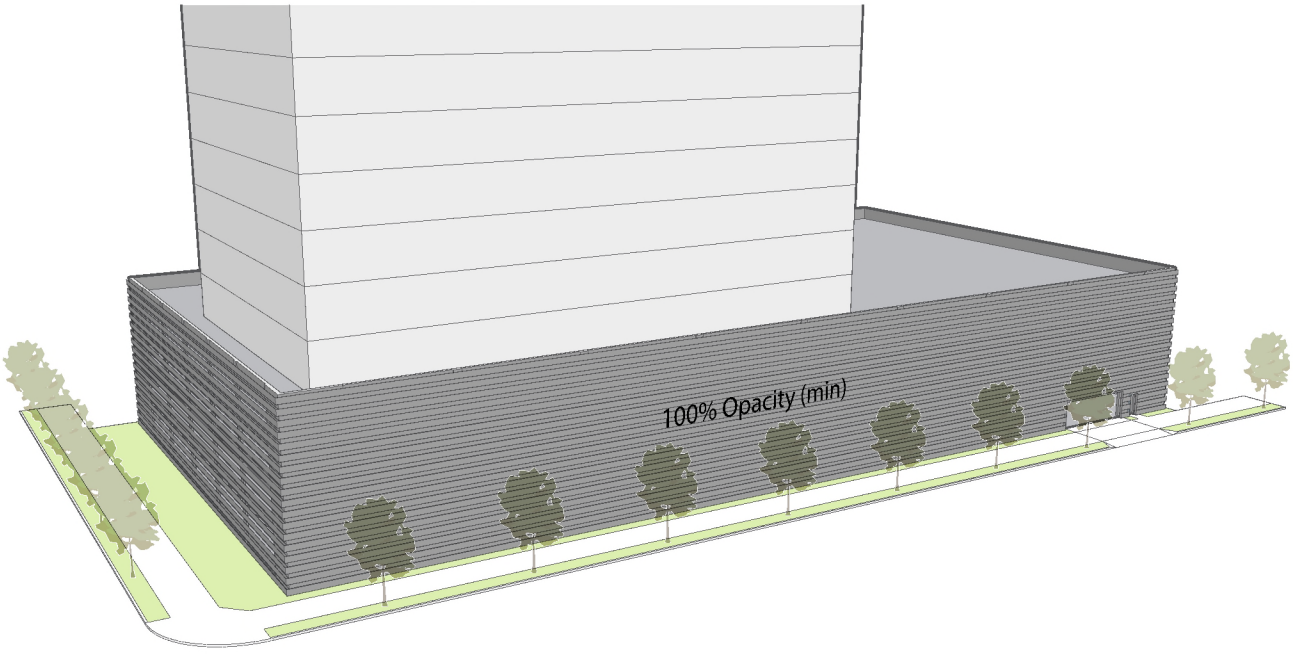
e) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed driveway width.

f) Parking structure screen openings shall have a height no greater than 1 story.

iii. In addition to the screening above, a F-Screen 1 or F-Screen 2 frontage screen *(Sec. 4C.8.1.C.2.)* is required between ground story parking and all frontage lot lines.

b. Concealed Parking

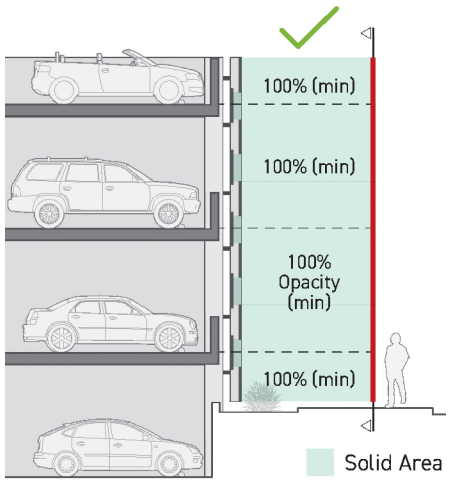
Intended to entirely block views of cars, people and direct light from inside parking structures to the public realm.



i. Parking structure facades required to be concealed shall meet any frontage standards required by the applicable Frontage District.

ii. All above-grade parking structure facades shall be screened with a permanent structure meeting the following standards:

a) Shall not have an opacity of less than 100%.



b) Parking structure enclosures shall not include perforated metal screening products.

c) Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed driveway width allowed by the applicable Development Standards District.

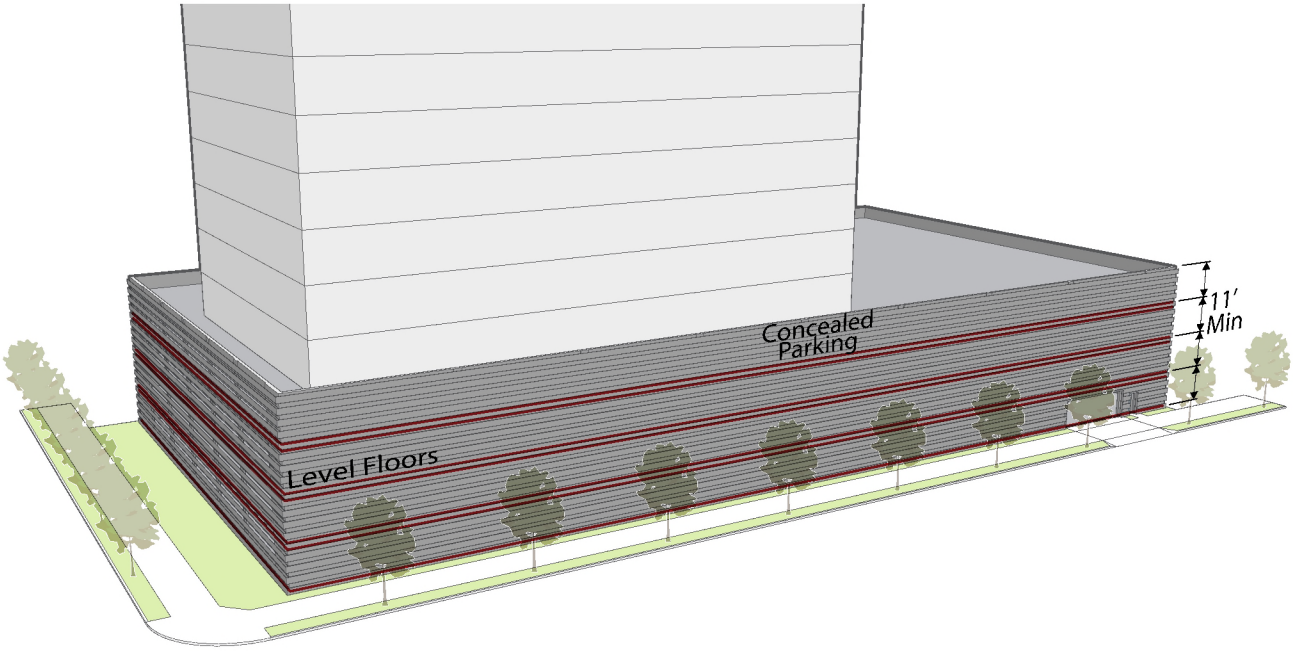
d) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed driveway width.

e) Parking structure screen openings shall have a height no greater than 1 story.

iii. In addition to the screening above, a type F-Screen 1 or F-Screen 2 frontage screen *(Sec. 4C.8.1.C.3)* is required between ground story parking and all frontage lot lines.

C. Adaptable Parking

Intended to ensure floors used for parking are built in a way that allows motor vehicle use areas to change to active uses in the future without significant structural renovation.



i. Parking structure facades required to be adaptable shall meet any frontage standards required by the applicable Frontage District.

ii. Where required to be adaptable by the applicable Development Standards District; parking structures shall meet the following standards for a minimum depth of 30 feet from the applicable street-facing building facade:

a) Floor plates shall be level except to the minimum extent required for drainage.

b) Structure shall be constructed to accommodate loads associated with office building corridors above first floor as indicated by the Los Angeles Building Code.

c) Floor to floor heights shall be a minimum of 11 feet.

iii. All parking required to be adaptable shall also meet the standards for concealed parking *(Sec. 4C.4.6.C.3.b.)*.

d. Wrapped Parking

Intended to ensure active uses along the public right-of-way in order to provide a human-scale and visual interest to buildings along streets and sidewalks, contributing to public safety, walkability and social engagement.

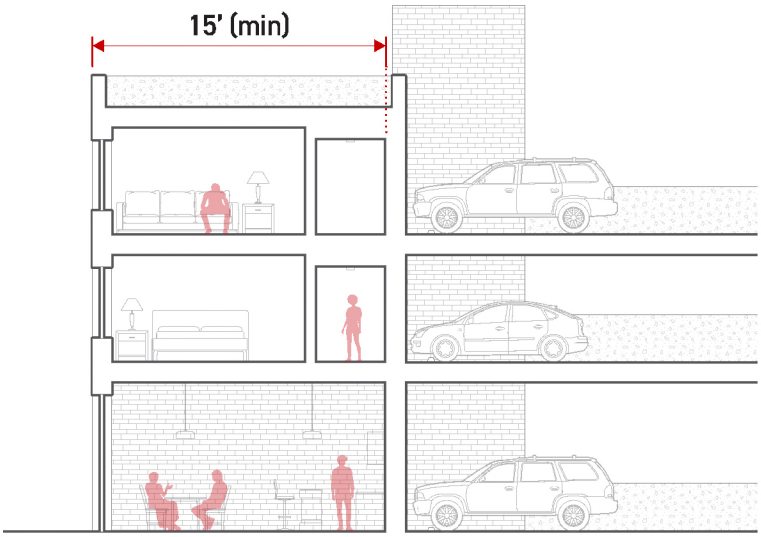


i. Parking structure facades required to be wrapped shall meet any frontage standards required by the applicable Frontage District.

ii. Where parking structures are required to be wrapped by the applicable Development Standards District; parking structures shall meet the following standards for the portion of the building width required to meet the minimum build-to width specified in the applicable Frontage District.

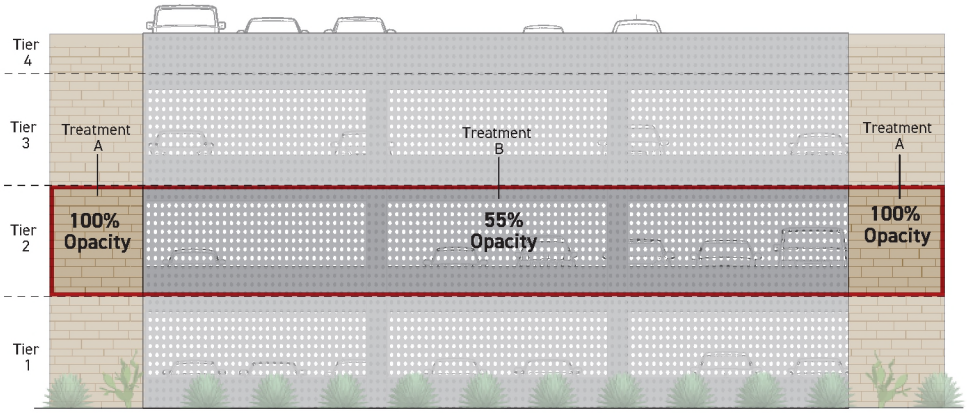
a) Parking and other motor vehicle use areas shall be separated from the frontage lot line by indoor active uses for a minimum depth of 15 feet measured from the applicable street-facing building face.

b) For the purpose of wrapping parking, active uses include indoor occupiable spaces designed and intended for tenants, residents or guests. Areas for circulation, storage, mechanical equipment, utilities, and waste collection shall not account for more than 15% of an area designated as an active use on any story.



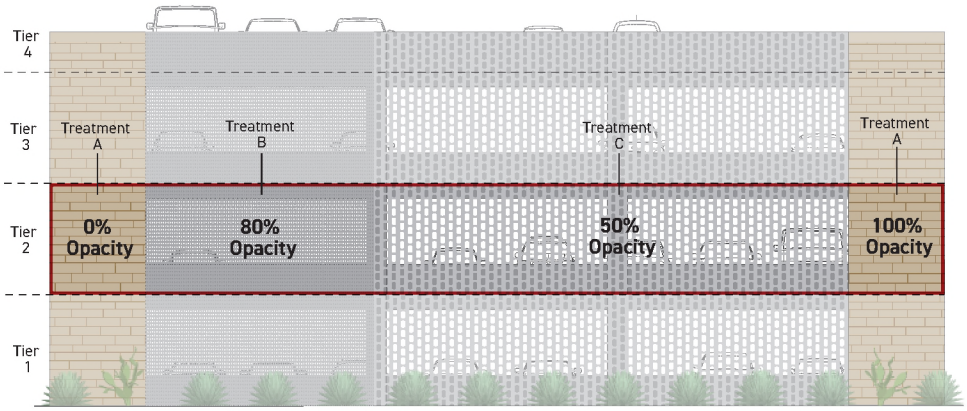
iii. The portion of the building width not required to meet the minimum build-to width required by the applicable Frontage District may meet either the standards for wrapped parking or concealed parking *(Sec. 4C.4.6.C.3.b.)*.

D. Measurement



TIER 2 OPACITY CALCULATION

	% OPACITY	X PORTION OF TOTAL FACADE AREA	= WEIGHTED VALUE
TREATMENT A	100%	0.2	20%
TREATMENT B	55%	0.8	42%
TIER 2 TOTAL OPACITY			62%



TIER 2 OPACITY CALCULATION

	% OPACITY	X PORTION OF TOTAL FACADE AREA	= WEIGHTED VALUE
TREATMENT A	100%	0.2	20%
TREATMENT B	80%	0.3	24%
TREATMENT C	50%	0.5	25%
TIER 2 TOTAL OPACITY			69%

1. Opacity

a. Opacity of screening is calculated separately for each tier of parking on each building facade.

b. Minimum opacity is measured as a percentage calculated as the sum of all solid areas on a parking facade area divided by the total parking facade area projected horizontally and perpendicular to the facade area. Also see *Sec. 14.1.13. (Opacity %)*.

c. When a parking structure tier uses more than one screening treatment with varying opacities, the opacity for the entire tier is calculated as a weighted average of the opacities of all the treatments used on the tier. The opacity of each screening treatment is weighted by the percent of the total parking screen facade area covered by that screening treatment.

d. For the purpose of measuring opacity, above-grade portions of underground and ground story parking structure facade area using a green wall meeting the standards of *Sec. 3C.4.2.E.3.c. (Green Wall)* are considered to have an opacity of 60%.

2. Parking Structure Screen Openings

a. Parking structure screen opening width is measured as the maximum horizontal dimension of the area not including the parking structure treatment required by *Part 4B. (Development Standard Districts)*. Parking structure screen opening width is measured parallel to the parking structure facade.

b. Parking structure screen opening height is measured as the maximum vertical dimension of the area on a parking structure facade that does not include the parking structure treatment required by *Part 4B. (Development Standard Districts)*.

E. Exceptions

Sites that have a total lot area of less than 30,000 square feet and contain parking structures where upper stories are required to comply with *Sec. 4C.4.6.C.3.d. (Wrapped Parking)* may design upper story portions of parking structures to comply with the following standards rather than with *Sec. 4C.4.6.C.3.d. (Wrapped Parking)*:

1. Upper story motor vehicle use areas shall be in a fully enclosed building; and
2. The parking structure facades shall meet all standards specified by the applied *Frontage District (Part 3B)*.

F. Relief

1. An alternative to any parking structure design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any parking structure design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.
3. A deviation from any parking structure design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.5. TRANSPORTATION DEMAND MANAGEMENT

SEC. 4C.5.1. SMALL PROJECTS

A. Intent

To alter travel behavior through programs of incentives, services, and policies appropriate for small projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. Applicability

Small projects transportation demand management standards apply to new construction and additions adding more than 25,000 square feet of non-residential floor area.

C. Standards

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair a bulletin board, display case, or kiosk meeting the following standards:

1. The required bulletin board, display case or kiosk shall be located where the greatest number of employees are likely to see it.
2. The required bulletin board, display case or kiosk display shall include, but is not limited to, the following:
    a. Current routes and schedules for public transit serving the site;
    b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operations;
    c. Ridesharing promotion material supplied by commuter-oriented organizations;
    d. Regional/local bicycle route and facility information;
    e. A listing of on-site services or facilities which are available for carpool, vanpool, bicycle, and transit riders.

D. Measurement

[None]

E. Relief

1. An alternative to small project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any small project transportation demand management dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any small project transportation demand management standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.1. (Small Prcjects)*. In granting such an exemption, the City Council shall make the following findings:

   a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and

   b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

SEC. 4C.5.2. MEDIUM PROJECTS

A. Intent

To alter travel behavior through programs of incentives, services, and policies appropriate for medium projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. Applicability

Medium projects transportation demand management standards apply to new construction and additions adding more than 50,000 square feet of non-residential floor area.

C. Standards

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair the following trip reduction features:

1. All trip reduction features required for small projects *(Sec. 4C.5.1.)*.

2. A designated parking area for employee carpools and vanpools as close as practical to the main pedestrian entrance(s) of the building(s). This area shall include at least ten percent of the parking stalls required for the site. The spaces shall be signed and striped sufficient to meet the employee demand for such spaces. The carpool/vanpool parking area shall be identified on the driveway and circulation plan upon application for a building permit;

3. One permanent, clearly identified (signed and striped) carpool/vanpool parking stall for the first 50,000 to 100,000 square feet of floor area and one additional permanent, clearly identified (signed and striped) carpool/vanpool parking stall for any development over 100,000 square feet of floor area;

4. Parking stalls clearly identified (signed and striped) shall be provided in the designated carpool/vanpool parking area at any time during the building's occupancy sufficient to meet employee demand for such spaces. Absent such demand, parking stalls within the designated carpool/vanpool parking area may be used by other vehicles;

5. No signed and striped parking stalls for carpool/vanpool parking shall displace any handicapped parking;

6. A statement that preferential carpool/vanpool spaces are available on-site and a description of the method for obtaining permission to use such spaces shall be included on the required transportation information board;

7. Additional carpool/vanpool spaces within the designated preferential area will be signed and striped for the use of ridesharing employees based on demand for such spaces;

8. A minimum vertical clearance of 7 feet 2 inches shall be provided for all parking stalls and accessways used by vanpool vehicles when located within a parking structure;

9. Bicycle parking shall be provided in conformance with *Div. 4C.3 (Bicycle Parking)*.

D. Measurement

[None]

E. Relief

1. An alternative to medium project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any medium project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any medium project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.2. (Medium Prcjects)*. In granting such an exemption, the City Council shall make the following findings:

   a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and

   b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

SEC. 4C.5.3. LARGE PROJECTS

A. Intent

To alter travel behavior through programs of incentives, services, and policies appropriate for large projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. Applicability

Large projects transportation demand management standards apply to new construction or additions adding more than 100,000 square feet of non-residential floor area.

C. Standards

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair the following trip reduction features:

1. All trip reduction features required for small projects *(Sec. 4C.5.1.)*.
2. All trip reduction features required f or medium projects *(Sec. 4C.5.2.)*.
3. A safe and convenient area in which carpool/vanpool vehicles may load and unload passengers other than in their assigned parking area;
4. Sidewalks or other designated passageways following direct and safe routes from the external pedestrian circulation system to each building in the development;
5. If determined necessary by the City to mitigate the project impact, bus stop improvements shall be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops or planning building entrances, entrances shall be designed to provide safe and efficient access to nearby transit stations/stops;
6. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

D. Measurement

[Reserved]

E. Relief

1. An alternative to large project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any large project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any large project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.3. (Large Prcjects)*. In granting such an exemption, the City Council shall make the following findings:

   a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and

   b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

F. Monitoring

LADOT shall be responsible for monitoring the owner/applicant's continual implementation and maintenance of the project trip reduction features required by this ordinance.

DIV. 4C.6. PLANTS

SEC. 4C.6.1. PROTECTED VEGETATION

Provisions for protected vegetation are outlined in *LAMC Sec. 46.02. (Requirements for Public Works Permits to Relocate of Remove Protected Trees and Shrubs)* and *Sec. 11.1.3.P. (Protected Vegetation Regulations)*.

SEC. 4C.6.2. REQUIRED TREES

A. Intent

To maintain and increase the City's tree canopy, reduce consumption of electricity, improve air quality, promote infiltration of stormwater runoff, offset urban heat island effect, mitigate noise pollution, sequester carbon and support urban biodiversity.

B. Applicability

Any new construction or site modification shall comply with the required tree standards.

C. Standards

1. One *large species tree (Sec. 4C.4.4.C.3.a.i.a.)* or two *small species trees (Sec. 4C.4.4.C.3.a.i.b.)* shall be planted for every 4,000 square feet of total floor area constructed on a lot. For each additional 4,000 square feet of floor area, one additional one large species tree or two small species trees shall be required. However, no less than one *large species tree (Sec. 4C.4.4.C.3.a.i.a.)* or two *small species trees (Sec. 4C.4.4.C.3.a.i.b.)* shall be planted on every lot.

2. One large species tree or two small species trees shall be planted for each 500 square feet of total required on-site planting area.

3. One small tree planted in a pedestrian amenity space or public amenity space is permitted in lieu of two small trees. One large tree planted in a pedestrian amenity space or public amenity space is permitted in lieu of large trees.

4. Required trees shall be planted either on-site, in a common area accessible to multiple lots from a shared pedestrian accessway, or in the abutting parkway. Trees planted in the parkway require approval from the Board of Public Works or its designee per *LAMC Sec. 63.169 (Permit Required to Plant Streets)*.

5. When calculating the total number of required trees results in the requirement of a fraction of a tree, any fraction up to and including one-half may be disregarded and any fraction over one-half will require one additional tree.

6. Trees provided to comply with other standards, including *Sec. 4C.4.4. (Parking Lot Design)*, *Sec. 4C.6.4. (Planting Areas)*, *Div. 4C.8. (Screening)*, *Sec. 3C.4.2.E.2. (Ground Story Inactive Wall Treatment Options)*, *Sec. 3C.4.2.E.3. (Foundation Inactive Wall Treatment Options)*, and *Sec.*

8.3.2.A.3. (Freeway Screening), may also be counted toward compliance with required trees standards. Additional trees beyond the minimum number required to comply with this section, *required trees (Sec. 4C.6.2.)*, may be required to comply with other standards.

7. All required trees shall be planted in accordance with the plant design and installation standards outlined in *Sec. 4C.6.4. (Plant Design & Installation)*.

D. Measurements

1. For measuring floor area see *Sec. 14.1.7 (Floor Area)*.
2. For large tree measurements see *Sec. 4C.4.4.C.3 (Tree Types)*.
3. For small tree measurements see *Sec. 4C.4.4.C.3 (Tree Types)*.
4. For measurement of caliper see *Sec. 4C.4.4.D.10. (Caliper)*.
5. For measurement of container size see *Sec. 4C.4.4.D.9. (Container Size)*.

E. Relief

1. An alternative to tree planting standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A Director's Determination may be requested to plant a required tree off-site on private property (with prior approval of the property owner) or along public streets (with the prior approval of the Board of Public Works or its designee) within one mile of the lot of the project, or pay an in-lieu fee in accordance with *LAMC Sec. 62.177 (Establishment of Tree Replacement and Planting In-Lieu Fee)* instead of planting a required tree. In order to approve the Director's Determination, the Director of Planning shall make the supplemental finding that required trees cannot feasibly be planted on-site or in the abutting parkway.
3. A deviation from any tree requirement standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.6.3. STREETSCAPE

[RESERVED]

SEC. 4C.6.4. PLANT DESIGN & INSTALLATION

A. Intent

To provide the necessary elements to support a healthy urban ecological system.

B. Applicability

1. All plants shall comply with plant design and installation standards unless otherwise specified.
2. Where standards are specified as applying only to required plants, these standards do not apply to plants which are not required by this Zoning Code (Chapter 1A).

C. Standards

1. General

a. No invasive species may be planted in the city of Los Angeles. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (https://www.cal-ipc.org/plants/inventory/)

b. Plants shall not interfere with visibility at intersections and driveways per *LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility)*.

c. No plant identified by the Los Angeles Fire Department as a prohibited flammable plant species is allowed in a Very High Fire Severity Hazard Zone, as established in *LAMC Sec. 57.4908.1 (Very High Fire Severity Zone Established)*.

d. No artificial plants, trees, or other plants may be installed as required planting.

e. Required planting located on a lot identified as being within a targeted planting area established by the *Targeted Planting Map (Sec. 1.4.5.)* shall meet the requirements outlined in the targeted planting list for the applicable targeted planting area.

f. Projects with planting areas may be subject to water efficiency standards according to *LAMC Sec. 99.04.304 (Outdoor Water Use)* and *LAMC Sec. 99.05.304 (Outdoor Water Use)*.

g. Projects with planting areas may be subject to *LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)*.

2. Planting Areas

An area on a lot designated and designed for plants.

a. General

i. Area that includes structures, foundation walls, footings or flatwork shall not count toward any planting area requirement with the following exceptions:

a) Planters located within 10 feet of a building that are used to meet *LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)* may count toward required planting area.

b) Planters located on or above a structure (examples include: roofs, terraces, bridges, balconies, and above or below ground parking structures) may count toward required planting area.

ii. Where planters are allowed to count toward planting area (See *Sec. 4C.6.4.C.2.a.i.*), planters shall not be more than 4 feet in height, measured from finished grade.

iii. Where planters are allowed to count toward planting area (See *Sec. 4C.6.4.C.2.a.i.*), planters located within 5 feet of the public right-of-way, and located entirely below the top of the ground story, shall not have facing the public right-of-way.

iv. Planting areas shall include an automatic irrigation system in compliance with *LAMC Sec. 99.04.304 (Outdoor Water Use)*.

v. Planting areas shall have no horizontal dimension less than 3 feet.

vi. Planting areas shall have a minimum plant coverage of 75 percent.

vii. All plants required to meet the minimum plant coverage standard shall meet the applicable plant type planting specification standards in *Sec. 4C.6.4.C.3.(Plant Type)*. When *rooftop planting area standards (Sec. 4C.6.4.C.2.b.)* apply and conflict with the plant type planting specifications, rooftop planting area standards supersede.

viii. Planting areas shall include at least the minimum number of trees as specified in *Sec. 4C.6.2.C.3. (Standards)*.

b. Rooftop Planting Areas

Plants provided on or over a built structure, including but not limited to, a roof, a bridge, a balcony or a parking structure, shall comply with the following standards:

i. Where rooftop planting area standards conflict with plant type planting hole standards *(Sec. 4C.6.4.C.3.)*, rooftop planting area standards supersede.

ii. Minimum soil depth or soil volume for required plants, is as follows:

TREES		
Height at Maturity	Soil Volume (min)	Soil Depth (min)
15' to 19'	220 ft3	36"
20' to 24'	400 ft3	36"
25' to 29'	620 ft3	42"
30' to 34'	900 ft3	42"
35' to 39'	1,200 ft3	42"
40' or more	1,600 ft3	48"

OTHER PLANTS	
Height at Maturity	Soil Depth (min)
<5.9"	12"
6" to 11"	18"
1' to 7'	24"
8' to 14'	30"
15' to 24'	36"
25' or more	42"

iii. All large species trees shall be setback from the edge of the roof a minimum of two-thirds the mature height of the tree measured perpendicularly from the edge of the roof to the center of the tree trunk. The required setback may be reduced by an amount equivalent to the height of a guard rail or wall that is provided along the perimeter of the roof edge. The guard rail or wall height is measured vertically from the top of the rootflair to the topmost point of the wall or guardrail.

iv. All rooftop gardens and landscapes, occupied or unoccupied, shall comply with *LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs)*.

3. Plant Type

a. Trees

i. i. General

a) Palms and bamboo do not count as required trees, with the exception of existing palm trees located on a lot identified as being within a targeted planting area established by the Targeted Planting Map (*Sec. 1.4.5.*). In these targeted planting areas, existing palms may count as a required tree provided that the specific palm tree species meets the requirements outlined in the targeted planting list for the applicable targeted planting area.

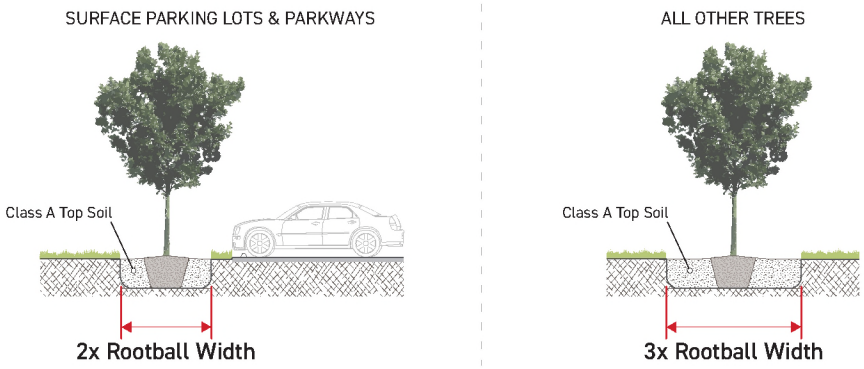
b) Existing trees count toward the minimum tree requirement based on tree type (large species or small species) in accordance with *Sec. 4C.6.4.C.3.a. (Tree Types)*, provided each tree is healthy and has a minimum 1 inch caliper, and meets all other applicable standards. An existing significant tree is permitted in lieu of two large species trees or four small species trees.

ii. Tree Types

a) Large species tree shall have a minimum height of 30 feet at maturity.

b) Small species tree shall have a height at maturity between 15 and 30 feet.

iii. Planting Specifications



All trees that are provided in order to comply with a standard in this Zoning Code (Chapter 1A) and and their planting holes shall meet the following standards:

a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.

b) For trees located in surface parking lots and parkways, planting holes shall be a minimum width of 2 times the width of the rootball

c) For all other trees, planting holes shall be a minimum width of 3 times the width of the rootball.

d) Planting holes shall be no deeper than the height of the rootball.

e) Planting hole shall be backfilled with class A top soil or native variety.

f) Backfill soil shall be compacted to no more than 70%.

g) Soil beneath the rootball shall be compacted to at least 90%.

h) No other plants may be planted within 2 feet of a tree, measured from the center of the tree trunk.

i) All required trees, shall have a minimum 15 gallon container size and a minimum caliper of 1 inch at the time of planting or as specified by *ASNS (American Standard for Nursery Stock)*.

b. Screening Plants

i. General

a) Required screening plants shall be perennial including, shrubs, vines, succulents, grasses and ferns.

b) Required screening plants shall have a minimum height at maturity of 3 feet.

ii. Planting Specifications

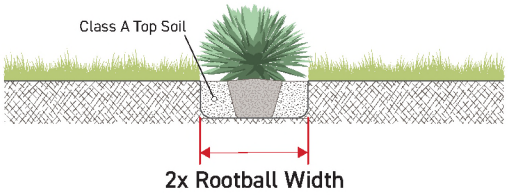
All screening plants and their planting holes provided to meet a screening requirement shall meet the following standards:

a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.

b) Planting holes shall have a minimum width of 2 times the width of the rootball.

c) Planting holes shall be no deeper than the height of the rootball.

d) Planting holes shall be backfilled with Class A top soil or native variety.



e) Required screening plants shall have a minimum height of 18 inches at time of planting.

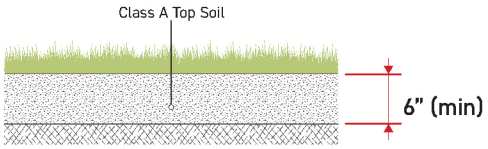
c. Groundcover & Turf Plants

Turf plants such as sodded or seeded grass areas provided to meet a planting requirement shall meet the following standards:

i. Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.

ii. Minimum top soil depth of 6 inches.

iii. Top soil shall be Class A top soil or native variety.



d. Hedges

i. General

a) Hedges include all shrubs planted closer than 1/2 of their height at maturity from another shrub or tree and all trees planted closer than 1/2 of their canopy diameter at maturity from another tree.

b) Trees planted at least 3 feet apart having no branches a minimum of six feet from surrounding grade are not considered a hedge and are not regulated by maximum hedge standards.

ii. Planting Specifications

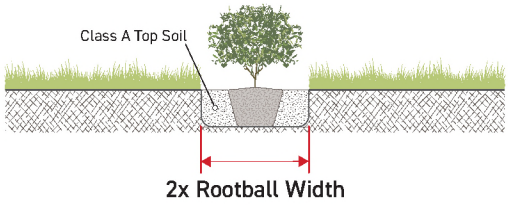
Shrubs and their planting holes provided as part of a hedge shall meet the following standards:

a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.

b) Planting holes shall have a minimum width of 2 times the width of the rootball.

c) Planting holes shall be no deeper than the height of the rootball.

d) Planting holes shall be backfilled with Class A top soil or native variety.



e. Living Walls

Living walls provided to meet a standard shall meet the following standards:

i. Permanently attached to the exterior of a building or structure.

ii. Automatic irrigation system permanently integrated into the assembly in compliance with *LAMC Sec 99.04.304 (Outdoor Water Use)*.

iii. Growing medium shall be permanently integrated into the assembly while retaining the ability to remove, replace and maintain the plants and growing medium.

iv. Minimum soil depth of 4 inches of Class A top soil or native variety

v. Minimum 75 percent plant coverage at maturity, measured vertically.

vi. For living walls adjacent to the public right-of-way, plants shall be maintained so as not to obstruct the public right-of-way.

f. All Other Plants

All plants, other than living walls, hedges, groundcover and turf plants, screening plants and trees provided to meet a planting requirement shall meet the following standards:

i. Located within in a planting area meeting *Sec. 4C.4.4.C.2 (Planting Areas)*.

ii. Planting holes shall have a minimum width of 2 times the width of the rootball.

iii. Planting holes shall be no deeper than the height of the rootball.

iv. Planting holes shall be backfilled with Class A top soil or native variety.

4. Maintenance

a. All required plants shall be maintained in good and healthy condition.

b. All required plants shall be allowed to reach and be maintained at no less than the anticipated spread at maturity or canopy diameter and the anticipated height at maturity.

c. Landscape and screening areas shall be kept free of weeds and trash.

d. "Topping," defined as removal of more than 1/3 of the leaves and branches of a tree as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited, except as required by a City department, utility, or other government agency.

D. Measurement

1. Planting Area Width

Planting area width is measured as the narrowest horizontal dimension from one edge of an area complying with *Sec. 4C.4.4.C.2 (Planting Areas)* to the opposite edge.

2. Plant Coverage

Plant coverage is measured as the cumulative area of a planting area covered by plants divided by the total planting area.

a. Trees count as plant coverage only for the portion of a planting area within 2 feet of a tree, measured as a circle, centered on the trunk of the tree, with a radius of 2 feet.

b. All other plants count as plant coverage for 70% of the plant's anticipated *canopy diameter or spread at maturity (Sec. 4C.4.4.D.7.)*.

3. Canopy Diameter, Spread, and Height at Maturity

Canopy diameter at maturity, spread at maturity and height at maturity shall be specified in Landscape Plants for California Gardens, or other locally calibrated and professionally recognized source.

4. Soil Depth

Soil depth is measured as the shortest vertical dimension of growing medium provided, for all portions of a planting area.

5. Soil Volume

Soil volume is measured as the total volume of growing medium provided. Drainage layers and other elements located within a container or planter that are not growing medium are not included in the calculation of soil volume.

6. Rootball Depth

Depth of the rootball is measured from the root flare to the bottom of the root mass or bottom of the container.

7. Rootball Width

Width of the rootball is measured as the shortest horizontal dimension of the root mass or container from one end to the opposite end.

8. Height at Planting

a. Height at planting is measured from the root flare.

b. For evergreens, height at planting is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.

c. For deciduous shrubs, height at planting is measured vertically to the top of the shortest of all canes.

d. For all other plants, height at planting is measured vertically to the highest point of the plant.

9. Container Size

a. Container Size is measured in accordance with the American Standard for Nursery Stock (ASNS).

b. When a minimum container size is indicated by a standard, all equivalent or greater container sizes are also requested in accordance with ASNS Container class volume ranges.

10. Caliper

a. For fruit trees, small fruits, understock and seedling trees and shrubs, caliper measurement shall be taken at the root collar or at the other points expressly described in the applicable Sections of the American Standard for Nursery Stock.

b. Caliper for trees with multiple stems is measured as one-half the sum of the calipers of the three largest trunks.

c. For all other plants, caliper measurement shall be taken six inches above the root collar.

11. Height at Maturity

a. Height at maturity is measured from the root flare.

b. For evergreens, height at maturity is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.

c. For deciduous shrubs, height at maturity is measured vertically to the top of the shortest of all canes.

d. For all other plants, height at maturity is measured vertically to the highest point of the plant.

E. Relief

1. An alternative to plant design and installation standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any plant design and installation dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.

3. A deviation from any plant design and installation standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.7. FENCES & WALLS

SEC. 4C.7.1. FRONTAGE YARD FENCES & WALLS

For fences, walls, and hedges allowed in a frontage yard, see *Sec. 3C.3.2. (Frontage Yard Fences & Walls)*.

SEC. 4C.7.2. SIDE/REAR YARD FENCES & WALLS

A. Intent

To provide security and privacy for private ground story uses facing side and rear yards in a manner appropriate to context.

B. Applicability

All walls, fences and hedges located in a rear or side yard. See *Sec. 14.1.15. (Yards)*, excluding retaining walls. Retaining walls shall meet the standards of *Sec. 4C.10.2. (Retaining Walls)*.

C. Standards

1. Where a required *frontage screen (Sec. 4C.8.1.)* or *transition screen (Sec. 4C.8.2.)* includes a wall or fence with a minimum height that exceeds the maximum height established by Sec 4C.7.2.C.2. below, the maximum fence and wall height shall be 2 feet greater than the minimum fence and wall height specified by the required frontage or transition screen.

2. Side and rear yard fences, walls and hedges shall be no taller than specified in the following table:

SIDE/REAR YARD FENCE & WALL HEIGHT	
Use Districts	Height (Max)
Open Space	8'
Agricultural	8'
Residential	8'
Residential Mixed	8'
Commercial Mixed	8'
Commercial	None*
Industrial Mixed	8'
Industrial	None*
Public	None*

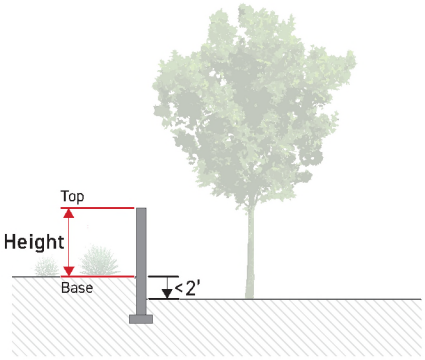
* A *class 1 conditional use permit (Sec. 13B.2.1.)* is required for fences and walls exceeding 8 feet in height or the maximum height established by *Sec 4C.7.2.C.1* above where they are adjacent to a lot zoned with a Use District other than a Commercial, Industrial, or Public Use District.

3. All fences and walls provided shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*.

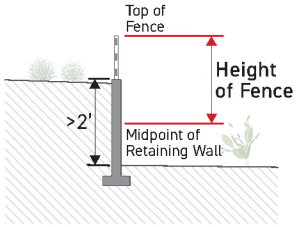
4. All hedges provided shall comply with *Sec. 4C.4.4. (Plant Design & Installation)*.

D. Measurement

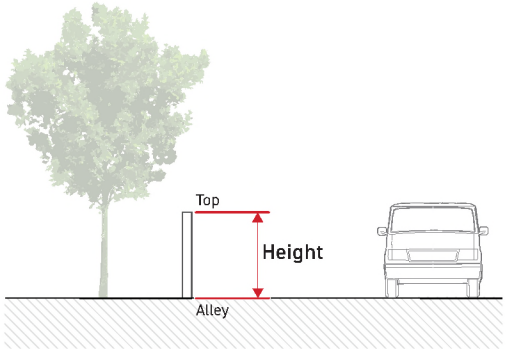
1. Where the difference in finished grade on either side of a fence or wall is less than 2 feet, height is measured from finished grade at the base of the wall or fence on the side with the highest finished grade. Finished grade on either side of a fence or wall is measured as the highest and lowest finished grade within 3 feet of the fence or wall.



2. Where the difference in finished grade on either side of a fence or wall is 2 feet or greater, height is measured from the top of the wall or fence to the average of the finished grades on either side of the fence or wall. Finished grade on either side of a fence or wall is measured as the highest and lowest finished grade within 3 feet of the fence or wall.



3. Fences and walls located in a rear yard or side yard adjacent to an alley are measured vertically from the nearest surface of the adjacent alley, to the topmost point of the wall or fence.



E. Relief

1. An alternative to side/rear yard fences and walls standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any side/rear yard fences and walls dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Aqjustment)*.
3. A deviation from any side/rear yard fences and walls standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.7.3. FENCE/WALL DESIGN & INSTALLATION

A. Intent

To allow for needed security and privacy while preventing looming, and ensuring adequate access to light and air for abutting properties.

B. Applicability

All fences, walls and hedges provided on a lot shall comply with fence/wall design and installation standards unless otherwise specified.

C. Standards

1. General

a. No wall or fence may be constructed of tires, junk, leaves or other discarded materials.

b. Fences and walls shall not interfere with visibility at intersections and driveways see *LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility)*.

2. Maintenance

Walls and fences shall be maintained in good repair and shall be kept vertical, structurally sound and protected from deterioration.

D. Measurement

[Reserved]

E. Relief

1. An alternative to fence/wall design and installation standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any fence/wall design and installation dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any fence/wall design and installation standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.8. SCREENING

SEC. 4C.8.1. FRONTAGE SCREENS

A device or combination of elements along a frontage lot line that conceals, obstructs or protects the public realm from adjacent uses*, activities, or site elements*.

A. Intent

To mitigate negative impacts from subject uses*, activities, or site elements* with significant impacts on the public realm, promoting visual interest and increasing comfort for users of the public realm.

B. Applicability

Frontage screen standards are applicable when required by the applied *Use District (Part 5B)*, *Sec. 4C.2.2. (Motor Vehicle Use Area Design)*, *Sec. 4C.2.2.C.2. (Drive-Through Facilities)*, *Sec. 4C.2.2.C.3. (Freight Loading Areas)*, *Sec. 4C.4.4. (Parking Lot Design)* or *Sec. 4C.4.4. (Parking Structure Design)*.

C. Standards

1. General

a. Required frontage screens shall be located between the use, area, or site element subject to screening requirements and all frontage lot lines. Any wall and planting area required by the frontage screen type shall be continuous with the following exceptions:

i. Openings in a required frontage screen accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the frontage screen accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed driveway width.

ii. Openings in a required frontage screen accommodating automobile access are allowed for a width no greater than the maximum allowed driveway width allowed by the applied *Development Standards District (Part 4B)*.

iii. For portions of frontage lot lines where a building of no less that 10 feet in height is located between the frontage lot line and the use use, area, or site element subject to frontage screening requirements, no wall is required as part of the frontage screen, provided that the building is contiguous with the required wall.

b. Required frontage screens including their sub-grade elements, such as footings or foundations, shall be located entirely on-site.

c. Where there are overlapping frontage screen requirements, the screen type with the highest minimum fence or wall shall apply. Where none of the required screen types have a fence or wall requirement, the screen type with the widest required planting area shall apply.

d. Where a required frontage screen includes a wall, the wall may only be located in the frontage yard if the wall complies with the allowed frontage yard fence and wall standards specified by the applied *Frontage District (Part 3B)*. Uses, activities, or site elements subject to frontage screening requirements shall not be located in a frontage yard if the required minimum wall height specified by the frontage screen exceeds the maximum height of allowed frontage yard fences and walls as specified by the *Frontage District (Part 3B)*.

e. Where a required frontage screen includes a wall with a minimum height that exceeds the maximum height allowed in the rear or side yard *(See Sec 4C.7.2.C.2.)*, the maximum wall height shall be 2 feet greater than the minimum wall height specified by the frontage screen.

f. All walls provided in a frontage screen shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*.

g. All plants provided in a frontage screen shall comply with *Sec. 4C.4.4. (Plant Design and Installation)*.

h. Maximum wall and fence height is regulated by *Sec. 4C.7.1. (Frontage Yard Fences & Walls)* and *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.

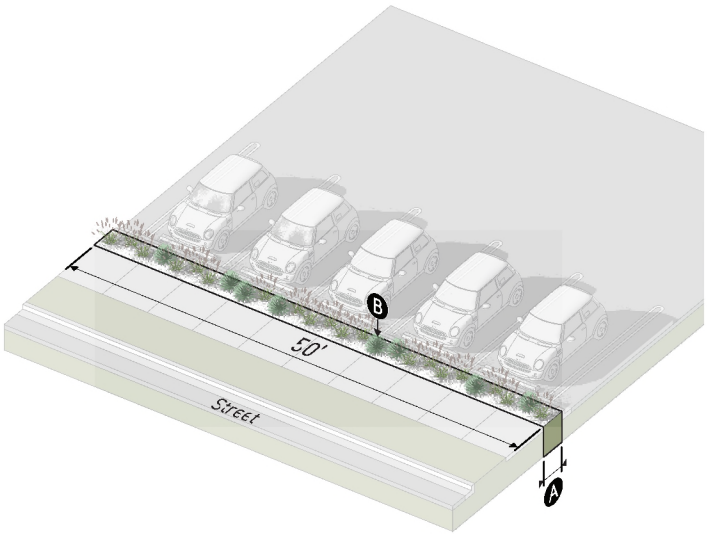
i. Walls provided to meet the standards of Frontage Screen 4 and 5 shall not include chain link, barbed wire, or concertina.

2. Frontage Screen Types

Packages of standards for required frontage screen

a. F-Screen 1

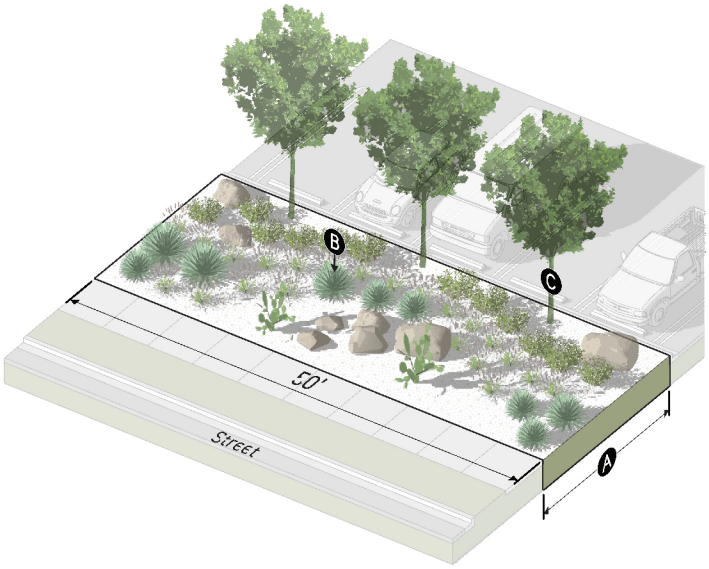
Intended for screening motor vehicle use areas that face a frontage lot line, including vehicle display areas.



PLANTING AREA	Sec. 4C.8.1.D.
A Width (min)	3'
B **Screening Plants** (min per 50')	20
WALLS	*Sec. 4C.8.1.D.*
Height	n/a
Opacity	n/a

b. F-Screen 2

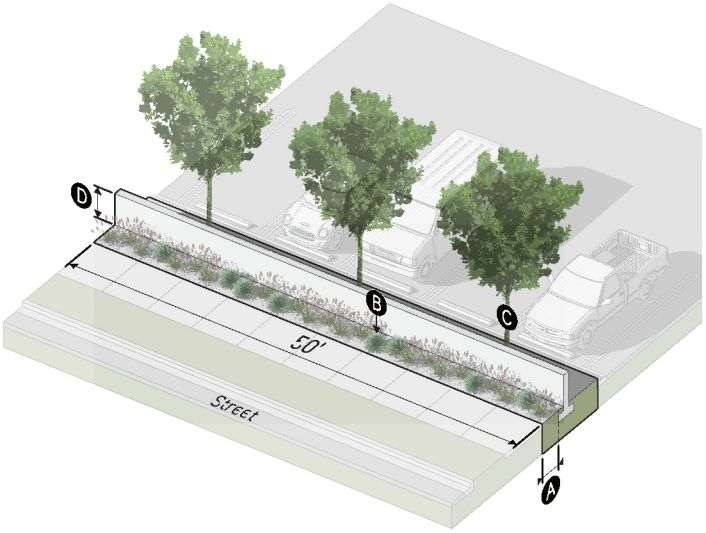
Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.



PLANTING AREA	Sec. 4C.8.1.D.
A Width (min)	15'
B **Screening Plants** (min per 50')	45
C **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.1.D.*
Height	n/a
Opacity	n/a

c. F-Screen 3

Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.

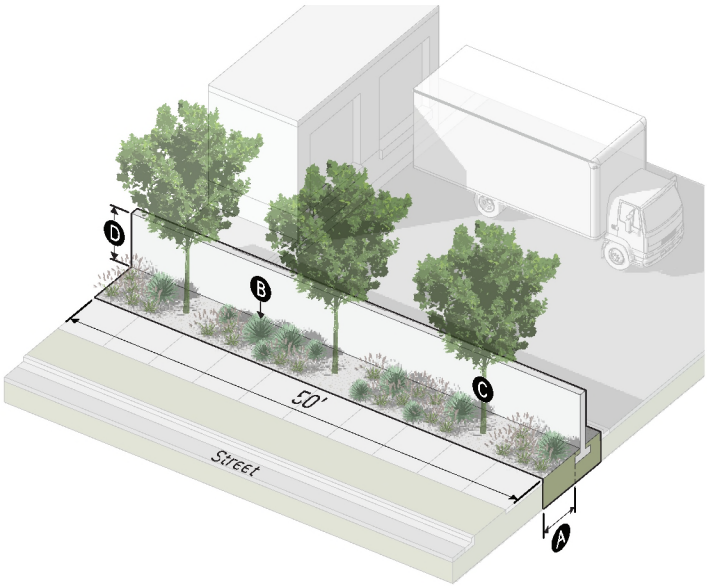


PLANTING AREA	*Sec. 4C.8.1.D.*
Ⓐ **Width** (min)*	3'
Ⓑ **Screening Plants** (min per 50')	20
Ⓒ **Large Species Trees** (min per 50')*	3
WALLS	*Sec. 4C.8.1.D.*
Ⓓ **Height** (min)	3.5'
Opacity	
Below 3.5' (min)	90%
3.5' and above (max)	50%

* Additional planting area may be required to accommodate large species trees.

d. F-Screen 4

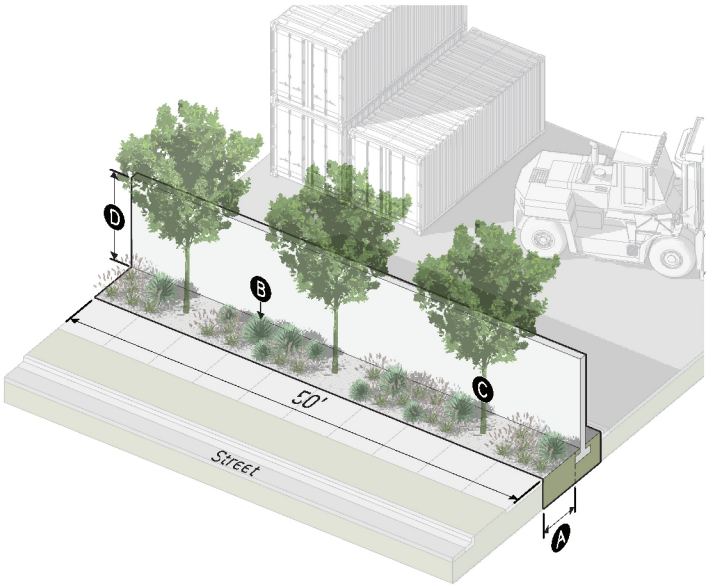
Intended for screening outdoor areas associated with moderate-impact uses that face a frontage lot line.



PLANTING AREA	*Sec. 4C.8.1.D.*
Ⓐ **Width** (min)	5'
Ⓑ **Screening Plants** (min per 50')	30
Ⓒ **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.1.D.*
Ⓓ **Height** (min)	6'
Opacity	
Below 6' (min)	100%
6' and above (max)	50%

e. F-Screen 5

Intended for screening outdoor areas associated with high-impact uses that face a frontage lot line.



PLANTING AREA	*Sec. 4C.8.1.D.*
A **Width** (min)	5'
B **Screening Plants** (min per 50')	30
C **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.1.D.*
D **Height** (min)	10'
Opacity	
Below 10' (min)	100%
10' and above (max)	100%

D. Measurement

1. Planting Area

a. Width

For measuring planting area width see *Sec. 4C.4.4.D.1 (Planting Area Width)*.

b. Frequency

For measuring frequency, for example 5 per 50', see *Sec. 14.1.8. (Frequency)*.

c. Screening Plants

For screening plant standards see *Sec. 4C.4.4.C.3.b. (Screening Plants)*.

d. Large Species Trees

For large tree standards see *Sec. 4C.4.4.C.3.a.i (Tree Type- Large Tree)*.

2. Walls

a. Height

Frontage screen wall height is measured for the portion of the wall constructed of concrete or masonry that has a minimum thickness of 8 inches and meets the minimum opacity specified by the *Frontage screen type (4C.8.1.C.2.)*. For measuring wall height in a rear yard or side yard, see *Sec. 4C.7.2.D. (Fence and Wall Height)*. For measuring wall height in a frontage yard *see Sec. 3C.3.2.D.2 (Fence and Wall Height)*.

b. Opacity

For measuring opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to frontage screen standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any frontage screen dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any frontage screen standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.2. TRANSITION SCREENS

A device or combination of elements along a common lot line that conceals, obstructs or protects abutting lots from impactful uses, activities, or site elements.

A. Intent

To mitigate negative impacts from subject uses , *activities, or site elements* on adjacent uses, promoting visual interest and increasing comfort for users of the subject lot, the public realm and adjacent lots.

B. Applicability

Transition screen standards are applicable when required by the applied *Use District (Part 5B), Sec. 4C.2.2. (Motor Vehicle Use Area Design), Sec. 4C.2.2.C.2. (Drive-Through Facilities), Sec. 4C.2.2.C.3. (Freight Loading Areas), Sec. 4C.4.4. (Parking Lot Design), Sec. 4C.4.4. (Parking Structure Design), Sec. 4C.8.2.C.2.a. (Freeway Screening)*, or *Sec. 8.3.2.A.3. (Freeway Screening)*.

C. Standards

1. General

a. Required transition screens shall be located between the use, area, or site element subject to screening requirements and all common lot lines. Any walls and planting areas required by the transition screen type shall be continuous with the following exceptions:

i. Openings in a required transition screen accommodating pedestrian accessways are allowed for a width no greater than 6 feet in width for each individual pedestrian accessway.

ii. For portions of common lot lines where a building of no less that 10 feet in height is located between the common lot line and the use, area, or site element subject to transition screen requirements, no wall is required as part of the transition screen, provided that the building is contiguous with the required wall.

b. Required transition screens including their sub-grade elements, such as footings or foundation, shall be located entirely on-site.

c. Where there are overlapping transition screen requirements, the screen with the highest minimum wall shall apply. Where none of the required screen types have a fence or wall requirement, the screen type with the widest required planting area shall apply.

d. Where a required transition screen includes a wall, the wall may only be located in the frontage yard if the wall complies with the allowed frontage yard fence and wall standards specified by the applied *Frontage District (Part 3B)*. Uses, activities, or site elements subject to screening requirements shall not be located in a frontage yard if the required minimum wall height specified by the transition screen exceeds the maximum height of allowed frontage yard fences and walls as specified by the *Frontage District (Part 3B)*.

e. Where a required transition screen includes a wall with a minimum height that exceeds the maximum height allowed in the rear or side yard *(See Sec 4C.7.2.C.2.)*, the maximum wall height shall be 2 feet greater than the minimum wall height specified by the transition screen.

f. All walls provided in a transition screen shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*.

g. All plants provided in a transition screen shall comply with *Sec. 4C.4.4. (Plant Design and Installation)*.

h. Maximum wall and fence height is regulated by *Sec. 4C.7.1. (Frontage Yard Fences & Walls)* and *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.

i. Walls provided to meet the standards of Frontage Screen 4 and 5 shall not include chain link, barbed wire, or concertina.

2. Freeway Screening

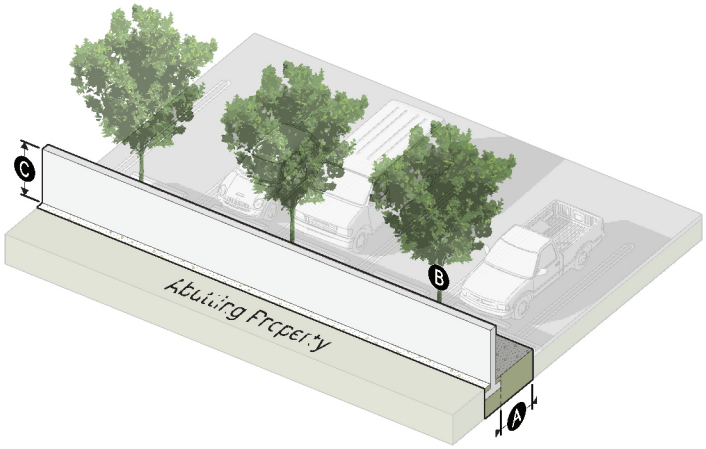
a. Lots abutting a *Freeway (FWY) Special District (Sec. 8.3.2.)* shall provide a *T-3 transition screen (Sec. 4C.8.2.C.2.c.)* for the entire length of any lot line abutting a *Freeway (FWY) Special District*.

b. In *Freeway (FWY) Special Districts (Sec. 8.3.2.), T-3 transition screens (Sec. 4C.8.2.C.2.c.)* shall be provided as according to *Sec. 8.3.2.A.3. (Freeway Screening)*.

3. Transition Screen Types

a. T-Screen 1

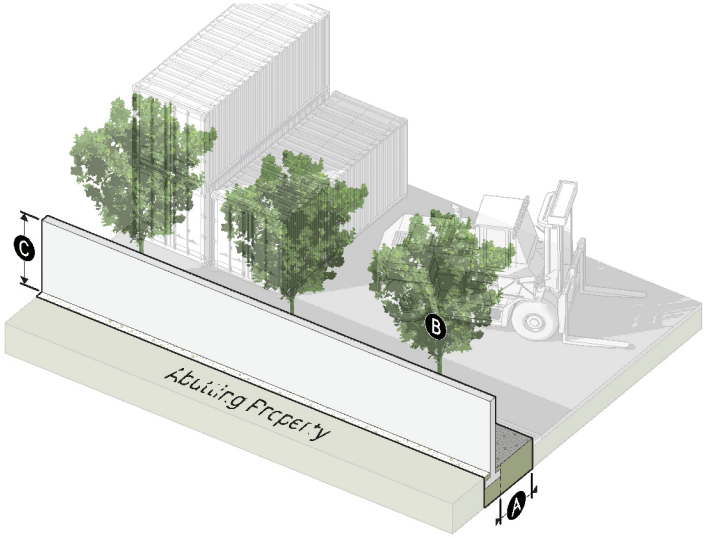
Intended for screening moderate-impact uses from abutting lower-intensity uses.



PLANTING AREA	*Sec. 4C.8.2.D.*
A **Width** (min)	5'
B **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.2.D.*
C **Height** (min)	6'
Opacity	
Below 6' (min)	100%
6' and above (max)	50%

b. T-Screen 2

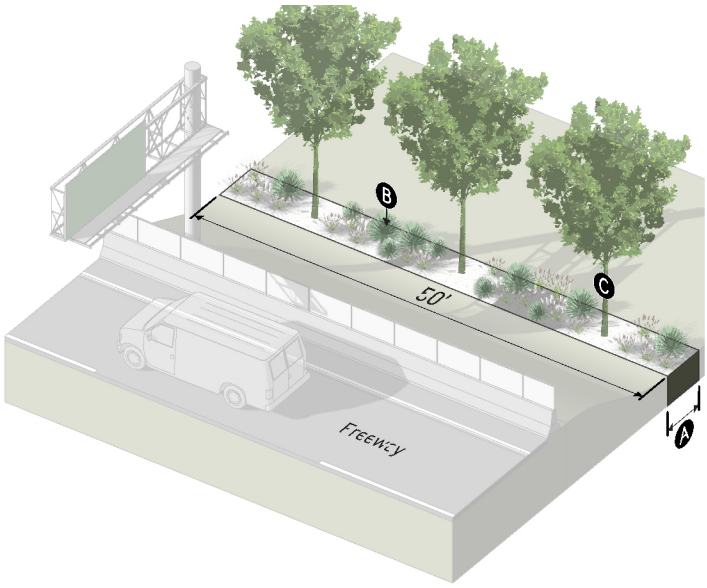
Intended for screening high-impact uses from lower-intensity abutting uses.



PLANTING AREA	*Sec. 4C.8.2.D.*
A **Width** (min)	5'
B **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.2.D.*
C **Height** (min)	10'
Opacity	
Below 10' (min)	100%
10' and above (max)	100%

c. T-Screen 3

Intended for screening uses from adjacent sources of noise pollution and particulate air pollution such as freeways.



PLANTING AREA	Sec. 4C.8.2.D.
Ⓐ **Width** (min)	5'
Ⓑ **Screening Plants** (min per 50')	30
Ⓒ **Large Species Trees** (min per 50')	3
WALLS	**Sec. 4C.8.2.D.**
Height (min)	None

D. Measurement

1. Planting Area

a. Width

For measuring planting area width see *Sec. 4C.4.4.D.1 (Planting Area Width)*.

b. Frequency

For measuring frequency, for example 5 per 50', see *Sec. 14.1.8. (Frequency)*.

c. Screening Plants

For screening plant standards see *Sec. 4C.4.4.C.3.b. (Screening Plants)*.

d. Large Species Trees

For large tree standards see *Sec. 4C.4.4.C.3.a.i (Tree Type- Large Species Tree)*.

2. Walls

a. Height

Transition screen wall height is measured for the portion of the wall constructed of concrete or masonry that has a minimum thickness of 8 inches and meets the minimum opacity specified by the *transition screen type (4C.8.2.C.3.)*. For measuring wall height in a rear yard or side yard, see *Sec. 4C.7.2.D. (Fence and Wall Height)*. For measuring wall height in a frontage yard *see Sec. 3C.3.2.D.2 (Fence and Wall Height)*.

b. Opacity

For measuring opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to transition screen standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any transition screen dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any transition screen standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.3. OUTDOOR STORAGE

Material and equipment, new or used, held outside of a building for future use. Outdoor storage includes the storage of vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles.

A. Intent

To ensure outdoor storage areas are designed in a manner that conceals, obstructs or protects abutting lots from impactful activities associated with outdoor storage.

B. Applicability

Outdoor storage screening standards are applicable where required by an applicable *Part 5B. Use District*. Outdoor storage screening standards do not apply to outdoor storage use areas where they are permitted by the applied *Use District (Part 5B)* but no outdoor storage screen is specified for the use.

C. Standards

1. Location

Outdoor storage and its screening enclosure shall not be located in any of the following locations:

a. In a frontage yard.

b. Closer to any frontage lot line than the frontage lot line setback listed in outdoor storage screen types.

2. Screening Enclosure

a. Outdoor storage areas shall be screened with the outdoor storage screening type specified by the applicable *Use District (Part 5B.)*.

b. Necessary gates provided in the screening structure shall meet the standards of the specified outdoor storage screening type in addition to the following standards:

i. Shall have a height of no less than the minimum required fence or wall height.

ii. Where a screening structure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

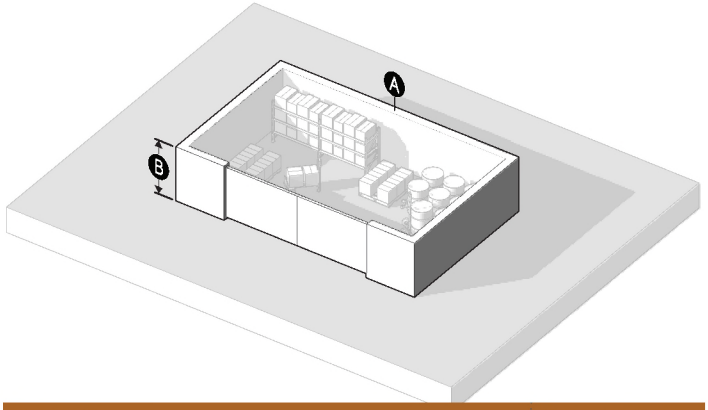
c. No material or equipment shall be stored to a height greater than the height of the enclosing wall or fence.

d. All provided fences and walls shall comply with *Sec 4C.7.3 (Fence/Wall Design and Installation)*.

3. Outdoor Storage Screening Types

a. S-Screen 1

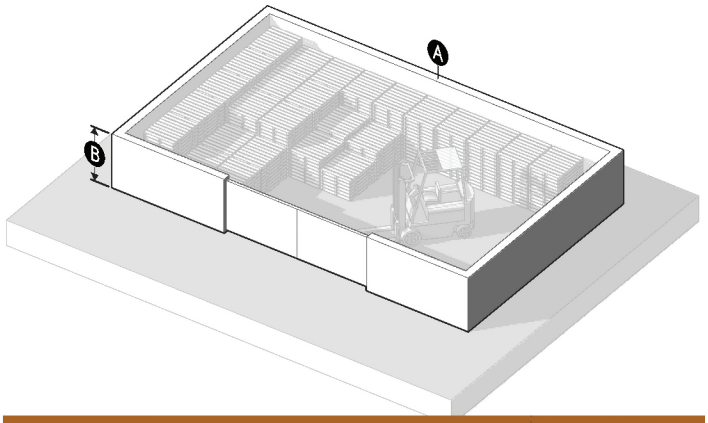
Applicable as required by *Article 5. (Use)*.



SITING	*Sec. 4C.8.3.D.*
Frontage lot line setback (min)	60'
Area (max)	3000 SF
FENCES & WALLS	*Sec. 4C.8.3.D.*
A **Enclosure** (min)	100%
B **Height** (min)	6'
Opacity (min)	90%

b. S-Screen 2

Applicable as required by *Article 5. (Use)*.



SITING	*Sec. 4C.8.3.D.*
Frontage lot line setback (min)	n/a
Area (max)	n/a
FENCES & WALLS	*Sec. 4C.8.3.D.*
A **Enclosure** (min)	100%
B **Height** (min)	6'
Opacity (min)	90%

D. Measurement

1. Siting

a. For frontage yard designation see *Sec. 14.1.20.G. (Frontage Yard)*.

b. Frontage lot line setbacks are measured perpendicular from all frontage lot lines toward the interior of the lot

c. For lot line designation see *Sec. 14.1.12. (Lot Line Determination)*.

d. For measurement of outdoor storage area, the area of an outdoor storage space is measured as all portions of a lot used for outdoor storage uses and enclosed by a screening structure. The area does not include the screening structure.

2. Fences and Walls

a. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

b. For measurement of fence or wall height see *Sec. 4C.7.1.D.2. (Fence and Wall Height)*.

c. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to outdoor storage screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any outdoor storage screen type dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.

3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.9. GRADING & RETAINING WALLS

SEC. 4C.9.1. GRADING & HAULING

[Reserved]

SEC. 4C.9.2. RETAINING WALLS

A freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building.

A. Intent

To prevent retaining walls which loom over neighboring properties and public right-of-ways in our Hillside Areas and improve the aesthetic quality of large retaining walls.

B. Applicability

This Section applies to retaining walls that meet all of the following criteria:

1. Located in an Agricultural or Residential Use District;

2. Located on land designated as a Hillside Area; and

3. Located on a lot developed or to be developed with dwelling units.

C. Standards

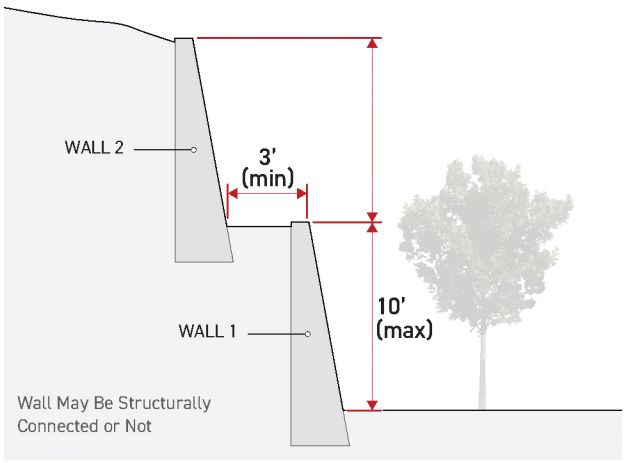
1. General

A maximum of one free-standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet. However, as shown in the diagram below, a maximum of two vertical or approximately vertical walls or portions of a wall can be built if they comply with all of the following standards:

a. The minimum horizontal distance between the two walls is three feet,

b. Neither of the two walls exceed a height of 10 feet, and

c. In no case shall the height of a wall located in a yard exceed the maximum height specified by the frontage yard fence and wall type *(Sec. 4C.7.1.C.2.)* allowed in the applied Frontage District, except as allowed in Sec. *4C.7.2. (Side/Rear Yard Fences & Walls)*.



2. Landscaping

All retaining walls of 8 feet or greater in height shall be landscaped so as to be completely hidden from view and in accordance with any plant standards in Div 4C.6 (Plants), and fences and wall standards in Div. 4C.7. (Fences and Walls).

D. Measurement

The height of retaining walls is measured from the top of the wall to the lower side of the adjacent ground elevation.

E. Exceptions

1. Exception for Public Agency Projects

This Section does not apply to projects undertaken by a public agency.

2. Exception for Retaining Walls Required by Building and Safety

The provisions of this subdivision do not apply to any retaining wall built to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition.

F. Relief

The Zoning Administrator may approve retaining walls that exceed the heights or the maximum number allowed in *Sec. 4C.9.2.C. (Standards)* pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*.

DIV. 4C.10. OUTDOOR LIGHTING & GLARE

SEC. 4C.10.1. OUTDOOR LIGHTING

A. Intent

Minimize light trespass and provide lighting standards to support a variety of environments.

B. Applicability

1. All exterior luminaires and luminaires located within parking structures shall meet the requirements of Section 4C.10.1.C.1 (Light Trespass).

2. Any new exterior luminaire shall meet the requirements of Section 4C.10.1.C.2 (Lighting Quantity).

C. Standards

1. Light Trespass

a. Outdoor luminaires that have the ability to be redirected, shall be directed away from adjacent lots to minimize light trespass onto adjacent properties.

b. No person shall construct, establish, create, or maintain any stationary exterior light source that may cause light trespass onto adjacent properties exceeding the following amounts:

i. From any lot onto a lot zoned with a Residential or Residential-Mixed Use District, the maximum allowable light trespass shall be 0.5 foot-candles (5.38 lux).

ii. From any lot onto a lot zoned with a non-Residential or non-Residential-Mixed Use District, the maximum allowable light trespass shall be 1 foot-candle (10.76 lux).

c. The owner of a lot with any existing light source shall bring such light source into compliance with this section upon receipt of written notice from the Department of Building and Safety.

2. Lighting Quantity

a. All parking areas and garages provided for 3 or more dwelling units shall have an average horizontal illuminance of not less than 0.2 footcandles (2.15 lux), measured from the finished surface of the parking area.

b. Any lot adjacent to a Special River Lot Line according to Sec. 14.1.11.E. (Special Lot Line) must meet the additional standards below:

i. All site and building mounted lighting shall be designed such that it produces a maximum initial luminance value no greater than 0.20 horizontal and vertical footcandles (2.15 lux) at the site boundary and no greater than 0.01 horizontal footcandles (0.11 lux) 15 feet beyond the site.

ii. All low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen fixtures shall be fully shielded in such a manner as to not exceed the limitations in *Sec. 4C.10.1.C.2.a.* above.

iii. All low pressure sodium, high pressure sodium,metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen lighting shall be in a fully shielded luminaire.

3. Pedestrian-Oriented Lighting

The walking surface of spaces required to install pedestrian-oriented lighting shall be illuminated to the following standards:

a. A minimum average horizontal illuminance of 0.75 footcandles.

b. A uniformity ratio of 3:1.

c. Luminaires shall be mounted no more than 15 feet above the walking surface.

D. Measurement

A footcandle is a unit of illuminance. 1 lumen per square foot is equivalent to 1 footcandle, a measurement typically recorded using a light meter.

E. Relief

A deviation from any lighting standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

SEC. 4C.10.2. GLARE

A. Intent

To prevent the generation of high levels of glare and reflected heat resulting in detrimental effects on surrounding properties and the public realm.

B. Applicability

All materials installed on a building facade shall comply with glare standards.

C. Standards

Buildings may not use materials with an external reflectance rating of 30 percent or greater.

D. Measurement

External reflectance values are based on spectrophotometric measurements and energy distribution of solar radiation, and are measured according to the listed specifications for each glass product.

E. Relief

1. An alternative to any glare standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any glare standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

DIV. 4C.11. SIGNS

SEC. 4C.11.1. GENERAL SIGN RULES

A. Intent

The purpose of this Division is to promote public safety and welfare by regulating signs in keeping with the following objectives:

1. That the design, construction, installation, repair and maintenance of signs will not interfere with traffic safety or otherwise endanger public safety.
2. That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.
3. That both the public and sign users will benefit from signs having improved legibility, readability and visibility.
4. That consideration will be given to equalizing the opportunity for messages to be displayed.
5. That adequacy of message opportunity will be available to sign users without dominating the visual appearance of the area.
6. That the regulations will conform to judicial decisions, thereby limiting costly litigation and facilitating enforcement of these regulations.

B. Applicability

1. All exterior signs, window signs, and sign support structures not located entirely in the public right-of-way shall conform to general sign rules.
2. A sign, having no sign face visible from any public or private right-of-way, that is enclosed by permanent, opaque architectural features on the project site, including building walls, freestanding walls, roofs, or overhangs, is not subject to the requirements of this Division except for the general brightness limitation set forth in *Sec. 4C.11.1.C.3. (Sign Illumination Limitations)*.

C. Standards

1. Ideological, Political, and Non-Commercial Messages

No provision of this Division prohibits an ideological, political or other noncommercial message on a sign otherwise permitted by this Division.

2. Sign Height

No sign may be located at a height that exceeds the building height limit specified by the applicable *Form District (Part 2B)*.

3. Sign Illumination Limitations

No sign shall be arranged and illuminated in a manner that will produce a light intensity of greater than 3.0 footcandles above ambient lighting, as measured at the property line. Sign illumination shall also comply with any applicable provision from Sec. 4C.10.1. (Outdoor Lighting).

4. Maintenance

a. Appearance

Every sign shall be maintained in a clean, safe and good working condition, including the replacement of defective parts, defaced or broken faces, lighting and other acts required for the maintenance of the sign. Display surfaces shall be kept neatly painted or posted at all times.

b. Debris Removal

The base of any sign erected on the ground shall be kept clear of weeds, rubbish or other combustible material at all times.

c. Abandoned Signs

Ninety days after the cessation of a business activity, service or product, the related signs shall be removed, or the face of the signs removed and replaced with blank panels, or be painted out.

5. Hazard To Traffic

a. Prohibition

No sign or sign support structure shall be erected, constructed, painted or maintained, and no permit can be issued, if the sign or sign support structure, because of its location, size, nature or type, constitutes a hazard to the safe and efficient operation of vehicles upon a street or a freeway, or creates a condition that endangers the safety of persons or property.

b. Hazard Referral

The Department of Building and Safety will refer the following to LADOT for hazard evaluation and determination prior to the issuance of a building permit:

i. All permit applications for signs that will be visible from and are located within 500 feet of the main traveled roadway of a freeway; and

ii. All other permit applications and any signs that are determined by the Department of Building and Safety to have a potential for hazard.

c. Hazard Determination

LADOT will return to the Department of Building and Safety each application given to it together with a statement of its determination. If LADOT determines that the sign or sign support structure will constitute a hazard, the Department of Building and Safety shall deny the application for permit.

6. Freeway Exposure

a. No person shall erect, construct, install, paint or maintain, and no building or electrical permit can be issued for, any sign or sign support structure within 2,000 feet of a freeway unless the Department of Building and Safety has determined that the sign will not be viewed primarily from a main traveled roadway of a freeway or an on-ramp/off-ramp.

b. The phrase viewed primarily from means that the message may be seen with reasonable clarity for a greater distance by a person traveling on the main traveled roadway of a freeway or on-ramp/off-ramp than by a person traveling on the street adjacent to the sign.

7. Sign Permit Priority Status

a. To maintain location, area, frontage, or spacing status, signs shall be installed within 6 months of issuance of a building permit and prior to expiration of any permit extension granted by the Department of Building and Safety.

b. When more than one permit is issued for a sign or signs on a lot and the more recently issued permit or permits cause such sign or signs to violate this Division, the more recently issued permit or permits are invalid and are subject to revocation. Any prior issued permits remain valid provided that such permits were issued in compliance with this Division.

8. Prohibited Signs

Signs are prohibited if they:

a. Contain obscene matters, as defined in *California Penal Code, Section 311*.

b. Contain or consist of posters, pennants, banners, ribbons, streamers or spinners, except as permitted in *Sec. 4C.11.2 (Temporary Signs)*.

c. Contain flashing, mechanical and strobe lights in conflict with the provisions of *Chapter VIII., Division B, Section 80.08.4 (Flashing Lights – Interference With Traffic Signals)* and *Chapter 9, Article 3, Section 93.0107 (Distracting, Confusing or Nuisance Lighting Viewed From Public Streets, Highways or Other Public Thoroughfares Used by Vehicular Traffic)*.

d. Are revolving and where all or any portion rotate at greater than 6 revolutions per minute.

e. Are tacked, pasted or otherwise temporarily affixed on the walls of buildings, barns, sheds, trees, poles, posts or fences, except as permitted in *Sec. 4C.11.2 (Temporary Signs)*.

f. Are affixed to any vehicle or trailer on private property if the vehicle or trailer is not intended to be otherwise used in the business and the sole purpose of attaching the sign to the vehicle or trailer is to attract people to a place of business.

g. Emit audible sounds, odor or visible matter.

h. Use human beings, live animals, animated figures, motion pictures or projectors or any other means that causes continuous motion in connection with any sign.

i. Are supergraphic signs, except where supergraphic signs are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B. (Vesting of Development Plan)*, this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to *Chapter 9, Section 91.106.4.3.1.*

j. Are off-site signs, including off-site digital displays, except when off-site signs are specifically permitted by pursuant to a relocation agreement entered into pursuant to *California Business and Professions Code Section 5412*. This prohibition also applies to alterations, enlargements or conversions to digital displays of legally existing off-site signs, except for alterations that conform to the provisions of *Chapter 9, Section 91.6216 (Existing Signs)* and all other requirements of this Code. This prohibition does not apply to off-site signs, including off-site digital displays, that are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B. (Vesting of Development Plan)*, this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to *Chapter 9, Section 91.106.4.3.1. (Limit of Authorization)*.

k. Are inflatable devices, except where inflatable devices are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District.

9. Prohibited Locations

a. No sign or sign support structure shall project into any public alley, except that a sign or sign support structure above a height of 14 feet may project no more than 6 inches into a public alley.

b. No sign or sign support structure shall be located less than 6 feet horizontally or 12 feet vertically from overhead electrical conductors energized in excess of 750 volts. As used here, the term overhead electrical conductors means any electrical conductor, either bare

or insulated, installed above-ground, except electrical conductors that are enclosed in iron pipe or other material covering of equal strength. Arcs of 6-foot radius may be used to define corners of the prohibition area.

c. No sign or sign support structure shall be erected in a visibility triangle as defined by *LAMC Chapter 6, Section 62.200 (Street Intersections - Obstructions to Visibility)*.

d. No sign or sign support structure shall be located within 2 feet of the curb or edge of any roadway.

10. Temporary Signs

For additional standards applicable to temporary signs, see *Sec. 4C.11.2 (Temporary Signs)*.

11. Off-site Signs

For additional standards applicable to off-site signs, see *Sec. 4C.11.3 (Off-Site Signs)*.

12. On-Site Signs

For additional standards applicable to on-site signs, see *Sec. 4C.11.4 (On-Site Signs)*.

D. Measurement

For the measurement of footcandle, see Sec. 4C.10.1.D. (Measurement).

E. Exceptions

1. Wall Signs

Wall signs in compliance with all of the standards below are exempt from the limitations in *Sec. 4C.11.1.C.6. (Freeway Exposure)*.

a. The total area of all wall signs on a building shall not exceed 100 square feet.

b. An individual wall sign shall not exceed 50 square feet in area.

c. Wall signs that can be viewed primarily from an off ramp and not from the main traveled roadway of a freeway.

d. Wall signs shall not have moving parts or any arrangement of lights that create the illusion of movement.

2. Original Art Murals, Vintage Original Art Murals and Public Art Installations

a. General

i. A building permit from the Department of Building and Safety is required for the necessary physical alterations to a building or other structures due to a new hand-tiled or digitally printed original art mural or any public art installation that may require a building permit.

ii. If any part, sentence, phrase, clause, term or word in this *Sec. 4C.11.1.E.2. (Original Art Murals, Vintage Original Art Murals and Public Art Installations)*, relating to original art murals, vintage original art murals, or public art installations is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality does not affect the constitutionality or lawfulness of the remainder of this zoning code (Chapter 1A), the *LAAC* or any other City regulation regulating signage, billboards or original art murals.

b. Original Art Mural

A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message.

i. An original art mural that conforms to the requirements of *Chapter 7, Section 22.119 (Original Art Murals on Private Property)* of the Los Angeles Administrative Code is not considered a sign and is not subject to the provisions of this *Div. 4C.11. (Signs)* or any other ordinance that regulates signs.

ii. Any supposed "mural" that does not conform to the requirements of *Chapter 7, Section 22.119 (Original Art Murals on Private Property)* of the Los Angeles Administrative Code is considered a sign and is subject to the provisions of this *Div. 4C.11. (Signs)* or any other ordinance that regulates signs and digital displays.

c. Vintage Original Art Mural

An original art mural that existed prior to October 12, 2013 (the operative date of Los Angeles Ordinance No. 182706).

i. A vintage original art mural that conforms to the requirements of *LAAC Chapter 7, Section 22.119.(c) (Grandfathering of Vintage Original Art Murals)* is not considered a sign and is not subject to the provisions of this *Div. 4C.11. (Signs)* or any other ordinance that regulates signs.

d. Public Art Installation

A facility, amenity or project that does not contain any commercial message and which is either an "approved public arts project" as defined by *LAAC Chapter 6, Section 19.85.4* or approved pursuant to *LAMC Chapter 9, Section 91.107.4.6 (Arts Development Fee)*.

i. A public art installation registered pursuant to the requirements of *LAMC Chapter 6, Section 19.85.4 (Direct Expenditures on Approved Arts Prcjects)* or the requirements of *LAMC Chapter 9, Section 91.107.4.6. (Arts Development Fee)* is not considered a sign, but is subject to *Sec. 4C.11.1.C.3. (Sign Illumination Limitations)* and any other applicable zoning and land use regulations set forth in the *LAMC*.

F. Relief

1. A deviation from any rules for all signs dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any rules for all signs standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.2. TEMPORARY SIGNS

Any sign that is to be maintained for a limited duration, including paper signs, posters, pennants, banners, ribbons, streamers, spinners, and other signs that are not permanently affixed to the ground or building.

A. Intent

See *Sec. 4C.11.1.A. (Intent)*.

B. Applicability

All temporary signs and sign support structures not located entirely in the public right-of-way shall conform to the requirements of this *Div. 4C.11. (Signs)* and all other applicable provisions of this zoning code (Chapter 1A).

C. Standards

1. Permit Required

a. A building permit is required for a temporary sign, pennant, banner, ribbon, streamer or spinner. The permit application shall specify the dates being requested for authorized installation and the proposed location.

b. Notwithstanding any other provision of this zoning code (Chapter 1A), a building permit shall be required for a temporary sign, other than one that contains a political, ideological or other noncommercial message. The permit application shall specify the dates being requested for authorized installation and the proposed location.

2. General

Temporary signs may display only on-site or noncommercial messages.

3. Temporary Signs

a. Location

Temporary signs may, including those that do not require a building permit, be tacked, pasted or otherwise temporarily affixed to windows or on the walls of buildings, barns, sheds or fences.

b. Area

i. The combined sign area of temporary signs shall not exceed 10 square feet in an Agricultural or Residential Use District, or 2 square feet for each foot of street frontage in all other Use Districts. Square footage for temporary signs shall not be counted toward the total sign area allocation from the Sign Packages, See *Sec. 4C.11.5. (Sign Packages)*.

ii. The combined sign area of temporary signs, when placed upon a window and any other window signs shall not exceed a maximum of 10% of the window area.

c. Construction

Temporary signs may be made of paper or any other material. If the temporary sign is made of cloth, it shall be flame-proofed when the aggregate area exceeds 100 square feet. Every temporary cloth sign shall be supported and attached with stranded cable of 1/16-inch minimum diameter or by other methods as approved by the Department of Building and Safety.

d. Time Limit

i. Temporary signs that require a permit shall be removed within 30 days of installation and shall not be reinstalled for a period of 30 days of the date of removal of the previous sign. The installation of temporary signs shall not exceed a total of 90 days in any calendar year.

ii. Temporary signs that do not require a permit shall be removed within 30 days of the date of installation of the sign.

D. Measurement

[Reserved]

E. Relief

1. A deviation from any temporary sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any temporary sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.3. OFF-SITE SIGNS

A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution, or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located.

A. Intent

See *Sec. 4C.11.1.A. (Intent)*.

B. Applicability

All exterior off-site signs, including window signs, and sign support structures not located entirely in the public right-of-way shall conform to the requirements of this Section and all other applicable provisions of this Zoning Code (Chapter 1A).

C. Standards

1. Location

a. No portion of an off-site sign with a sign area greater than 80 square feet shall be placed within 200 feet of a lot or a property zoned with a Residential Use District, which is located on the same side of the same street as the lot on which the sign is placed. However, where a lot has 2 or more street frontages, a sign may be located on that street frontage, which is not on the same street as the lot or property zoned with a Residential Use District; provided the sign and sign support structure are placed in that half of the lot that is the farthest from the street frontage on which the lot is located.

b. No portion of an off-site sign or sign support structure can be located in that half of a lot located farthest from the street frontage when a lot or a property zoned with a Residential Use District is located to the rear of that street frontage.

c. Off-site signs are not permitted along that portion of a lot having a street frontage of less than 50 feet.

d. No more than 4 off-site signs can be located at the intersection of 2 or more streets when the off-site signs are located within 150 feet of the intersection of 2 street frontages.

e. An off-site sign face shall not be located within 1 foot of a side lot line.

2. Area

The sign area of a single face cannot exceed 800 square feet.

3. Height

a. The height to the top of the off-site sign is limited to a maximum of 42 feet above the sidewalk grade or edge of roadway grade nearest the sign, except that a sign that is more than 80% above a roof of a building may extend to the top of the sign a maximum of 30 feet above the surface of the roof under the sign.

b. In no event can the height to the top of the off-site sign exceed a height greater than that height specified in the Form District in which the sign is located, or a height of 60 feet above the sidewalk grade or edge of roadway grade nearest the sign, whichever is more restrictive.

c. The bottom of the off-site sign shall be at least 8 feet above the sidewalk grade or edge of roadway grade nearest the sign.

4. Spacing

An off-site sign, which is either single-faced or parallel double-faced, shall be spaced as specified below from any other existing or previously permitted off-site sign, which is single-faced or parallel double-faced.

SPACING REQUIREMENTS BETWEEN OFF-SITE SIGNS

Existing or Permitted Sign by Sign Area	Proposed Sign by Sign Area		
	<80 SF	80 - 300 SF	>300 SF
<80 SF	100'	100'	200'
80 - 300 SF	100'	300'	300'
>300SF	200'	300'	600'

5. Double-Faced Off-site Signs

a. Off-site signs may be either single or double-faced.

b. For double-faced off-site signs whose faces are parallel, the distance between sign faces cannot exceed 6 feet.

c. For double-faced off-site signs whose faces are not parallel, the distance between sign faces at their widest point cannot exceed 35 feet. The separation of sign faces at their closest point cannot exceed 6 feet. In no event can the angle between sign faces exceed 37 degrees.

6. Projection

Off-site signs shall not project over the public right-of-way.

7. Covering

The backs of off-site signs exposed to public view shall be covered with a finished surface or material and shall be properly maintained.

8. Other Requirements

a. A maximum of two poles are permitted for any off-site sign. The maximum cross-sectional dimension of a pole cannot exceed 10% of the overall height of the sign.

b. Off-site sign supports shall be structurally independent of a building.

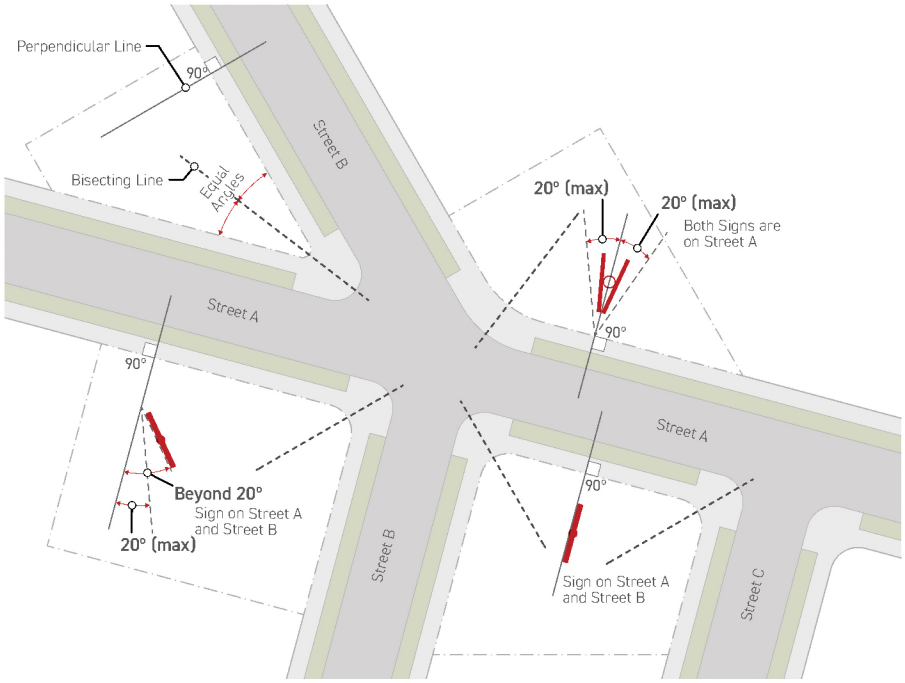
c. Sign support structures shall be located directly under the sign face as viewed from the front of the sign. The maximum horizontal distance between the center of the sign support structure and the sign face can not exceed 10 feet.

D. Measurement

1. Lots with Multiple Street Frontages

If a lot is a corner lot or any other lot with two or more street lot lines, the following rules for the determination of which street an off-site sign is located on shall apply:

a. For the purposes of *Sec. 4C.11.3.C.2 (Area)* and *Sec. 4C.11.3.D. (Measurement)*, an off-site sign shall be considered to be on a single street, if the sign and its support structure are located entirely on the side of the bisecting line closest to that street and the sign face is placed at the same angle as the perpendicular line or at an angle not to exceed 20 degrees from either side of the perpendicular line.



b. An off-site sign located on a through lot shall be located on a single street if the sign and its support structure are located entirely on that half of the lot closest to the lot line adjoining that street.

c. Any off-site sign not in conformance with either *Sec. 4C.11.3.D.1.a.* or *Sec. 4C.11.3.D.1.b.* is considered to be located on more than one street frontage.

2. Spacing

a. For any double-faced off-site sign, the spacing requirements are based on the area of the largest sign face.

b. For double-faced off-site signs whose faces are not parallel, the spacing between any proposed, permitted or existing off-site sign is determined by the following formula:

$$D = S \left[1 + \frac{(B - 5)}{90} \right]$$

Where:

D = required spacing between signs, in feet.

S = sign spacing determined by the table in *Sec. 4C.11.3.C.4. (Spacing)*.

B = widest edge separation of sign faces in feet.

c. Spacing is measured between off-site signs that are located on the same side of the same street. Spacing is measured from a line that is perpendicular to the street line and that passes through a point on the street line that is closest to the nearest sign face edge. Spacing is measured along the center line of the street.

E. Relief

1. A deviation from any off-site sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any off-site sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.4. ON-SITE SIGNS

A sign that is other than an off-site sign.

A. Intent

See *Sec. 4C.11.1.A. (Intent)*.

B. Applicability

All exterior signs, including window signs, and sign support structures not located entirely in the public right-of-way shall conform to the requirements of *Div. 4C.11. (Signs)* and all other applicable provisions of this Zoning Code (Chapter 1A).

C. Standards

1. Sign Packages

On-site signs shall comply with all the applicable sign package.

2. Sign Types

On-site signs shall comply with all applicable sign type standards.

3. Street Address Requirement

No sign shall be maintained on any property unless a street address for the property has been obtained, and is maintained in accordance with the provisions of *LAMC Chapter 6, Section 63.113 (Street Address Numbers - Responsibility Therefor, Designation, Location, Size, Maintenance, Change and Removal)*.

4. Projection Over the Public Right-Of-Way

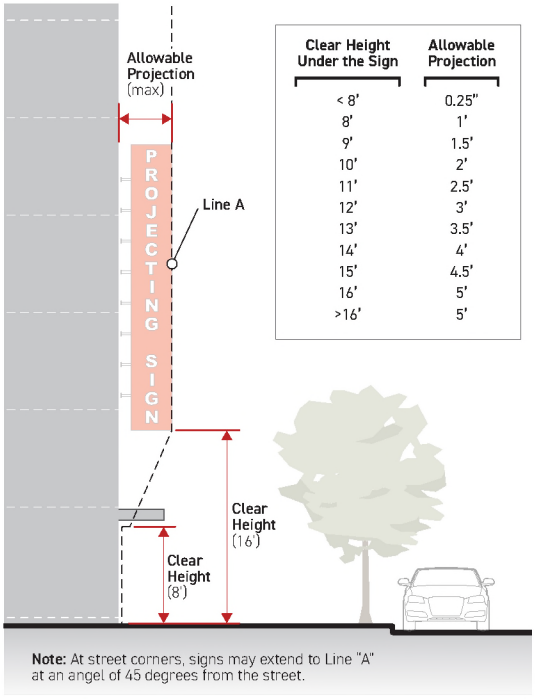
Where on-site signs are allowed to project over the public right-of-way, they shall comply with the following standards:

a. An on-site sign with a clear height less than 8 feet has a maximum projection allowance of 0.25 inches.

b. An on-site sign with a clear height equal to 8 feet has a maximum projection allowance of 1 foot.

c. For every extra foot of clear height over 8 feet, the projection maximum for on-site signs increases by half an inch.

d. The maximum allowed projection for any on-site sign is 5 feet, which applies to on-site signs with a clear height of 16 feet or greater.



Clear Height Under the Sign	Allowable Projection
< 8'	0.25"
8'	1'
9'	1.5'
10'	2'
11'	2.5'
12'	3'
13'	3.5'
14'	4'
15'	4.5'
16'	5'
>16'	5'

D. Measurement

See *Sec. 4C.11.6.D. (Measurement, Sign Types)*.

E. Relief

1. A deviation from any on-site sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any on-site sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.5. SIGN PACKAGES

A. Intent

The intent of the sign packages is to provide variety in the sign allocation based on the extent of reliance on specific modes of travel.

1. Sign Package 1 is intended for areas with a variety of transportation modes.
2. Sign Package 2 is intended for areas with a focus on pedestrian experience and alternative transportation modes besides automobiles.

B. Applicability

Sign package standards apply to all on-site signs determined by the sign package assigned by the applicable Development Standards District.

C. Standards

1. Digital Display

Digital displays are prohibited in Sign Package 2.

2. Total Sign Area Allowed

a. The maximum total area of on-site signs allowed on a lot is specified by sign package according to the category of the applied Use District (Part 5B) as specified below:

	Sign Package 1	Sign Package 2
AGRICULTURAL, RESIDENTIAL & OPEN SPACE USE DISTRICTS		
Total Sign Area Allocation for All Sign Types Allowed (max)	30 SF	30 SF
ALL OTHER USE DISTRICTS		
Total Sign Area Allocation for All Sign Types Allowed (max)	4 SF per foot of street frontage	4 SF per foot of building frontage
Combined Sign Area of Illuminated Canopy Signs, Roof Signs, Roof Signs: Open Panel & Wall Signs Facing the Same Direction (max)	2 SF per foot of street frontage, + 1 SF for each foot of building frontage	n/a

b. In Sign Package 1, Awning Signs, High Rise Signs and Marquee Signs do not count towards the total sign area allocation of 4 square feet per foot of street frontage.

c. In Sign Package 2, Awing Signs and Tall Building Signs do not count towards the total sign area allocation of 4 square feet per foot of street frontage.

3. Sign Types Allowed

		Sign Package 1	Sign Package 2
AGRICULTURAL, RESIDENTIAL & OPEN SPACE USE DISTRICTS			
Awning Sign	*(Sec. 4C.11.6.C.1.)*	●	●
High Rise Sign 1	*(Sec. 4C.11.6.C.2.)*	○	○
Illuminated Canopy Sign	*(Sec. 4C.11.6.C.3.)*	○	○
Marquee Sign	*(Sec. 4C.11.6.C.4.)*	○	○
Monument Sign	*(Sec. 4C.11.6.C.5.)*	●	●
Pedestrian Sign	*(Sec. 4C.11.6.C.6.)*	○	○
Pole Sign	*(Sec. 4C.11.6.C.7.)*	●	○
Projecting Sign	*(Sec. 4C.11.6.C.8.)*	○	○
Roof Sign	*(Sec. 4C.11.6.C.9.)*	○	○
Roof Sign: Open Panel	*(Sec. 4C.11.6.C.10.)*	○	○
High-Rise 2 Sign	*(Sec. 4C.11.6.C.11.)*	○	○
Wall Sign	*(Sec. 4C.11.6.C.12.)*	●	●
Window Sign	*(Sec. 4C.11.6.C.13.)*	○	○
Yard Sign	*(Sec. 4C.11.6.C.14.)*	●	●
ALL OTHER USE DISTRICTS			
Awning Sign	*(Sec. 4C.11.6.C.1.)*	●	●
High Rise Sign 1	*(Sec. 4C.11.6.C.2.)*	●	○
Illuminated Canopy Sign	*(Sec. 4C.11.6.C.3.)*	●	○
Marquee Sign	*(Sec. 4C.11.6.C.4.)*	●	●
Monument Sign	*(Sec. 4C.11.6.C.5.)*	●	●
Pedestrian Sign	*(Sec. 4C.11.6.C.6.)*	●	●
Pole Sign	*(Sec. 4C.11.6.C.7.)*	●	○
Projecting Sign	*(Sec. 4C.11.6.C.8.)*	●	●
Roof Sign	*(Sec. 4C.11.6.C.9.)*	●	○
Roof Sign: Open Panel	*(Sec. 4C.11.6.C.10.)*	○	●
High-Rise 2 Sign	*(Sec. 4C.11.6.C.11.)*	○	●
Wall Sign	*(Sec. 4C.11.6.C.12.)*	●	●
Window Sign	*(Sec. 4C.11.6.C.13.)*	●	●
Yard Sign	*(Sec. 4C.11.6.C.14.)*	○	○

● = Sign type not allowed
○ = Sign type allowed

a. Where a sign meets the standards and definition of both an allowed sign type and a sign type that is not allowed per the table in this paragraph, the sign is considered to be the allowed sign type.

D. Measurement

1. Sign Area

a. Maximum sign area is measured independently for each sign face.

b. Sign area is measured as the area circumscribed by the smallest geometric shape created with a maximum of eight straight lines that will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas and attention-attracting devices, forming an integral part of an individual message except that:

i. For wall signs having no discernible boundary, each of the following shall be included in any computation of surface area:

a) The areas between letters;

b) Words intended to be read together; and

c) Any device intended to draw attention to the sign message.

ii. For spherical, cylindrical or other three-dimensional signs, the area of the sign shall be computed from the smallest two-dimensional geometrical shape or shapes, which will best approximate the greatest actual surface area visible from any one direction. Sign support structures are excluded if neutral in color.

2. Sign Area Allocation

a. Sign area allocation, either total or by sign type, when specified per foot of street frontage is calculated by multiplying the specified area by the length of the street frontage.

b. Sign area allocation, either total or by sign type, when specified per foot of building frontage is calculated by multiplying the specified area by the length of the building frontage.

c. The sign area for all signs, including required signs and signs displaying addresses, is counted toward the total sign area allocation as specified in Sec.4C.11.5.C. (Sign Packages).

E. Exceptions

Flag lots containing less than 50 feet of street frontage are allotted 50 feet of street frontage for the purpose of determining the type of sign permitted and for the allowable sign area.

F. Relief

1. In sign package 2, deviations from the dimensional standards for projecting signs shall be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, the Director of Planning shall find that the proposed projecting sign meets the following criteria:

a. The total sign area of all projecting signs, including existing projecting signs and existing pole signs *(Sec. 4C.11.6.C.8.ii.)*, does not exceed 25 SF plus 1.5 SF per foot of street frontage, with no individual projecting sign exceeding 300 SF per sign face; and

b. The proposed projecting sign contributes to the existing pattern and character of signs of the area within a 500 foot radius of the site.

2. A deviation from any sign package dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any sign package standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.6. SIGN TYPES

A. Intent

That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.

B. Applicability

1. General

a. Any project including the construction or modification of an on-site sign.

b. Sign type standards apply to each lot according the Sign Package (Sec. 4C.11.5.C.) specified by the applied Development Standards District.

2. Combination Signs

A sign subject to more than one type of classification, shall meet the requirements for the type to which each portion is subject.

C. Standards

The standards for each sign type are specified in the tables below:

1. Awning Sign



DEFINITION

A sign painted, sewn, or otherwise adhered to the material of an awning as an integrated part of the awning itself.

GENERAL STANDARDS

i. Signs are only allowed on awnings that comply with all applicable provisions of *LAMC Sec. 91.3202 (General)*, *LAMC Sec. 91.3202.3.1 (Awnings, Canopies, Marquees and Signs)*.

ii. No sign can be placed on any portion of an awning except the valance that is parallel to the building face. No sign can extend outside the awning.

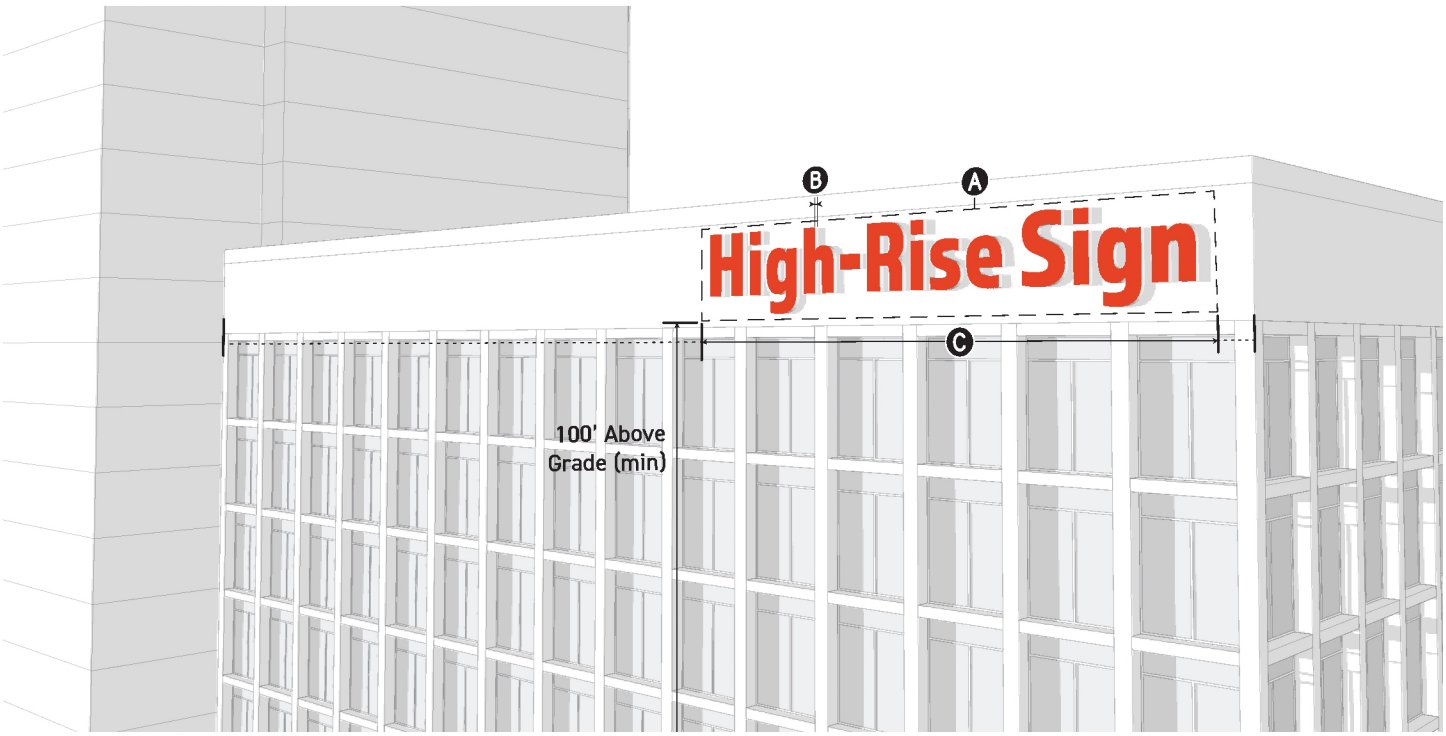
iii. Signs are not allowed on awnings with a valance above 14 feet in height measured from the nearest sidewalk or edge of roadway grade to the top of the valance.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	●	●
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	Sign Package 1	Sign Package 2
Combined sign area for all Awning Signs (max)		
OS, A, & RG Use Districts	n/a	n/a
All other Use Districts	2 SF per foot of street frontage	2 SF per foot of street frontage
A **Area of individual Awning Sign** (max)		
OS, A, & RG Use Districts	20 SF	20 SF
All other Use Districts	n/a	12 SF
B **Sign display height** (max)	1'	1'

2. High-Rise Sign 1



DEFINITION

A sign located at least 100 feet above grade and attached to the wall of a building.

GENERAL STANDARDS

i. The plane of the sign face of a high-rise 1 sign shall be approximately parallel to the face of the building.

ii. A high-rise 1 sign shall not extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the high-rise 1 sign may extend above the top of the wall by a maximum of 3 feet.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all High-Rise 1 Signs (max)	n/a
Ⓐ **Area of individual High-Rise 1 Sign** (max)	5% of the area of the building wall to which the sign is attached
Ⓑ **Projection from building face** (max)	2'
Ⓒ **Width** (max % of facade length)	80%

3. Illuminated Canopy Sign



DEFINITION

A sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building.

GENERAL STANDARDS

i. An illuminated canopy sign shall not extend above the top of the wall of a building.

ii. For emergency personnel access, illuminated canopy signs shall not occupy a 4-foot distance along the exterior wall at one corner of the building's street frontage and an additional 4-foot distance along every 50 feet of the building frontage.

iii. An illuminated canopy sign shall bear the electric sign label of an approved testing agency with a re-inspection service.

iv. Only canopies at grade level may contain illuminated canopy signs over a door or window.

v. An illuminated canopy sign shall be internally illuminated so as to illuminate the canopy and the exterior wall below.

vi. Illuminated canopy signs may project over a public right-of-way.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all Illuminated Canopy Signs (max)	2 SF per foot of street frontage
Ⓐ Area of individual Illuminated Canopy Sign (max)	n/a
Ⓑ Sign display height (max)	3'
Depth (max)	8"
Ⓒ Clear height (min)	8'-2"
Ⓓ Projection from building face (max)	3'

4. Marquee Sign



DEFINITION

A sign attached to the periphery of a marquee.

GENERAL STANDARDS

i. Signs shall not extend above or below the marquee.

ii. Signs shall not be attached to any portion of the marquee except on the periphery.

iii. Cloth or banner signs or drop-roll curtains may be suspended below the exterior periphery and extend within 7 feet of the grade.

	Sign Package 1	Sign Package 2
SIGN TYPE PERMISSIONS		
OS, A, & RG Use Districts	○	○
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

	DIMENSIONAL STANDARDS	
	Combined sign area for all Marquee Signs (max)	n/a
Ⓐ	**Area of individual Marquee Sign** (max)	Limited by marquee size

5. Monument Sign



DEFINITION

A freestanding sign which is wholly independent of a building for support, erected directly upon the original grade or finished grade, or that is raised no more than 12 inches from the grade to the bottom of the sign.

GENERAL STANDARDS

i. A monument sign shall be set back at least 7.5 feet from a side lot line.

ii. A monument sign shall be located at least 15 feet from any other monument sign, projecting sign or pole sign in any direction.

iii. A monument sign shall be located so as not to present a physical visibility obstruction that could interfere with or present a hazard to pedestrian or vehicular traffic.

iv. A monument sign shall not project over a public right-of-way.

	Sign Package 1	Sign Package 2
SIGN TYPE PERMISSIONS		
OS, A, & RG Use Districts	●	●
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

	Sign Package 1	Sign Package 2
DIMENSIONAL STANDARDS		
Combined sign area for all Monument Signs (max)		
OS, A, & RG Use Districts	n/a	n/a
All other Use Districts	1.5 SF per foot of street frontage	1.5 SF per foot of building frontage
Ⓐ **Area of individual Monument Sign** (max)		
OS, A, & RG Use Districts	9 SF per sign face	9 SF per sign face
All other Use Districts	75 SF per sign face	32 SF per sign face
Number of Monument Signs allowed (max)		
OS, A, & RG Use Districts	1	1
All other Use Districts	n/a	n/a
Ⓑ **Height** (max)		
A & RG Use Districts	6'	6'
All other Use Districts	8'	8'
Ⓒ **Depth** (max)	2'	2'

6. Pedestrian Sign



DEFINITION

A small sign attached perpendicular to the building facade that hangs from a bracket or support.

GENERAL STANDARDS

i. A hanging bracket shall be an integral part of the sign design.

ii. Pedestrian signs shall be located below the window sills of the 2nd story on a multi-story building or below the top of the exterior wall on a single-story building.

iii. Pedestrian signs shall be located within 5 feet horizontally of a ground story tenant entrance.

iv. Pedestrian signs shall be located at least 15 feet from any other pedestrian sign or projecting sign.

v. Pedestrian signs shall be attached to a building to withstand the loads as required by *LAMC Sec. 91.6212*.

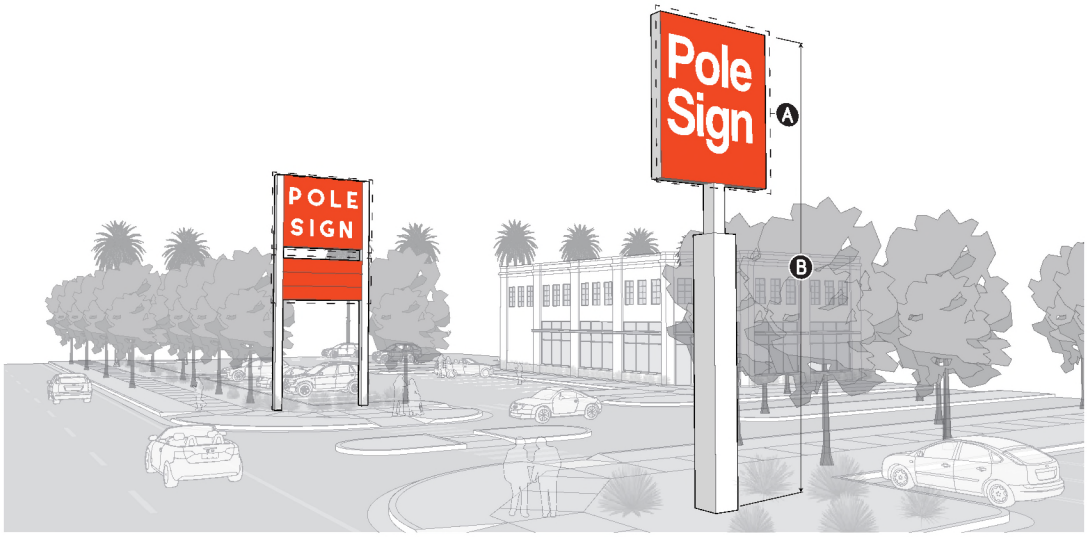
vi. Pedestrian signs shall comply with *Sec. 4C.11.4.C.4. (Projection Over the Public Right-Of-Way)*.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all Pedestrian Signs (max)	n/a
Ⓐ Area of individual Pedestrian Sign (max)	9 SF per sign face
Ⓑ Sign display height (max)	3'
Ⓒ Projection from building face (min/max)	1'/3'
Ⓓ Depth (max)	6"
Ⓔ Clear height (min)	8'

7. Pole Sign



DEFINITION

A freestanding sign that is wholly independent of a building for support, permanently affixed to the ground using one or more poles or posts.

GENERAL STANDARDS

i. A pole sign shall be located at least 10 feet from a side lot line; however, on a corner lot, a pole signs may be at least 5 feet from side lot lines.

ii. A pole sign shall be located at least 15 feet from any other pole sign, projecting sign or monument sign.

iii. The maximum width of a pole or post shall not exceed 10% of the overall sign height.

iv. A pole sign shall be located so as not to interfere or present a hazard to pedestrian or automobile traffic.

v. Where the lower part of a pole sign is less than 8 feet above sidewalk grade or the edge of roadway grade nearest the sign, the sign shall extend to 18 inches from grade or be installed in a planter that extends beyond the edges of the sign and any support structure that is 18 inches minimum in height.

vi. A pole sign may project over a public right-of-way, but shall comply with *Sec. 4C.11.4. (Projection Over the Public Right-Of-Way)*. Sign projections shall fall within an area that is perpendicular to the public right-of-way and has a width of 3 feet as measured parallel to the public right-of-way.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	●	○
All other Use Districts	●	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS

	Combined sign area for all Pole Signs (max)	
	OS, A & RG Use Districts	n/a
	All other Use Districts	2 SF per foot of street frontage + 1 SF per foot of building frontage
	Total number of Pole Signs & Projecting Signs (max)	
	OS, A & RG Use Districts	1
	All other Use Districts	
	0' to < 50' of street frontage	0
	50' to ≤ 200' of street frontage	1
	>200' to ≤ 400' of street frontage	2
	>400' to ≤ 600' of street frontage	3
	>600' of street frontage	+1 / 200' of street frontage
Ⓐ	**Area of individual Pole Sign (max)**	
	OS, A & RG Use Districts	9 SF per sign face
	All other Use Districts	400 SF per sign face
Ⓑ	**Height**[(1)] **including pole** (max)	
	A & RG Use Districts	6'
	All other Use Districts	
	0' to < 50' of street frontage	none
	50' of street frontage	25'
	>50' to ≤ 100' of street frontage	35'
	>100' of street frontage	42'

(1) Any pole sign located at the street corner of a corner lot may use the greater street frontage for determining height limitations. In no event may a pole sign, including the pole, exceed the maximum building height specified by the applied Form District.

8. Projecting Sign



DEFINITION

A sign attached approximately perpendicular to the building facade that does not meet the standards for a *pedestrian sign (Sec. 4C.11.6.C.6.)*.

GENERAL STANDARDS

i. The plane of the sign face shall be within 15 degrees of a line perpendicular to the face of the building, except at the corner of the building.

ii. A projecting sign shall not extend above the top of the building wall.

iii. A projecting sign shall be located at least 7.5 feet from any side lot line and be located at least 15 feet from any other projecting sign, monument sign or pole sign, measured in any direction.

iv. Projecting signs shall be attached to a building to withstand the loads as required by *LAMC Sec. 91.6212.*

v. A projecting sign may project over the public right-of-way, but shall comply with *Sec. 4C.11.4. (Projection Over the Public Right-Of-Way)*. Sign projections shall fall within an area that is perpendicular to the public right-of-way and has a maximum width of 3 feet as measured parallel with the public right-of-way.

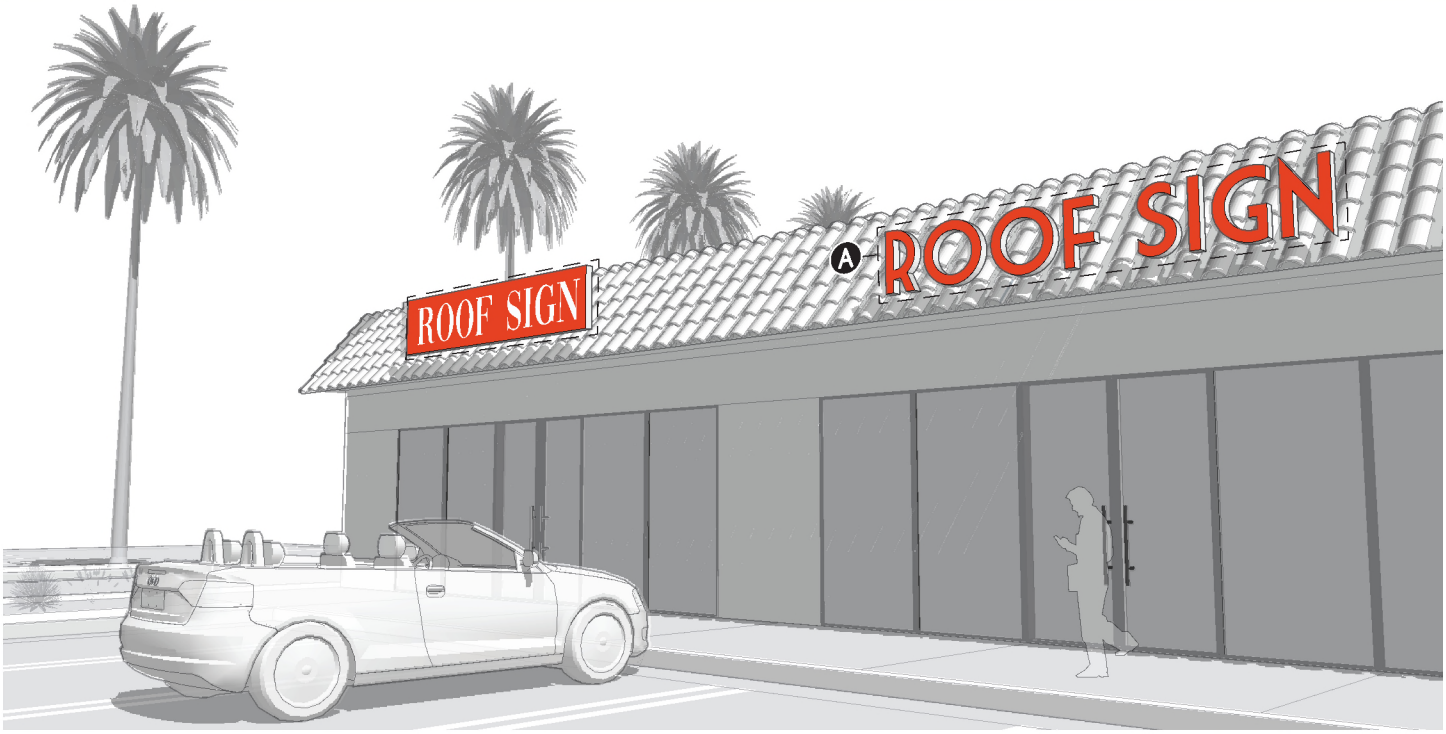
vi. For projecting signs located above 16 feet and on a lot having a street frontage greater than 50 feet, projections over the public right-of-way may vary linearly from 5 feet at 50 feet to 8 feet at 100 feet of street frontage. This is an exception to the provision above (Sec 4C.11.6.C.8.vi.)., and does not require compliance with Sec. 4C.11.6.D.2.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

	DIMENSIONAL STANDARDS	Sign Package 1	Sign Package 2
	Combined sign area for all Projecting Signs (max)	25 SF + 1.5 SF per foot of street frontage	25 SF + 1.5 SF per foot of building frontage
	Total number of Pole Signs & Projecting Signs (max)		
	0' to < 50' of street frontage	0	0
	50' to ≤ 200' of street frontage	1	1
	>200' to ≤ 400' of street frontage	2	2
	>400' to ≤ 600' of street frontage	3	3
	>600' of street frontage	+1 / 200' of street frontage	+1 / 200' of street frontage
A	**Area of individual Project Sign (max)**	300 SF per sign face	48 SF per sign face
B	**Projection from building face** (max)	8'	5'
C	**Clear height** (min)	8'	8'

9. Roof Sign



DEFINITION

A sign erected on a roof of a building.

GENERAL STANDARDS

i. Roof signs are allowed only when placed directly upon a roof that slopes downward toward and extends to or over the top of an exterior wall.

ii. The top of the roof sign shall be located at least 2 feet below the highest point of the roof where the sign is located.

iii. Roof signs shall be located at least 2 feet from the edge of the roof.

iv. Roof signs shall be located at least 10 feet from side lot lines.

v. The plane of the sign face of a roof sign shall be approximately parallel to the face of the building.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS		
	Combined sign area for all Roof Signs (max)	2 SF per foot of street frontage, + 1 SF for each foot of building frontage
A	**Area of individual Roof Sign** (max)	300 SF

10. Roof Sign: Open Panel

[Reserved]

DEFINITION

A sign erected on a roof of a building consisting of channel letters, graphic segments, open lighting elements, or other open forms affixed to a non-solid panel sign support structure.

GENERAL STANDARDS

i. The sign shall be located on the roof of a building.

ii. The plane of the sign face shall be approximately parallel to the face of the building.

iii. The sign shall consist of open channel lettering or graphic segments. Box and cabinet signs are not allowed.

APPROVAL

Sign type only allowed accordance with *Sec. 13B.2.5. (Director Determination)*.

Supplemental Findings. The proposed sign contributes to the existing pattern and character of signs of the area within a 500 foot radius of the site.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	○	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS		
	Combined sign area for all Open Panel Roof Signs (max)	2 SF per foot of building frontage
Ⓐ	**Area of individual Open Panel Roof Sign** (max)	80 SF
Ⓑ	**Sign display height** (max height above roof-line or parapet)	3'
Ⓒ	**Distance from another roof sign** (min)	15'

11. High-Rise Sign 2

[Reserved]

DEFINITION

A sign located at least 120 feet above grade and attached to the wall of a building.

GENERAL STANDARDS

i. No building may have more than two high-rise 2 signs and no more than one on any side of the building. In the case of a cylindrical or elliptical building, the building should be considered to have four quadrants, which will in no case exceed 25% of the perimeter of the building. Both tall building signs on a building must be identical in design.

ii. The plane of the sign face of a high-rise 2 sign shall be approximately parallel to the face of the building.

iii. On a flat-topped building, high-rise 2 signs must be located between the top of the windows on the topmost floor and the top of the roof parapet or within an area 16 feet below the top of the roof parapet.

iv. On buildings with stepped, non-flat, or otherwise articulated tops, high-rise 2 signs may be located within an area 16 feet below the top of the building or within an area 16 feet below the top of the parapet of the main portion of the building below the stepped or articulated top.

GENERAL STANDARDS

i. High-rise 2 signs must be located on a wall and may not be located on a roof, including a sloping roof, and may not block any windows.

ii. The sign shall consist of open channel lettering or graphic segments. Box and cabinet signs are not allowed.

iii. High-rise 2 signs are limited to one line of text.

	Sign Package 1	Sign Package 2
SIGN TYPE PERMISSIONS		
OS, A, & RG Use Districts	○	○
All other Use Districts	○	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all High-Rise 2 Signs (max)	n/a
Ⓐ **Area of individual High-Rise 2 Sign** (max)	50% of the area of the building wall to which the sign is attached or 800 SF, whichever is less

12. Wall Sign



DEFINITION

A sign on the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall, that has been attached to, painted on, or erected against the wall, projected onto the wall, or printed on any material which is supported and attached to the wall by an adhesive or other materials or methods.

GENERAL STANDARDS

i. For wall signs made up of individual letters that use the wall of the building as background, sign area allocated in *Sec. 4C.11.5.C.2.* and *Sec. 4C.11.5.C.3.* may be increased by 20%, provided there is no change in color between the background and the surrounding wall area.

ii. If any message is placed on the edge of a wall sign, then that portion of the wall sign is regulated as a pedestrian sign or a projecting sign.

iii. A wall sign cannot extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the wall sign may extend above the top of the wall by a maximum of 3 feet.

iv. The plane of the sign face of a wall sign shall be approximately parallel to the face of the building.

v. Wall signs cannot be illuminated when installed on a wall that faces the rear or side lot line that is located within 30 feet of properties zoned with an Agricultural or Residential Use District and a Density District of 8 to 60 or 1L to 4L.

vi. No wall sign shall project over any public property or any public right-of-way greater than that permitted in *Sec. 4C.11.4. (Prcjection Over the Public Right-Of-Way)*.

vii. Where a parking lot exists between a wall sign and the street, and there is a freestanding wall or fence between the parking lot and the street, a sign may be placed on the wall or fence provided the sign does not project beyond the lot line. The sign is limited to that portion of the wall or fence between 2.5' and 3.5' in height above the finished grade at the base of the wall generally facing the street.

	Sign Package 1	Sign Package 2
SIGN TYPE PERMISSIONS		
OS, A, & RG Use Districts	●	●
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

		Sign Package 1	Sign Package 2
DIMENSIONAL STANDARDS			
	Combined sign area for all Wall Signs (max)		
	OS, A, & RG Use Districts	n/a	n/a
	All other Use Districts		
	Single story buildings	2 SF per foot of street frontage, + 1 SF for each foot of building frontage.	3 SF per foot of building frontage
	Multistory buildings	2 SF per foot of street frontage,+ 1 SF for each foot of building frontage, + 10% for each additional story (not to exceed 150% of single story max).	2 SF per foot of building frontage
Ⓐ	**Area of individual Wall Sign (max)**		
	OS, A, & RG Use Districts	20 SF	20 SF
	All other Use Districts	n/a	80 SF
Ⓑ	**Projection from building face** (max)	2'	1'

13. Window Sign



DEFINITION

A sign, except for a supergraphic sign, that is attached to, affixed to, leaning against, or otherwise placed within 6 feet of a window or door in a manner so that the sign is visible from outside the building.

GENERAL STANDARDS

The total area of all window signs shall not exceed 10% of the area of a single window pane or 10% of the aggregate area of all immediately adjacent window panes separated at most by a mullion, muntin or grid no thicker than 6 inches in width.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	Sign Package 1	Sign Package 2
Combined sign area for all Window Signs (max)	n/a	
Ⓐ Area of individual Window Sign (max)	n/a	32 SF

14. Yard Sign



DEFINITION

A small sign placed in a yard or other amenity space.

GENERAL STANDARDS

Yard signs shall not have mechanical or moving parts and no electricity or other source of illumination or power may be attached or made a part of the sign.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	●	●
All other Use Districts	○	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all Yard Signs (max)	n/a
Ⓐ **Area of individual Yard Sign** (max)	
Agricultural Use Districts	20 SF
OS & RG Use Districts	12 SF
Ⓑ **Height** (max)	6'

D. Measurement

1. Sign Height

a. The height of all signs permitted by this article, except for yard signs, shall be measured as the distance in a straight vertical line from the top of the sign to the sidewalk grade, or to the edge of roadway grade nearest the sign if there is no sidewalk. Yard sign height is measured from finished grade at the base of the sign.

b. Any pole sign located at the street corner on a corner lot may use the greater of the two intersecting street frontages for determining maximum sign height. In no event can a sign exceed the height in which the sign is located.

E. Relief

1. A deviation from any sign type dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any sign type standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.12. SITE ELEMENTS

SEC. 4C.12.1. ROOF-MOUNTED EQUIPMENT

A. Intent

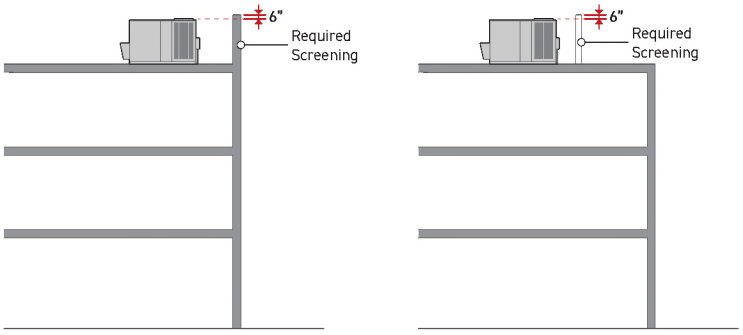
To ensure roof mounted equipment is designed to minimize effects on surrounding properties and the public realm and to ensure roof-mounted equipment is obscured from view on the city skyline.

B. Applicability

All mechanical or utility equipment located on a roof, with the exception of solar panels and their required appurtenances and equipment for wireless telecommunication uses, shall meet the following screening standards. Rooftop wireless telecommunication uses shall be screened according to *Sec. 4C.8.8. (Wireless Telecommnication Facilities)*.

C. Standards

1. Roof-mounted mechanical or utility equipment (including but not limited to, compressors, condensers, conduits, pipes, vents, and ducts) shall be screened on all sides by a parapet or screening enclosure that:
   - **a.** Is no less than 75% opaque;
   - **b.** Has a minimum height 6 inches greater in height than the topmost point of the equipment; and
   - **c.** Encloses the equipment 100% up to the minimum height of the screening structure.
2. The screening structure shall meet *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.



D. Measurement

1. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.
2. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

3. Height from topmost point of the equipment is measured to the top of the screening structure at its lowest height.

E. Exceptions

The following are exempt:

1. Sustainable energy systems;
2. Los Angeles Fire Department equipment;
3. Helipads; and
4. Window cleaning systems.

F. Relief

1. An alternative to roof-mounted equipment screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any roof-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any roof-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.2. GROUND-MOUNTED EQUIPMENT

A. Intent

To minimize visibility of ground-mounted equipment from the public realm and support the intent of the applicable *Frontage District (Part 3B)*.

B. Applicability

1. Mechanical or utility equipment having the following characteristics:

a. Publicly or privately owned.

b. Located at an elevation within 6 feet of surrounding grade.

c. Serves 5 or more dwelling units or at least 5,000 square feet of floor area.

d. Does not include equipment for wireless telecommunication uses. These uses shall comply with *Sec. 4C.8.8. (Wireless Telecommunication Facilities)*.

2. Ground-mounted equipment screening standards do not apply to lots owned or leased by the Los Angeles Department of Water and Power.

3. Ground-mounted equipment standards do not apply to fire hydrants.

C. Standards

1. Location

a. Ground mounted equipment located in a frontage yard shall be installed entirely below finished grade in a vault.

b. Ground mounted equipment may be located within a building or structure, such as a utility room or parking garage, provided no portion of the equipment faces a frontage yard unobstructed.

c. Ground mounted equipment may be located outdoors and above-grade provided that it meets the following standards:

i. No portion of the equipment is located in a frontage yard.

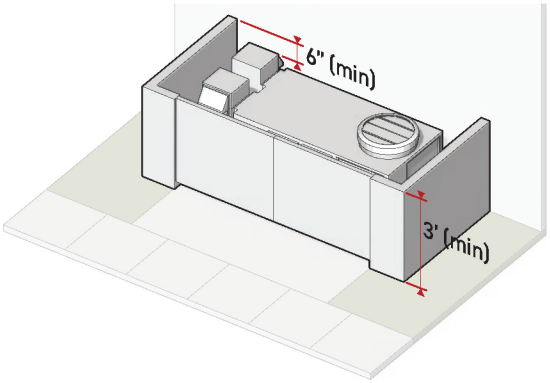
ii. When located on a corner lot, the equipment and its padmount shall not be located in the parking setback specified by the applied *Frontage District (Part 3B)*.

iii. Equipment is screened with a a fence/wall screen that meets the requirements of *Sec. 4C.12.C.2. (Fence/Wall Screen)* or a landscape screen that meets the requirements of *Sec. 4C.12.C.3. (Landscape Screen)*. Fence/wall screens and landscape screens may be combined to achieve full screening of the subject equipment.

2. Fence/Wall Screen

Fences or walls used to meet ground mounted equipment screening requirements shall meet the following standards:

a. Form a screening enclosure that creates a contiguous perimeter around 100% of the subject equipment for a height no less that 6 inches taller than the topmost point of the equipment. In no case may the screening enclosure be less than 3 feet in height.



b. Have a minimum opacity of 90%

c. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height no less that 6 inches taller than the topmost point of the equipment.

ii. Where a screening enclosure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.

iii. In no case shall gates exceed the height of the screening enclosure by more than 1 foot.

iv. Has a minimum opacity of 90%.

d. A building wall of an existing or proposed building may serve as a partial element of the screening enclosure, provided that the building wall meets the height requirements outlined in *Sec. 4C.12.C.2.a.* and the opacity requirements outlined in *Sec. 4C.12.C.2.b.*

e. Areas within the screening enclosure shall be maintained free of trash and debris.

f. Screening enclosure shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

g. Screening may need to comply with additional access and clearance standards as may be required by LADWP.

3. Landscape Screen

Plants and landscaping used meet ground mounted equipment screening requirements shall meet the following standards:

a. General

i. Landscape screens shall be composed of hedges meeting the requirements of *Sec. 4C.12.2.C.3.b. (Hedges)* or screening plants meeting the requirements of *Sec. 4C.12.2.C.3.c. (Screening Plants)*. Landscape screens may be composed of a combination of screening plants and hedges.

ii. All required screening plants and hedges shall have a minimum height at maturity no lower than the height of the topmost point of the equipment subject to screening.

iii. All required screening plants and hedges shall comply with *Sec. 4C.6.4. (Plant Design and Installation)*.

iv. Areas within the landscape screen shall be maintained free of trash and debris.

v. All plants provided in a landscape screen shall be planted and maintained so as to ensure a minimum of 3 feet of clearance between all portions of the equipment and the plants, based on spread at maturity.

vi. Screening may need to comply with additional access and clearance standards as may be required by LADWP

b. Hedges

i. A continuous perimeter of hedge shall surround 100% of the subject equipment. A maximum gap of 3 feet breaking the continuous perimeter is permitted to allow for equipment access, provided that the access gap does not face a frontage lot line.

ii. Hedges shall meet the requirements of *Sec.4C.6.4.C.3.d. (Hedges)*.

c. Screening Plants

i. Screening plants shall be planted in a planting area no less than 3 feet in depth that creates a contiguous perimeter surrounding 100% of the subject equipment. A maximum gap of 3 feet breaking the contiguous perimeter is permitted to allow for equipment access, provided that the access gap does not face a frontage lot line.

ii. A minimum of 20 screening plants shall be planted for every 50 linear feet of planting area, measured at the outside perimeter of the planting area.

iii. Screening plants shall meet the requirements of *Sec.4C.6.4.C.3.b. (Screening Plants)*.

D. Measurement

1. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

2. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest point.

4. For measurement of plant and hedge height at maturity, see *Sec. 4C.6.4.D.11, (Height at Maturity)*.

5. For measurement of plant and hedge spread at maturity, see *Sec.4C.6.4.D.3. (Canopy Diameter, Spread, and Height at Maturity)*.

6. For measurement of planting area width, see *Sec. 4C.6.4.D.1. (Planting Area Width)*.

7. For measurement of parking setback see *Sec. 3C.2.1.D. (Measurement, Parking Setback)*.

8. For measurement of building width see *Sec 2C.6.1.D. (Building Width)*.

E. Relief

1. Where Los Angeles Department of Water and Power determines that utility equipment must be located in the frontage yard and that locating the equipment in a below grade vault is infeasible for reasons not related to cost, the applicant may request an alternative to the ground-mounted equipment location standards in accordance with Sec. 13B.5.2 (Alternative Compliance) allowing for the utility equipment to be located above-grade and in a frontage yard.

2. A deviation from any ground-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any ground-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.3. WALL-MOUNTED EQUIPMENT

A. Intent

To ensure wall-mounted equipment is concealed to minimize effects on the public realm.

B. Applicability

Wall mounted equipment standards apply to all mechanical or utility equipment attached to the exterior wall of a building or structure, with the exceptions of wireless telecommunication uses. Wireless telecommunication uses shall meet the screening requirements outlined in *Sec. 4C.8.8. (Wireless Telecommunication Facilities*). Wall-Mounted Equipment standards do not apply to fire alarms.

C. Standards

1. Location

Wall-mounted electrical meters, gas meters, cable boxes and other utility equipment shall not be attached to a building facade facing a frontage yard and shall not be located in a frontage yard unless it is fully screened with a screening enclosure meeting the standards below and that screening enclosure complies with the frontage yard fences and walls type standards allowed in the applicable Frontage District.

2. Screening Enclosure

Wall-mounted equipment located on a building or structure facade abutting a frontage yard shall be screened with an enclosure that meets the following requirements:

a. Has a minimum of 75% enclosure for a height of at least 6 inches taller than the topmost point of the equipment. For wall mounted equipment located more than 3 feet above the base of the wall, the enclosure shall have a minimum of 75% enclosure for no less than 6 inches below the bottommost point of the equipment.

b. Has a minimum opacity of 75%.

c. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height no less than 6 inches taller than the topmost point of the equipment and, where located more than 3 feet above the base of the wall, shall continue no less than 6 inches below the bottommost point of the equipment.

ii. Where a screening structure is taller than the minimum height, gates may differ no more than 1 foot from the height of the wall or fence provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

iv. Has a minimum opacity of 90%.

d. The screening structure shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

D. Measurement

1. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

2. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest height.

E. Exceptions

[Reserved]

F. Relief

1. An alternative to wall-mounted equipment screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any wall-mounted equipment screening dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any wall-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.4. WIRELESS TELECOMMUNICATION FACILITIES

A. Intent

To minimize visual impacts, make the installation, operation, and appearance of wireless telecommunication facilities as inconspicuous as possible, to prevent the facility from visually dominating the surrounding area, and to hide the installation from predominant views from surrounding properties.

B. Applicability

All wireless telecommunications uses, excluding satellite dish antennae, radio, and television transmitters and antennae incidental to residential uses.

C. Standards

Wireless telecommunications facilities shall meet the following screening design standards. Specific screening and design requirements depend on the proposed site and surroundings based on discretionary review by the approving authority.

1. General

a. All wireless telecommunications facilities shall meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions.

b. New wireless telecommunication equipment shall be installed at an approved existing facility, when co-location is feasible.

c. Existing rooftop facilities in which new wireless telecommunication equipment is installed shall be subject to the standards included in Sec. 4C.8.8.C.2.

d. Existing monopole facilities in which new wireless telecommunication equipment is installed shall be subject to the standards included in Sec. 4C.8.8.C.3.

2. Rooftop Wireless Telecommunications Facilities

Rooftop wireless telecommunications facilities, including antennas and any associated equipment shall meet the following standards:

a. Rooftop Wireless Telecommunications facilities are only allowed where they are a permitted use in the applied *Use District (Part 5B)*.

b. Where located on the rooftop of a designated historic resource or a surveyed historic resource rooftop Wireless Telecommunications facilities require review and approval pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit).

c. Shall be located on rooftops no less than 40 feet above grade.

d. Shall be screened on all sides by a parapet or screening enclosure that meet the standards provided in *Sec. 4C.8.5.C (Roof-Mounted Equipment)*.

e. The structure covering the antenna and any equipment cabinet shall be painted and textured to match the exterior walls of the building.

f. Any wireless antenna structures and associated equipment shall have a height no greater than 10 feet, measured from rooftop surface at the base of the structures or equipment.

g. Where mounted on the walls of a rooftop enclosure for mechanical equipment or vertical circulation, wireless antenna structures and associated equipment cabinets shall not exceed the height of the rooftop enclosure.

h. The cumulative area occupied by all rooftop wireless telecommunications facilities and associated equipment shall not exceed 10% of the total area of the rooftop.

3. Monopole Installations

Monopole wireless telecommunications facilities, including antennas and any associated equipment shall meet the following standards:

a. The footing of a monopole antenna shall be structurally designed to support a monopole which is at least 15 feet higher than the monopole under review, while being within the applicable requirements of the maximum height specified in the applied *Form District (Part 2C)*, in order to allow a future wireless network to replace an existing monopole with a new monopole capable of supporting equipment co-location.

b. Monopoles shall be set back a minimum distance equal to 20 percent of the monopole height or 35 feet, whichever is greater, from the following lot lines:

i. Primary and side street lot lines;

ii. Lot lines shared with a lot that includes a sensitive use; and

iii. Lot lines shared with a lot that zoned with a residential or agricultural use district.

c. Monopoles shall be screened on all sides with a planting area meeting the following standards:

i. Shall have a minimum width of 5 feet.

ii. Shall provide a screening plant at a frequency of 30 per 50 feet of planting area.

iii. Shall provide a large species tree at a frequency of 3 per 50 feet of planing area.

d. All monopole wireless telecommunication facilities shall use surfacing and camouflaging techniques that satisfy the following criteria:

i. Exterior colors, textures, and shapes are visually compatible with the surrounding built or natural environment.

ii. Exterior finish is non-reflective, unless otherwise required by the Federal Aviation Administration

iii. Shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings, or other structures to provide the greatest amount of visual screening.

e. The approving authority may require additional measures designed to camouflage a monopole wireless telecommunication facility, including placing the facility entirely within a vertical screening structure. Suitable architectural features include, but are not limited to, clock towers, bell towers, church steeples, icon signs, lighthouses, flagpoles or utility poles. All facility components, including the antennas, shall be mounted inside said structure.

f. Monopoles that are not vertically screened shall be of tapered design (3 foot diameter at the base up to 1.5 foot diameter at the top).

g. All wireless telecommunication facilities shall be removed within 90 days of discontinuance of use.

D. Measurement

1. Setbacks from Lot Lines are measured according to *Sec. 2C.2.2.D. (Building Setbacks)*.

2. Planting area width is measured according to *Sec. 4C.6.4.D.1. (Planting Area Width)*.

3. Planting frequency is measured according to *Sec. 14.1.8. (Frequency)*.

4. Screening Plants are measured as provided or not provided, based on the presence of screening plants that comply with *Sec. 4C.6.4.C.3.b. (Screening Plants)* and all other applicable provisions of *Sec. 4C.6.4. (Plant Design and Installation)*.

5. Large species trees are measured as provided or not provided, based on the presence of large species trees that comply with *Sec. 4C.6.4.C.3.a. (Trees)* and all other applicable provisions of *Sec. 4C.6.4. (Plant Design and Installation)*.

E. Relief

1. An alternative to wireless telecommunication facilities standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any wireless telecommunication facilities dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any wireless telecommunication facilities standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.5. WASTE RECEPTACLES

A. Intent

To ensure waste receptacle service areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of the lot, neighboring lots or the public realm.

B. Applicability

1. All solid waste, recycling, and organic waste receptacles 96 gallon in size or greater stored on a lot, with the exception of lots containing only residential uses and 4 or fewer dwelling units.

2. Use modification project activities on a site having less than 2,500 square feet of lot area shall be exempt from waste receptacle screening and enclosure standards.

C. Standards

1. Location

a. Waste receptacles and their screening enclosures shall not be located in a frontage yard.

b. Waste receptacles may be located within a building or structure provided they are located in a room with 100% enclosure.

c. Waste receptacles may be located in the same area, room, or enclosure as required recycling areas as long as the area, room, or enclosure meets both the *waste receptacle standards (Sec. 4C.9.5.)* and the recycling areas standards outlined in *Sec. 4C.12.6. (Recycling Areas)*.

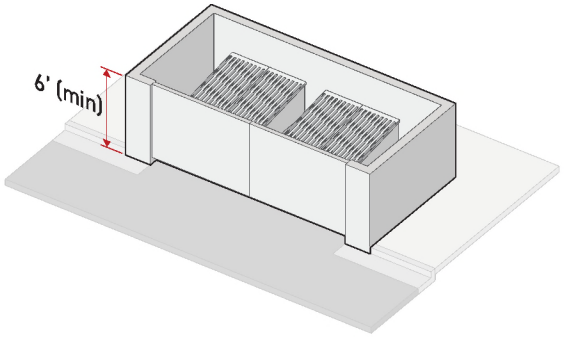
d. Waste receptacle storage areas shall be made accessible to the public right of way, a driveway, or a motor vehicle use area through a pedestrian accessway with a minimum width of 4 feet in order to accommodate waste hauling services.

2. Screening Enclosure

The outdoor waste receptacle shall be screened with an enclosure that meets the following requirements:

a. Has 100% enclosure for a minimum height of 6 feet , but no less than 1 foot taller than the height of the waste receptacles the facility is designed to enclose.

b. Has a minimum opacity of 90%.



c. Outdoor waste receptacle enclosures located on a lot zoned with a Residential or Agricultural Use Uistrict or located on a lot abutting a Residential or Agricultural use district shall be sheltered. The sheltering structure shall meet the following standards:

i. Shall have a slope of no less than 5 degrees;

ii. Shall be and made of non pervious material to ensure runoff; and

iii. Shall provide a minimum clear height of 8 feet under the structure.

d. Wheel stops with a minimum height of 8 inches shall be installed a minimum of 6 inches from interior walls of waste receptacle enclosures to prevent damage to walls.

e. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height of no less than 6 feet.

ii. Where a screening structure is 7 feet or greater in height, gates may be no more than 1 foot shorter than th height of the screening enclosure provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

iv. Has a minimum opacity of 90%.

f. All provided screening enclosures shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

D. Measurement

1. For frontage yard designation see *Sec. 14.1.16.G. (Frontage Yard)*.

2. For measurement of height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.

3. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

4. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to waste receptacle standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any waste receptacle dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Aqjustment)*.

3. Deviation from any waste receptacle standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.6. RECYCLING AREAS

An outdoor enclosure or a room within a building which is designated for the collection of recyclable materials generated by the use(s) on a lot.

A. Intent

To ensure that adequate facilities for collecting and loading recyclable materials are provided in order to divert solid waste, address source reduction, and facilitate recycling and composting activities by users, tenants, and residents.

B. Applicability

1. Recycling areas standards apply to projects involving new construction resulting in:

a. A 25% increase in floor area for residential projects with four or more dwelling units; or

b. a 30% increase of floor area for non-residential projects. For marinas, floor area includes the space dedicated to the docking or mooring of marine vessels

2. Any site where multiple building permits are issued within a 12-month period that result in the addition of floor area beyond the above thresholds is also required to meet the recycling areas standards.

C. Standards

1. General

a. Recycling areas shall be equipped with recycling receptacle containers that are covered, durable, waterproof, rustproof, and of incombustible construction, and that either provide protection against the environment or are located in a building or structure that is covered and enclosed. Containers must be clearly labeled to indicate the type of material to be deposited, and all recyclable materials must be placed or stored in such containers.

b. When a project provides a trash chute, including adding a trash chute to an existing development, a recycling chute shall also be provided. Recycling chutes shall be clearly marked "recycling only" at every point of entry.

c. Outdoor recycling areas shall be constructed with a concrete floor sloped to drain, and a water faucet for hose attachment shall be located adjacent to or within the enclosure.

d. The recycling area shall be clearly identified by one or more signs with a minimum dimension of 16 inches by 20 inches that designate the area for recycling collection and loading;

e. The recycling area shall be available for use by persons residing or employed on the property

f. No payment shall be made to persons depositing recycling materials in the recycling area and no processing of recycling materials shall be permitted within the recycling area. For recyclable materials deposited or redeemed for monetary value, see Sec.5C.1.8.D.1. (Recycling Facility, Collection). For sorting or processing of recyclable materials from off-site sources, see Sec.5C.1.8.D.3. (Recycling Facility, Sorting & Processing).

g. Each property owner or lessee shall contract with a recycler or hauler for the pick-up of recyclable materials, separate from trash collection, when receptacles are full or every week, whichever occurs first.

h. To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform all tenants and/or employees living or working on the property of the availability and location of the recycling area(s), the types of materials that are collected for recycling, and that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste.

i. No toxic or hazardous material shall be stored in recycling areas or receptacles;.

j. Recycling areas shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.

2. Location

a. Outdoor recycling areas and their screening enclosures shall not be located in a frontage yard.

b. Recycling areas may be located within a building or structure provided they have 100% enclosure.

c. Recycling areas shall be placed within 10 feet of waste receptacles or waste receptacle service areas or rooms wherever feasible. Where multiple recycling areas are provided, at least one recycling area must be placed within 10 feet of at least one waste receptacle or waste receptacle service area or room.

d. Recycling areas may be located in the same area, room, or enclosure as waste receptacles as long as the area, room, or enclosure meets both the recycling area standards and the waste receptacle standards outlined in Sec. 4C.12.5. (Waste Receptacles).

e. Recycling areas shall not diminish the required number of automobile parking stalls or bicycle parking spaces or impair traffic flow.

3. Size

a. For residential uses with 20 or fewer dwelling units or any other uses with a total floor area of less than 3,000 square feet, the minimum area of the required recycling area shall be 30 square feet;

b. For residential uses of 21 to 50 dwelling units or any other uses having a total floor area of 3,001 to 7,500 square feet, the minimum area of the required recycling area shall be 60 square feet;

c. For residential uses of 51 or more dwelling units, or any other uses having a total floor area of greater than 7,500 square feet, the minimum area of the required recycling room shall be 100 square feet;

d. No individual area recycling area shall exceed an area of 300 square feet.

e. Multiple recycling areas on the same lot may be combined to meet the applicable required minimum area, as long as no individual recycling area has an area of less than 30 feet and the total combined area of the provided recycling areas does not exceed 300 square feet.

f. Every recycling area shall contain a minimum clear height at least eight feet.

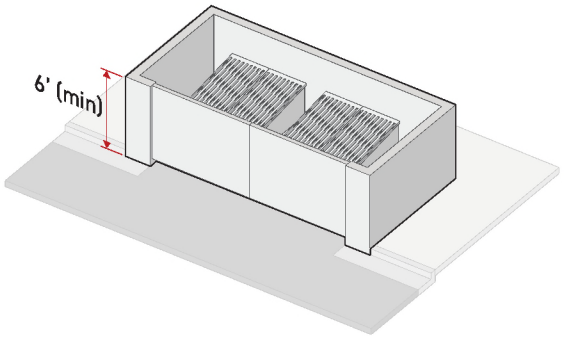
g. The recycling area shall be of adequate size for the collection of all recyclable materials generated by the use(s) occupying the site, without such materials overflowing the area or forcing significant amounts of recycling to be discarded as general refuse. If the Department of Building and Safety determines the proposed recycling area to be inadequate, they may require a larger space, even if the proposed area exceeds the minimum requirements listed in Sec. 4C. 12.C.3.a-c. (Size) above.

4. Screening Enclosure

Outdoor recycling areas shall be screened with an enclosure that meets the following requirements:

a. Has 100% enclosure for a minimum height of 6 feet.

b. Has a minimum opacity of 90%.



c. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height of no less than 6 feet.

ii. Where a screening structure is 7 feet or greater in height, gates may be no more than 1 foot shorter than th height of the screening enclosure provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

iv. Has a minimum opacity of 90%.

d. All provided screening enclosures shall comply with Sec. 4C.7.3 (Fence/Wall Design & Installation).

D. Measurement

1. For frontage yard designation see *Sec. 14.1.16.G. (Frontage Yard)*.

2. For measurement of height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.

3. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

4. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to recycling receptacle standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any recycling receptacle dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.

3. Deviation from any recycling receptacle standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.7. SHOPPING CART CONTAINMENT

A. Intent

To prevent or reduce the accumulation of abandoned shopping carts in the City, which may obstruct pedestrian and vehicular traffic, and constitute a hazard to the health, safety, and general welfare of the public.

B. Applicability

Shopping cart containment requirements apply to projects involving new construction, site modification, use modification, and major renovation for commercial uses established in *Sec. 5C.1.5. (General Commercial Uses)* that provide six or more shopping carts.

C. Standards

1. General

a. Shopping Cart Noticing

Every shopping cart owned or provided by any business establishment in the City must have a notice permanently affixed to it that:

i. Identifies the owner of the cart or the name of the business establishment, or both.

ii. Notifies the public of the procedure to be utilized for authorized removal of the cart from the business premises.

iii. Notifies the public that the unauthorized removal of the cart from the premises or parking area of the business establishment is a violation of State and City law.

iv. Lists a telephone number to contact to report the location of the abandoned cart.

v. Lists an address for returning the cart to the owner or business establishment.

b. Shopping Cart Collection Areas

Shopping cart corrals and/or storage areas shall be provided with a minimum width of 5 feet and minimum depth of 15 feet, but shall not be located within a required frontage yard.

c. Signs

Signs that warn customers that shopping cart removal is prohibited and constitutes a violation of *Sec. 22435.1. of the California Business and Professions Code* and *Sec. 41.45. of Chapter 4 (Public Welfare) of the LAMC* shall be installed and maintained at exits, shopping cart collection areas, and any vehicular or pedestrian accessways. Signs shall be no less than 16 inches by 20 inches, and placed at a minimum height of 3 feet and a maximum height of 6 feet.

2. Containment Methods

A project shall include a practical containment approach with one or more of the following containment methods to ensure that shopping carts remain on the premises.

a. Wheel Locking or Stopping Mechanisms

Shopping carts shall be equipped with a wheel locking or stopping mechanism that is used in conjunction with an electronic magnetic barrier along the perimeter of the commercial use or lot, including customer entrances, loading areas, basements, landscaped areas, along crossings and access points required for driveways, drive aisles, pedestrian accessways, and pedestrian passageways, or any other perimeter identified on a shopping cart containment plan. The wheel locking or stopping mechanism must activate when the shopping cart crosses the electronic or magnetic barrier.

b. Screening Plants

A type F1 frontage screen, in accordance with *Sec. 4C.8.1.C.2.a. (F-Screen 1)*, shall be provided along the perimeter of the commercial use or lot, or any other perimeter identified on a shopping cart containment plan.

c. Bollards

Bollards shall be installed at customer entrances, or within 10 feet of the entrances, and shall be spaced at a maximum distance of 17 inches from each other or nearby enclosed space.

d. Other Methods

Other methods for shopping cart containment so long as the Department of Public Works, Bureau of Sanitation, or its successor agency, has approved the system or method which would effectively contain or control shopping carts on the premises.

3. Performance Standards

Applicants shall execute and record a covenant and agreement to the satisfaction of the Department of Public Works, Bureau of Sanitation, meeting the following standards:

a. Daily After Hours Cart Containment

A plan for securing shopping carts whenever the store is not open for business shall be provided.

b. Shopping Cart Retrieval

The owner shall be responsible for retrieving their own carts or provide evidence of a contract with a shopping cart retrieval service with terms requiring collection of abandoned shopping carts within 24 hours of notification of an abandoned shopping cart.

c. Employee Training

The owner of the retail establishment shall implement and maintain a periodic training program for its new and existing employees designed to educate employees about the abandonment and retrieval of shopping carts from the premises of the retail establishment.

D. Measurement

1. Shopping Cart Containment Plan

A shopping cart containment plan shall be prepared that identifies areas on a lot where shopping carts can be removed from the lot and identifies the proposed containment method for each area.

2. Recorded Agreement

Prior to issuance of a Building Permit, a covenant acceptable to the Department of Public Works, Bureau of Sanitation and consistent with *Sec. 1.3.2.C.6. (Recorded Agreements)* shall be recorded with the Los Angeles County Recorder, guaranteeing that the contaminants methods, general requirements, and performance standards established in this Section are met.

E. Relief

1. A deviation from shopping cart containment standards established in this Section may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from any shopping cart containment dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Acjustment)*.
3. A deviation from any shopping cart containment standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

F. Enforcement

Regardless of *Div. 13B.10. (Department of Building and Safety)*, the Department of Public Works, Bureau of Sanitation shall have the authority and responsibility to enforce the provisions of this Section.

DIV. 4C.13. ENVIRONMENTAL PROTECTION

SEC. 4C.13.1. ENVIRONMENTAL PROTECTION MEASURES

A. Intent

1. Ensure that development in the City does not result in detrimental impacts to those residing or working in and around construction activities, and to abutting properties, and the public right of way, including the habitat, cultural resources, and historic or fragile buildings.

2. Provide a mechanism for mitigation measures adopted to certify environmental impact reports for City plans, policies, or regulations to be made enforceable on future development projects consistent with *CEQA Guidelines, Section 15162.4*.

3. Provide a flexible mechanism to adopt and amend uniformly applicable development standards to allow streamlined environmental review, including pursuant to *CEQA Guidelines Section 15183.3*.

B. Applicability

No permit shall be issued by the Department of Building and Safety without the applicant demonstrating compliance with applicable environmental protection measures.

C. Adoption and Maintenance of the Environmental Protection Measures

The Director of Planning, as they deem necessary and appropriate, shall have the authority to prepare, maintain, amend, and adopt the environmental protection measures. The Director of Planning may, as they deem appropriate, use technical consultants or a consultant advisory panel to make recommendations on new environmental protection measures or updates to existing environmental protection measures.

D. Noncompliance

Failure to comply with the environmental protection measures or any condition or commitments made in compliance with the environmental protection measures is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon confirmation of non-compliance, the Director of Planning may require as deemed necessary and appropriate the applicant or property owner to retain at its own expense an independent consultant, subject to the Director of Planning's approval, to ensure compliance with the environmental protection measures and any conditions or commitments made in compliance with the environmental protection measures.

DIV. 4C.14. DEVELOPMENT REVIEW

SEC. 4C.14.1. DEVELOPMENT REVIEW THRESHOLD PACKAGES

A. Intent

To require the discretionary review of development projects when certain thresholds are met, and to allow for variation in these thresholds appropriate to the context of development.

Applicability

Individual projects and related or successive project activities which are determined by the Director to be part of a larger project, meeting a condition specified in either *development review threshold package 1 (Sec. 4C.14.1.C.1.)* or *development review threshold package 2 (Sec. 4C.14.1.C.2.)*.

B. Standards

1. Development Review Threshold Package 1

a. Project Review Thresholds

When the applicable *Development Standards District (Part 4B)* specifies development review threshold package 1, the following development projects are subject to *Sec. 13B.2.4. (Prcject Review)*:

i. Any development project which creates, or results in an increase of, 50,000 square feet or more of nonresidential floor area.

ii. Any development project which creates, or results in an increase of, 50 or more dwelling units.

iii. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.

iv. Any change of use which results in a net increase of 1,000 or more average daily trips.

v. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

b. Major Development Project Review Thresholds

When the applied *Development Standards District (Part 4B)* specifies Development Review Threshold Package 1, development projects having one or more of the characteristics listed below are subject to *Sec. 4C.14.C.3. (Supplemental Procedure)*:

i. Any development project that creates or results in an increase of 250,000 square feet or more of warehouse floor area.

ii. Any development project that creates or results in an increase of 250 or more lodging units.

iii. Any development project that creates or results in an increase of 100,000 square feet or more of floor area in other non-residential or non-warehouse uses.

2. Development Review Threshold Package 2

a. Project Review Thresholds

When the applicable *Development Standards District (Part 4B)* specifies development review threshold package 2, development projects participating in the *community benefits program (Div. 9.3.)* having one or more of the characteristics listed below are subject to *Sec. 13B.2.4. (Project Review)*. Any development project that is not participating in the community benefits program is subject to development review threshold package 1:

i. Any development project including a building or structure having a height of 500 feet or taller.

ii. Any development project which adds at least 500,000 square feet of nonresidential floor area.

iii. Any development project which adds at least 500 dwelling units.

iv. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.

v. Any change of use which results in a net increase of 1,000 or more average daily trips.

vi. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

b. Major Development Project Review Thresholds

When the applied *Development Standards District (Part 4B)* specifies Development Review Threshold Package 2, no development projects participating in the *Community Benefits Program (Div. 9.3.)* are subject to the review process outlined in *Sec. 4C.14.C.3.(Supplemental Procedure)*. Any development project that is not participating in the community benefits program is subject to Development Review Threshold Package 1, including the review process and review thresholds outlined in Sec. 4C.14.C.1.b. (Major Development Project Review Thresholds) and the review thresholds outlined in Sec. 4C.14.C.3. (Supplemental Procedure)

3. Supplemental Proceedure

Development projects meeting the thresholds outlined in *Sec. 4C.14.C.1.b. (Major Development Project Review Thresholds)*, shall use an alternative project review approval process. These projects are subject to the process outlined in *Sec. 13B.2.4. (Project Review)*; however, development approval decisions shall be appealed to the City Planning Commission,

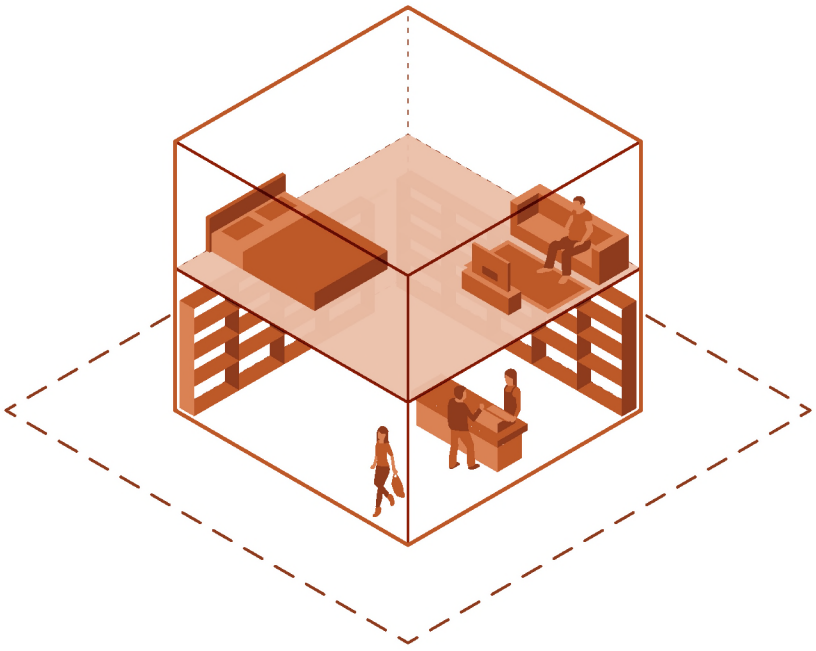
rather than the Area Planning Commission, as described in Sec. 13B.2.4. (Project Review). Additionally, if the Director of Planning fails to make a decision on an application within the time limit specified in Sec. 13B.2.4. (Project Review), the applicant may file a request for transfer of jurisdiction to the City Planning Commission pursuant to Sec. 13.2.6. (Transfer of Jurisdiction), rather than a transfer of jurisdiction to the Area Planning Commission.

C. Measurement

1. For calculating floor area see *Sec. 14.1.7. (Floor Area)*.
2. Average daily trips are determined by, and using the trip generation factors promulgatd the Department of Transportation.
3. For building height in feet see *Sec. 2C.4.2.D. (Height in Feet)*.

D. Relief

None.



ARTICLE 5. **USE**

[FORM - FRONTAGE - STANDARDS] [**USE** - DENSITY]

Part 5A. **Introduction**

Part 5B. **Use Districts**

Part 5C. **Use Rules**

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DIV. 5A.1. ORIENTATION

SEC. 5A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following Districts:



The Use District is a separate and independent component of each zone.

SEC. 5A.1.2. HOW TO USE ARTICLE 5 (USE)

A. Identify the Applied Use District

The fourth component in a zone string identifies the Use District applied to a property.

B. Determine What Uses are Permitted

1. Reference the Use District Table

Each Use District outlines the permissions levels and use limitations for all uses in a table that is organized by a uniform list of use categories and uses.

2. Reference the Use Permissions

Permission levels are outlined in *Div. 5C.2. (Use Permissions)*, and a key is also included in the footer of each page of the Use District table for each Use District.

3. Reference the Use Definitions

Refer to *Div. 5C.1. (Use Definitions)* to confirm the definition of any use listed in each Use District.

C. Identify Use Standards

Use District standards are outlined in *Div. 5C.3. (Use Standards)*. Each Use District page identifies the applicable standards specific to each use within that Use District.

1. Identify Supplemental Standards

When identified as a use standard on the Use District table, supplemental standards are required. The required supplemental standards for each use are outlined after the allowed uses and standards table for each Use District established in *Part 5B. (Use Districts)*.

2. Identify Supplemental Procedures

When identified as a use standard on the Use District table, supplemental procedures are required. The required supplemental procedures for each use are outlined after the supplemental standards for each Use District established in *Part 5B. (Use Districts)*.

D. Interpret Use Standards

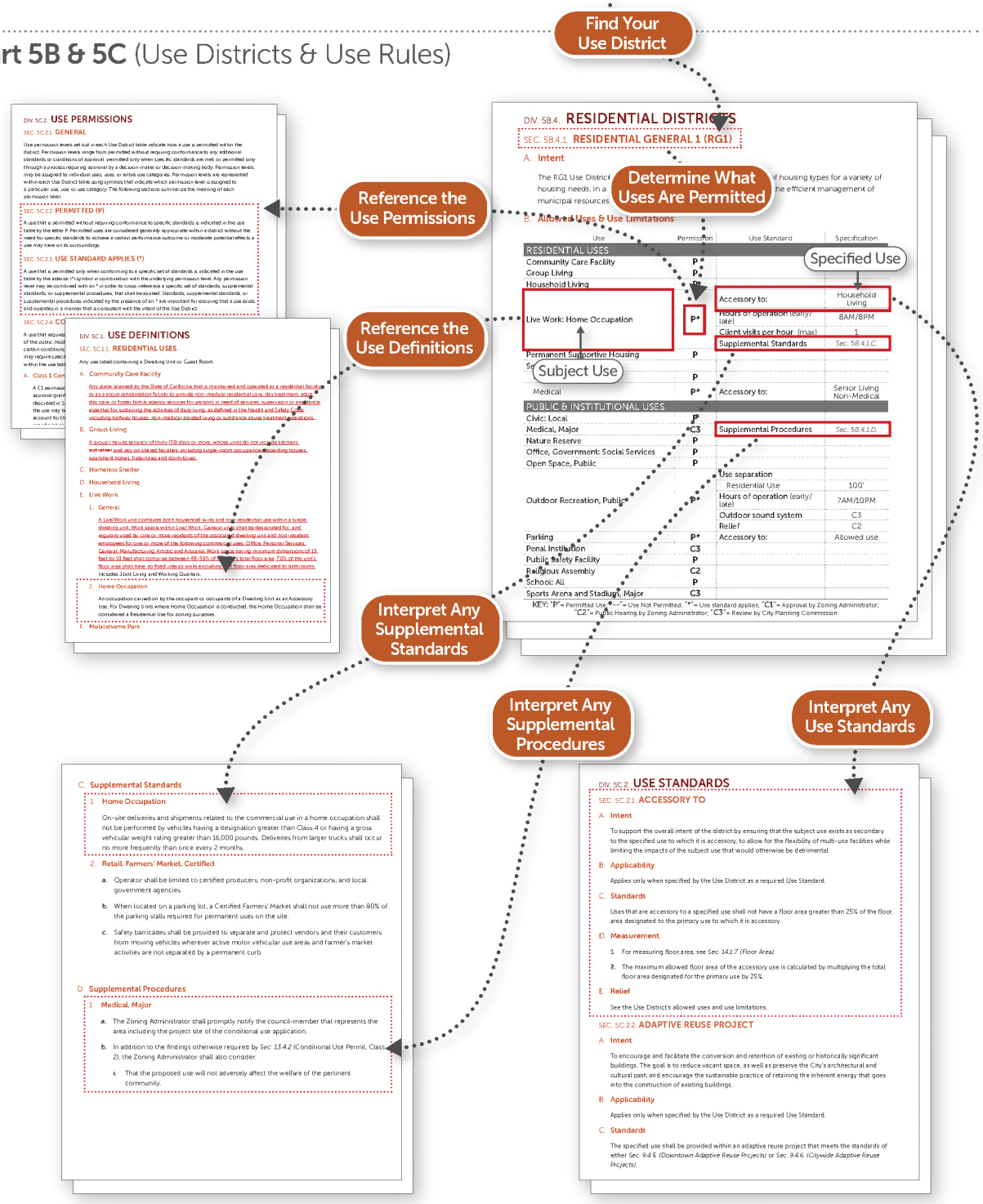
Each use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Part 5C. (Use Rules)*, where the use standard is explained in detail.

Use District Example:

Zone String

[LLM2-MU2-5] [**RG1** -FA]

Part 5B & 5C (Use Districts & Use Rules)



SEC. 5A.1.3. USE DISTRICT NAMING CONVENTION

All Use District names are comprised of two components: a Use District Category and a variation number.

A. Use District Category

The first component of each Use District name is a Use District Category. Use District Category group all districts with similar characteristics. Use District Category are organized as follows:

1. Open Space
2. Agricultural
3. Residential
4. Residential-Mixed
5. Commercial-Mixed
6. Commercial
7. Industrial-Mixed
8. Industrial
9. Public

B. Variation Number

The last component of each Use District name is a variation number. All Use Districts are numbered in the order they fall within Article 5 (Use).



DIV. 5A.2. OPENING PROVISIONS

SEC. 5A.2.1. USE INTENT

The intent of Article 5 (Use) is to establish the Use Districts, Use Standards, and Use Definitions in order to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

SEC. 5A.2.2. USE APPLICABILITY

A. General

1. Most lots, operations, and facilities will contain more than one use. No use that is not permitted by the Use District shall be allowed with the exception of incidental uses as established in *Sec. 5A.1.2.A.4. (Incidental Uses)*.

2. All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the Use District standards and all other provisions in Article 5 (Use), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

3. Project Activities

4. Categories of Use rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition will also include a use modification).

USE RULE CATEGORY		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 5C.1.	Use Definitions	●	○	○	○	○	●	●	○	○
Div. 5C.2.	Use Permissions	●	○	○	○	○	●	●	○	○
Div. 5C.3.	Use Standards	●	●	●	●	○	●	●	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

5. Project activities are defined in *Sec. 14.1.15. (Project Activities)*.

6. Where a category of the Use rules are listed as generally applicable in the table above, the project activity shall meet all applicable Use standards within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part*

5C. (Use Rules). Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Use rules is listed as not applicable in the table above, no standards from that Use rule category apply to the project activity.

B. Applicable Components of Lots, Buildings, and Structures

1. Use regulations apply to all portions of a lot.
2. Use regulations apply to all portions of buildings and structures on a lot.
3. Specific use regulations may further limit which components of buildings and lots are required to comply with *Part 5C (Use Rules)*.

C. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of Article 5 (Use) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current Use District standards or use permissions. For lots with uses nonconforming as to the provisions of *Div. 5C.2. (Use Permissions)*, *Div. 5C.3. (Use Standards)*, or *Div. 5C.1. (Use Definitions)* specified by the applied *Use District (Part 5B)*, no project activity may decrease the conformance with any regulations specified in Article 5 (Use), unless otherwise specified by *Div. 12.6. (Nonconforming Use)*. Consider the following examples:

1. An addition to an existing counter service business: Where the current total floor area of the use exceeds the maximum allowed commercial tenet size of the applied Use District, the addition is not allowed; however, the existing nonconforming tenet area is allowed to be continued.
2. Building a screening wall along the edge of a motor vehicle use area at a gas station: Where fueling station is not a permitted use in applied Use District, the screening wall site modification is allowed because it does not decrease the degree of non-conformity.
3. Demolition of a brewery facility where an accessory restaurant use remains: Where the restaurant is allowed only accessory to food and beverage manufacturing, this major demolition is not allowed unless the restaurant use is discontinued.

D. Incidental Uses

1. A use may be allowed as an incidental use, provided the Zoning Administrator determines it is incidental to and directly associated with an allowed use.
2. The Zoning Administrator shall consider the following characteristics when determining whether a use is incidental to and directly associated with an allowed use:
   a. The use is customarily associated with the permitted use;
   b. The use is subordinate in both intent and size to the permitted use;
   c. The use is located on the same lot as the permitted use;
   d. The use is abutting, adjacent to, or integrated within the use area of the permitted use;
   e. The impact of the use is not detrimental when compared to the impact of the permitted use.
3. Where a use standard specifies the use is allowed only when incidental to a specified use, the subject use may not be allowed incidental to any other use except the specified use. See *Sec. 5C.3.14. (Incidental To)* for more standards rules.

SEC. 5A.2.3. RELATIONSHIP TO FORM, FRONTAGE, & DEVELOPMENT STANDARDS

Regardless of allowed uses, the form of a building, its architectural elements, and site improvements are regulated by Form, Frontage, and Development Standards Districts which shall be met. For example, an eating & drinking use might be allowed, but the Development Standard regulations may prohibit drive-through facilities.

SEC. 5A.2.4. RELATIONSHIP TO DENSITY DISTRICTS

Use Districts that contain provisions for Residential Uses do not include regulations regarding the number of dwelling units that are permitted. The Density District component of the zone-string, as described in *Article 6 (Density)*, is the mechanism that regulates the number of dwelling units permitted on any lot.

PART 5B. USE DISTRICTS

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Sec. 5B.9.1. Public 1 (P1) 5-405
Sec. 5B.9.2. Public 2 (P2) 5-411

DIV. 5B.1. OPEN SPACE DISTRICTS

Open Space Use Districts regulate open spaces to be preserved as natural resources or used for outdoor recreation opportunities.

SEC. 5B.1.1. OPEN SPACE 1 (OS1)

A. Intent

The OS1 Use District is intended to protect and preserve natural resources, provide outdoor recreation opportunities, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	--		
Regional	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Office, Government	--		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Religious Assembly	--		
School:			
Preschool/Daycare	--		
K-12	--		
Post-secondary	--		
Social Services	--		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.1.1.C.1.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.1.1.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	C3*	Government owned	*Required*
Golf Course	C3*	Government owned	*Required*
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Railway Facility	--		
Transit Station	--		
Heliport	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL	*	Government owned	Required
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	C2*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.1.1.D.1.*
Bar	--		
Counter Service	C1*	*(see General Commercial)*	
Restaurant	C1*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	C2*	*(see General Commercial)*	
Regional	C3*	*(see General Commercial)*	
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	C1*	*(see General Commercial)*	
Alcohol	C1*	*(see General Commercial)*	
Farmers' Market, Certified	C1*	*(see General Commercial)*	
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	C1*	*(see General Commercial)*	
Large Format	--		
Merchant Market	--		
Pet Shop	--		

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Use	Permission	Use Standard	Specification
Temporary, Outdoor	C1*	*(see General Commercial)*	
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	Government owned	*Required*
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Manufacturing, Heavy:	--		
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:	--		
Collection	--		
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.1.1.C.2.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	--		
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	--		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

DIV. 5B.2. AGRICULTURAL DISTRICTS

Agricultural Use Districts emphasize agriculture-related uses while also allowing for residential uses.

SEC. 5B.2.1. AGRICULTURAL 1 (A1)

A. Intent

The A1 Use District is intended to protect and preserve agricultural resources and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		Persons in care (max)	20
		Relief	C2
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.2.1.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	C2*	Accessory to:	Supportive Housing: Non-medical
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	--		
Post-secondary	--		
Social Services	--		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.2.1.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.2.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	C2		
Golf Course	P		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential Use • Medical
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	--		
Alcohol	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C2		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.2.1.C.3.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	C3		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:	*	Building separation	
		On-site dwelling units	35'
		Off-site dwelling units	75'
		Relief	C1

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.2.1.C.4.*
Dairy	P*	**Lot area** (min)	871,200 SF
Equine, Commercial	C2*	**Lot area** (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	P*	**Lot area** (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Livestock	P*	**Lot area** (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	P*	**Lot area** (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Supplemental standards**	*Sec. 5B.2.1.C.5.*
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

4. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

5. Plant Cultivation, Farming

One farm stand having a floor area no larger than 200 square feet is allowed accessory to farming provided it meets the following standards:

a. Only agricultural products produced on the lot may be sold at the farm stand.

b. The farm stand shall be set back a minimum of 10 feet from all frontage lot lines.

DIV. 5B.3. RESIDENTIAL DISTRICTS

Residential Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.

SEC. 5B.3.1. RESIDENTIAL 1 (RG1)

A. Intent

The RG1 Use District is intended to: accommodate a wide variety of housing types for a variety of housing needs, in a predominately residential setting and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		Persons in care (max)	20
		Relief	C2
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.3.1.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P*	Accessory to:	Supportive Housing, Non-medical
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.3.1.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.3.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential • Office • Medical Use
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	--		

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Use	Permission	Use Standard	Specification
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening Outdoor storage screen	Other allowed use S-Screen 1
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Screening	
		Outdoor storage screen	S-Screen 2
		Supplemental standards	*Sec. 5B.3.1.C.3.*
		Supplemental procedures	*Sec. 5B.3.1.D.1.*
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.3.1.C.4.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.3.1.C.5.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	P*	Lot area (min)	20,000SF
		Per equine	5,000SF
		Building separation	
		On-site Residential building	35'
		Off-site Residential building	75'
		Relief	C1
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash, and any other material associated with the use, shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.3.2. RESIDENTIAL 2 (RG2)

A. Intent

The RG2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a predominantly residential setting supported by local civic and recreational uses providing resources to a residential community.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		Relief	C2
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.3.3.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P*	Accessory to:	Supportive Housing General
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.3.3.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.3.3.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P*		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	C3		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential • Office • Medical Use
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL			
Animal Services:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	**C1***	**Hours of operation** (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station:			
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL	*		
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Public & Institutional use
		Area (max)	200 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/ close)	7AM/7PM
		Supplemental standards	*Sec. 5B.3.3.C.3.*
		Supplemental procedures	*Sec. 5B.3.3.D.1.*
Donation Bin	--	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.3.3.C.4.*
		Supplemental procedures	*Sec. 5B.3.3.D.1.*
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.3.3.C.5.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.3.3.C.6.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash, and any other material associated with the use, shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

6. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.3.3. RESIDENTIAL AGRICULTURE (RG4)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		Relief	C2
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.3.1.xx*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P*	Accessory to:	Supportive Housing General
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	--		
Religious Assembly	C2		
School:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	C3		
Post-secondary	C3		
Social Services	--		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.3.1.xx*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.3.1.xx*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public			
Outdoor Recreation, Commercial:			
General	--		
Golf Course	P		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential • Office • Medical Use
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	**C1***	**Hours of operation** (early/late)	7AM/7PM
		Service hours (early/late)	6AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	P*	In conjunction with:	Public & Institutional use
		Area (max)	200 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.3.1.xx*
		Supplemental procedures	*Sec. 5B.3.1.xx*
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.3.1.xx*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.3.1.xx*

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Use	Permission	Use Standard	Specification
Dairy	P*	In conjunction with:	Dwelling
		Lot area (min)	871,200 SF
Equine, Commercial	--	In conjunction with:	Dwelling
		Lot area (min)	17,500SF
		Per equine	4,000SF
		Building separation	
		On-site residential building	35'
		Off-site residential building	75'
		Relief	C2
Equine, Non-commercial	P*	Lot area (min)	17,500SF
		Per equine	4,000SF
		Building separation	
		On-site residential building	35'
		Off-site residential building	75'
		Relief	C2
Livestock	P*	In conjunction with:	Dwelling
		Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Building separation	
		On-site residential building	35'
		Off-site residential building	75'
		Relief	C2
Pets	P*	In conjunction with:	Other allowed use
Small Animals	P*	Lot area (min)	Dwelling
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		Building separation	
		On-site residential building	35'
		Off-site residential building	75'
		Relief	C2
Wild Animals	C2*	Building separation	
		On-site residential building	35'
		Off-site residential building	75'
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards	*Sec. 5B.3.1.xx*
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash, and any other material associated with the use, shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

DIV. 5B.4. RESIDENTIAL-MIXED DISTRICTS

Residential-Mixed Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities and limited commercial uses.

SEC. 5B.4.1. RESIDENTIAL-MIXED 1 (RX1)

A. Intent

The RX1 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs, in a primarily residential setting supported by neighborhood-serving commercial uses and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.4.1.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Local	C2		
Regional	C3		
Office, Government	P*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.4.1.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.4.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Amphitheater or Stadium			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Medical
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	C2*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.4.1.D.1.*
Bar	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.4.1.D.2.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	*(see General Commercial)*	
Lodging	--		
Medical Clinic	--		
Office	P*	*(see General Commercial)*	
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Postmortem Services	--		
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	C2*	*(see General Commercial)*	
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P*	*(see General Commercial)*	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:	--		
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Household Moving Truck Rental	--		
Standard Vehicle	--		
Commercial Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Screening	
		Outdoor storage screen	S-Screen 2
		Supplemental standards	*Sec. 5B.4.1.C.3.*
		Supplemental procedures	*Sec. 5B.4.1.D.3.*
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.4.1.C.3.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		

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Use	Permission	Use Standard	Specification
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.4.1.C.4.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.4.2. RESIDENTIAL-MIXED 2 (RX2)

[Introduced with the Boyle Heights Proposed Draft]

SEC. 5B.4.3. SMALL SHOP RESIDENTIAL (RX3)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.4.2.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space:	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		

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Use	Permission	Use Standard	Specification
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.4.2.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.4.2.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P*	In conjunction with:	Residential use
		Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	C3		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P*	*(see General Commercial)*	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:	--		
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station	--		
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL	*		
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	**P***	**In conjunction with:**	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Other buildings on site	10'
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.4.2.C.3.*
		Supplemental procedures	*Sec. 5B.4.2.D.1.*
Donation Bin	**P***	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.4.2.C.4.*
		Supplemental procedures	*Sec. 5B.4.2.D.1.*
Sorting & Processing	--		
Resource Extraction:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.4.2.C.5.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.4.2.C.6.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

6. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the proposed use will not adversely affect the welfare of the pertinent community.

ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the lot, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from sensitive uses, and other establishments dispensing alcoholic beverages, including beer and wine.

c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.4.4. MIXED-USE NEIGHBORHOOD (RX4)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.4.3.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space:	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.4.3.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.4.3.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P*	Non-residential tenant size (max)	3,000 SF
		Relief	
		Upper story location	Prohibited
		Hours of operation (open/close)	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	C3		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Medical

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL	3,000 SF @ ground story	Non-residential tenant size (max)	3,000 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Services:			
General	P*	Use enclosure	Fully indoor
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	S*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.4.3.D.1.*
Bar	S*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.4.3.D.1.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	P*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Relief	C2
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	*(see General Commercial)*	
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	S*	Supplemental procedures	*Sec. 5B.4.3.D.2.*
Farmers' Market, Certified	C1*		
Firearms	--		

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	*(see General Commercial)*	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station			
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Garment & Accessory	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL	*		
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	**C2***	**In conjunction with:**	Public & Institutional use
		Area (max)	200 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/ close)	7AM/7PM
		Supplemental standards	*Sec. 5B.4.3.C.3.*
		Supplemental procedures	*Sec. 5B.4.3.D.3.*
Donation Bin	**P***	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.4.3.C.4.*
		Supplemental procedures	*Sec. 5B.4.3.D.3.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	**C2***	**Supplemental standards**	*Sec. 5B.4.3.C.5.*

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Use	Permission	Use Standard	Specification
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	**Accessory to:**	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.4.2.C.6.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

6. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

DIV. 5B.5. COMMERCIAL-MIXED DISTRICTS

Commercial-Mixed Use Districts promote neighborhoods with a mixture of uses including commercial and residential.

SEC. 5B.5.1. COMMERCIAL-MIXED 1 (CX1)

A. Intent

The CX1 Use District allows for commercial uses generally within a 10,000 square foot establishment size on the ground story, as well as a wide range of housing types. The Use District is intended to support the clustering of commercial, cultural, entertainment, and institutional uses that cater to immediately surrounding neighborhoods.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.1.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space:	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.1.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Upper story location	Prohibited
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C2		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	15,000 SF
		Relief	C2
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		

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Use	Permission	Use Standard	Specification
Veterinary Care	P*	*(see General Commercial)*	
		Use enclosure	Fully indoor
Commissary Kitchen	P*	*(see General Commercial)*	
Eating & Drinking:			
Alcohol Service	P*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.1.D.1.*
Bar	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.2.D.2.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	P*	*(see General Commercial)*	
Regional	C3		
Financial Services:			
General	P*	*(see General Commercial)*	
Alternative	--		
Lodging	P*	Use separation	
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
		Supplemental standards	*Sec. 5B.5.1.C.3.*
		Relief	C2
Medical Clinic	P*	*(see General Commercial)*	
Office	P*	*(see General Commercial)*	
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	C2*	*(see General Commercial)*	
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.1.D.3.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Food & Beverage	P*	*(see General Commercial)*	

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Use	Permission	Use Standard	Specification
Large Format	--		
Merchant Market	P		
Pet Shop	P*	*(see General Commercial)*	
Temporary Outdoor	C2		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Research & Development	C3*	*(see Light Industrial)*	
Soundstages & Backlots	C3*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Other allowed use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.1.C.4.*
		Supplemental procedures	*Sec. 5B.5.1.D.4.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.1.C.5.*
		Supplemental procedures	*Sec. 5B.5.1.D.5.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.1.C.6.*

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Use	Permission	Use Standard	Specification
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other Allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).

4. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.2. COMMERCIAL-MIXED 2 (CX2)

A. Intent

The CX2 Use District allows for commercial uses generally within a 50,000 square foot establishment size on the ground story, as well as a wide range of housing types. The Use District is intended to support a broad range of residential, commercial, and civic facility uses to serve surrounding neighborhoods as well as visitors to the area. Public and institutional services and amenities are also allowed.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.2.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%

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Use	Permission	Use Standard	Specification
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3

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Use	Permission	Use Standard	Specification
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.2.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.2.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential tenant size (max)	50,000 SF
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P*	Non-residential tenant size (max)	50,000 SF
		Upper story location	Prohibited
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	50,000 SF
		Relief	C2
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	*(see General Commercial)*	
		Use enclosure	Fully indoor
Commissary Kitchen	P*	*(see General Commercial)*	
Eating & Drinking:			
Alcohol Service	P*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	*C2*
		Supplemental procedures	*Sec. 5B.5.2.D.1.*
Bar	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.2.D.2.*
Counter Service	P*		
Restaurant	P*	*(see General Commercial)*	

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Use	Permission	Use Standard	Specification
Entertainment Venue, Indoor:			
Local	P*	*(see General Commercial)*	
Regional	P*	*(see General Commercial)*	
Financial Services:			
General	P*	*(see General Commercial)*	
Alternative	C2*	*(see General Commercial)*	
Instructional Services	P*	*(see General Commercial)*	
Lodging	P*	Use separation	
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
		Exception	Regional Center, Transit Core, or Traditional Core General Plan Designation
		Supplemental standards	*Sec. 5B.5.2.C.3.*
		Relief	C2
Medical Clinic	P*	*(see General Commercial)*	
Office	P		
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	C2*	*(see General Commercial)*	
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.2.D.3.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Food & Beverage	P*	*(see General Commercial)*	
Large Format	--		
Merchant Market	P		
Pet Shop	P*	*(see General Commercial)*	
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	*(see General Commercial)*	
Sexually Oriented Business:			
General	P*	*(see General Commercial)*	
Sexual Encounter	--		
HEAVY COMMERCIAL			

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Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Non-residential tenant size (max)	50,000 SF
		Relief	C2
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	C2*	*(see Light Industrial)*	
		Accessory to:	Restaurant
Artistic & Artisanal	P*	*(see Light Industrial)*	
		Accessory to:	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	*see Light Industrial)*	
Soundstages & Backlots	C3*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		

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Use	Permission	Use Standard	Specification
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.2.C.4.*
		Supplemental procedures	*Sec. 5B.5.2.D.4.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.2.C.5.*
		Supplemental procedures	*Sec. 5B.5.2.D.5.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.2.C.6.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

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Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

4. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.3.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.3.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.3.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Allowed use
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	P*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	*C2*
		Supplemental procedures	*Sec. 5B.5.3.D.1.*
Bar	C2*	Supplemental procedures	*Sec. 5B.5.3.D.2.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Lodging	P*	Use separation	
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
		Exception	Regional Center, Transit Core, or Traditional Core General Plan Designation
		Supplemental standards	*Sec. 5B.5.3.C.3.*
		Relief	C2
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.5.3.D.3.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.5.3.D.4.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.5.3.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		

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Use	Permission	Use Standard	Specification
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.3.C.4.*
Commercial Vehicle	--		
Fueling Station	P*	**Use separation**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Service Hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.3.C.5.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	**Accessory to:**	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	--		
Self-Service Facility	C2		
Storage, Outdoor:			

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Use	Permission	Use Standard	Specification
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	Accessory to:	Restaurant
Artistic & Artisanal	P*	Accessory to:	Retail: General, Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	Accessory to:	Eating & Drinking: General, Restaurant
Textile & Apparel	P*	Accessory to:	Retail: General, Merchant Market
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.3.C.6.*
		Supplemental procedures	*Sec. 5B.5.3.D.6.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.6.3.C.7.*
		Supplemental procedures	*Sec. 5B.6.3.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.6.3.C.8.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

5. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius, based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area, as well as the anticipated customer volume of the study area, shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, Nature Reserve, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot, directing users to dedicated congregation areas and amenities.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.4. COMMERCIAL-MIXED 4 (CX4)

A. Intent

The CX4 District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.4.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.4.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.4.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		

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Use	Permission	Use Standard	Specification
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	P*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	*C2*
		Supplemental procedures	*Sec. 5B.5.4.D.1.*
Bar	P*	Special use program	*Sec. 5C.4.3.*
		Relief	*C2*
		Supplemental procedures	*Sec. 5B.5.4.D.2.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	P*	Supplemental standards	*Sec. 5B.5.4.C.3.*
		Relief	C2
Medical Clinic	P		
Office	P		

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Use	Permission	Use Standard	Specification
Personal Services:			
General	**P**		
Massage, Licensed	**P**		
Massage, Unlicensed	**--**		
Postmortem Services	**C2**		
Retail:			
General	**P**		
Alcohol	**C2***	**Supplemental procedures**	*Sec. 5B.5.4.D.3.*
Farmers' Market, Certified	**C1***	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	**--**		
Food & Beverage	**P**		
Large Format	**C3***	**Supplemental procedures**	*Sec. 5B.5.4.D.4.*
Merchant Market	**P**		
Pet Shop	**P**		
Temporary Outdoor	**C2**		
Smoke & Vape Shop	**P**		
Sexually Oriented Business:			
General	**P**		
Sexual Encounter	**--**		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	**--**		
Car Wash	**--**		
Commercial Vehicle	**--**		
Fueling Station	**--**		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	**--**		
Household Moving Truck Rental	**--**		
Standard Vehicle	**P***	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	**--**		
Self-Service Facility	**--**		
Storage, Outdoor:			

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Use	Permission	Use Standard	Specification
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	Accessory to:	Restaurant
Artistic & Artisanal	P*	Accessory to:	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	Accessory to:	General Eating & Drinking or Restaurant
Textile & Apparel	P*	Accessory to:	General Retail or Merchant Market
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.4.C.4.*
		Supplemental procedures	*Sec. 5B.5.4.D.5.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.4.C.5.*
		Supplemental procedures	*Sec. 5B.5.4.D.6.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.4.C.6.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

5. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.5. COMMERCIAL-MIXED 5 (CX5)

[Introduced with the Boyle Heights Proposed Draft]

SEC. 5B.5.6. NEIGHBORHOOD CENTER (CX6)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.5.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space	
		Work space dimensions (min)	Depth: 20' Width: 15' (frontage) Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			

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Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	C3		
Post-secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.5.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.5.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P*		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			

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Use	Permission	Use Standard	Specification
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use separation	
		Agricultural or Residential Use District (min)	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use Standard Applicability	
		Abutting	Residential and Residential Mixed Use Districts
		Screening	
		Transition Screen	T-Screen 1
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	*(see General Commercial)*	
		Use enclosure	Fully Indoor
Commissary Kitchen	P*	(see General Commercial)	
Eating & Drinking:			
Alcohol Service	S*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.5.D.1.*
Bar	S*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.5.D.1.*
Counter Service	P*	(see General Commercial)	
Restaurant	P*	(see General Commercial)	
Entertainment Venue, Indoor:			
Local	P*	(see General Commercial)	

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Use	Permission	Use Standard	Specification
Regional	--		
Financial Services:			
General	P*		
Alternative	--		
Instructional Services	P*	(see General Commercial)	
Lodging	C3		
Medical Clinic	P*	(see General Commercial)	
Office	P*	(see General Commercial)	
Personal Services:			
General	P*	(see General Commercial)	
Massage, Licensed	P*	(see General Commercial)	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	(see General Commercial)	
Alcohol	S*	(see General Commercial)	
		Supplemental procedures	*Sec. 5B.5.5.D.2.*
Farmers' Market, Certified	C1*	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P*	(see General Commercial)	
Large Format	--		
Merchant Market	P		
Pet Shop	P*	(see General Commercial)	
Temporary Outdoor	C2		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station:			
Gas Station, Standard	--		
Gas Station, Commercial	--		

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Use	Permission	Use Standard	Specification
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	P*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential or Residential Mixed-Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.5.C.4.*
		Supplemental procedures	*Sec. 5B.5.5.D.3.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.5.C.4.*
		Supplemental procedures	*Sec. 5B.5.5.D.3.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.5.C.5.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	Lot area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.5.C.7.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, All

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

7. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

4. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.7. COMMUNITY CENTER (CX7)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.6.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			

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Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.5.6.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.6.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use separation	
		Agricultural or Residential Use District (min)	500'
		Relief	C2
Major	C3		

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Use	Permission	Use Standard	Specification
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max) Relief Use Standard Applicability Abutting Screening Transition Screen	50,000 SF C2 Residential and Residential Mixed Use Districts T-Screen 1
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully Indoor
Veterinary Care	P*	*(see General Commercial)* Use enclosure	 Fully Indoor
Commissary Kitchen	P*	*(see General Commercial)*	
Eating & Drinking:			
Alcohol Service	S*	*(see General Commercial)* In conjunction with: Special use program Relief Supplemental procedures	 Restaurant *Sec. 5C.4.2.* C2 *Sec. 5B.5.6.D.1.*
Bar	S*	*(see General Commercial)* Supplemental procedures	 *Sec. 5B.5.6.D.1.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	P*	*(see General Commercial)*	
Regional	C3*	*(see General Commercial)*	
Financial Services:			
General	P*	*(see General Commercial)*	
Alternative	--		
Instructional Services	P*	*(see General Commercial)*	
Lodging	C3		
Medical Clinic	P*	*(see General Commercial)*	
Office	P*	*(see General Commercial)*	
Personal Services:			

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Use	Permission	Use Standard	Specification
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.6.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/ close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P*	*(see General Commercial)*	
Large Format	--		
Merchant Market	P		
Pet Shop	P*	*(see General Commercial)*	
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (max)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	*(see General Commercial)*	
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Fueling Station:			
Gas Station, Standard	--		
Gas Station, Commercial	--		
EV Charging Facility	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		

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Use	Permission	Use Standard	Specification
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Non-residential tenant size Relief Use Standard Applicability Abutting Screening Transition Screen Use enclosure	10,000 SF C2 Sensitive Use Residential Use Districts Agricultural Use Districts T-Screen 1 Fully indoor
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	*(see Light Industrial)* Incidental to: Relief	 General Commercial C2
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	*(see Light Industrial)* Incidental to: Relief	 General Commercial C2
Garment & Accessory	P*	*(see Light Industrial)* Incidental to: Relief:	 General Commercial C2
Textile	--		
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

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Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential, or Residential Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.6.C.4.*
		Supplemental procedures	*Sec. 5B.5.6.D.3.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.6.C.5.*
		Supplemental procedures	*Sec. 5B.5.6.D.3.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.5.6.C.5.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

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Use	Permission	Use Standard	Specification
Bees	P*	Lot area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.6.C.6.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

4. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.8. AUTO SALES / ACCESSORY PRODUCTION (CX8)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (open/ close)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.7.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space:	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			

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Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.5.7.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.7.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			

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Use	Permission	Use Standard	Specification
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mix Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully Indoor
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.7.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.5.7.D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			

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Use	Permission	Use Standard	Specification
General	P		
Alcohol	S*	Supplemental procedures	*Sec. 5B.5.7.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.5.7.D.3.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (max)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.7.C.4.*
		Relief	C2

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Use	Permission	Use Standard	Specification
Heavy	P*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.7.C.4.*
Car Wash	P*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.7.C.5.*
Commercial	--		
Fueling Station			

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Use	Permission	Use Standard	Specification
Gas Station, Standard	C2*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation	
		Sensitive use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.7.C.6.*
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.7.D.4.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL USES	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use Standard Applicability	
		Abutting	Sensitive Use Residential Use Districts Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully indoor
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Garment & Accessory	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Textile	--		
Research & Development	C2		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Collection	P*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/ close)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.7.C.7.*
		Supplemental procedures	*Sec. 5B.5.7.D.5.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.7.C.8.*
		Supplemental procedures	*Sec. 5B.5.7.D.5.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.7.C.9.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

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Use	Permission	Use Standard	Specification
Bees	P*	Lot area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.7.C.10.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas *(Sec. 4C.2.2.3.)*, shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

6. Fueling Station: Gas Station, Standard

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Storage Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.9. AUTO SERVICE / ACCESSORY PRODUCTION (CX9)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (open/ close)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.8.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5B.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space:	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			

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Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.5.8.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.8.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			

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Use	Permission	Use Standard	Specification
Minor	C2*	Use Separation (min)	
		Agricultural, Residential, or Residential Mix Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully Indoor
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Special use program	*Sec. 5B.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.8.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.5.8.D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	--		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			

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Use	Permission	Use Standard	Specification
General	P		
Alcohol	S*	Supplemental standards	*Sec. 5B.5.8.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5B.4.1.*
Firearms	C2*	Supplemental standards	*Sec. 5B.5.8.D.3.*
Food & Beverage	P		
Large Format	--		
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (max)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.C.4.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation (min)**	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.C.4.*
Car Wash	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.C.5.*
Commercial	--		
Fueling Station			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.C.6.*

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Use	Permission	Use Standard	Specification
Gas Station, Commercial	C2*	**Use separation**	
		Sensitive use	200'
		Residential or Agricultural Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.xx*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	**Accessory to:**	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	**Incidental to:**	Other allowed use
Self-Service Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.8.D.4.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL USES	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use Standard Applicability	
		Abutting	Sensitive Use Residential Use Districts Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully indoor
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Garment & Accessory	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Textile	--		
Research & Development	C2		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	P*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.8.C.7.*
		Supplemental procedures	*Sec. 5B.5.8.D.5.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.8.C.8.*
		Supplemental procedures	*Sec. 5B.5.8.D.5.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.8.C.9.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	Lot area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.8.C.10.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas *(Sec. 4C.2.2.3.)*, shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

6. Fueling Station: Gas Station, Standard

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.10. REGIONAL PERMISSIVE (CX10)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (open/ close)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.9.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space:	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			

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Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.5.9.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.9.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			

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Use	Permission	Use Standard	Specification
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mix Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully Indoor
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.9.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.5.9.D.1.*
Counter Service	P*		
Restaurant	P*		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			

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Use	Permission	Use Standard	Specification
General	P		
Alcohol	S*	Supplemental standards	*Sec. 5B.5.9.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.5.9.D.3.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.5.9.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (max)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P		
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Supplemental standards	*Sec. 5B.5.9.C.4.*
Heavy	--		

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Use	Permission	Use Standard	Specification
Car Wash	C2*	Incidental to:	
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.9.C.5.*
Commercial	--		
Fueling Station			
Gas Station, Standard	C2*	Incidental to:	Motor Vehicle Sales
		Use separation (min)	
		Sensitive use	200'
		Residential or Agricultural Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.9.C.6.*
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use

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Use	Permission	Use Standard	Specification
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.9.D.5.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL USES	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use Standard Applicability	
		Abutting	Sensitive Use Residential Use Districts Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully indoor
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Garment & Accessory	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Textile	--		
Research & Development	C2		

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Use	Permission	Use Standard	Specification
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL	*		
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.9.C.7.*
		Supplemental procedures	*Sec. 5B.5.9.D.6.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.9.C.8.*
		Supplemental procedures	*Sec. 5B.5.9.D.6.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.9.C.9.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			

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Use	Permission	Use Standard	Specification
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	**Lot area (min)**	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.9.C.10.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas *(Sec. 4C.2.2.3.)*, shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

6. Fueling Station: Gas Station, Standard

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

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c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

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The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

DIV. 5B.6. COMMERCIAL DISTRICTS

Commercial Use Districts cater to light industrial and commercial uses including ones that may create more significant impacts, such as vehicle repair and fueling stations.

[Reserved]

DIV. 5B.7. INDUSTRIAL-MIXED DISTRICTS

Industrial-Mixed Use Districts accommodate a mixture of light industrial, office, and research and development activity, with limited residential uses and other compatible uses.

SEC. 5B.7.1. INDUSTRIAL-MIXED 1 (IX1)

A. Intent

The IX1 District is intended to accommodate a wide variety of employment, cultural, and recreational opportunities while supporting vulnerable residents with affordable housing and social services, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	*(see Residential)*	
		Restricted affordable units	100% of dwelling units
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.1.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Restricted affordable units	100%

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Live/Work	P*	*(see Residential)*	
		Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
		Restricted affordable units	100%
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
		Restricted affordable units	100%
Medical Care	P*	*(see Residential)*	
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		

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Use	Permission	Use Standard	Specification
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.7.1.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			

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Use	Permission	Use Standard	Specification
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.1.D.3.*
Bar	--		
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	--		
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.7.1.D.4.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.1.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			

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Use	Permission	Use Standard	Specification
General	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.1.C.3.*
		Relief	C2
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	**Screening**	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use District
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Non-residential tenant size (max)	50,000 SF
		Relief	C2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.1.C.4.*
		Supplemental procedures	*Sec. 5B.7.1.D.6.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.1.C.5.*
		Supplemental procedures	*Sec. 5B.7.1.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.7.1.C.6.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

5. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.2. INDUSTRIAL-MIXED 2 (IX2)

A. Intent

The IX2 District is intended to accommodate light industrial uses, office space, and research and development activity. The Use District also allows a wide range of commercial uses as well as Joint Living and Work Quarters.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	**P***	**Designated work space:**	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Use separation	
		From Heavy Industrial Uses	50'
		Relief	C1
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	**P***	**Use separation**	
		From Heavy Industrial Uses	50'
		Relief	C2
PUBLIC & INSTITUTIONAL			

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Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-Secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.7.2.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.2.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		

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Use	Permission	Use Standard	Specification
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.2.D.1.*
Bar	C2*	Supplemental procedures	*Sec. 5B.7.2.D.2.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	C2		
Retail:			

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Use	Permission	Use Standard	Specification
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.7.2.D.3.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.7.2.D.4.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.2.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
General	P*	*(see Sexually Oriented Business)*	
Sexual Encounter	C2*	*(see Sexually Oriented Business)*	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.2.C.2.*

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Use	Permission	Use Standard	Specification
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.2.C.3.*
Commercial Vehicle	--		
Fueling Station	P*	**Use separation**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.2.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	**Accessory to:**	Self-Service Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		

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Use	Permission	Use Standard	Specification
Self-service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	Screening	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
LIGHT INDUSTRIAL		Use standard applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use District
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		

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Use	Permission	Use Standard	Specification
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.2.C.5.*
		Supplemental procedures	*Sec. 5B.7.2.D.6.*
Donation Bin	P*	In conjunction with	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.2.C.6.*
		Supplemental procedures	*Sec. 5B.7.2.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.7.2.C.7.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	--		
Dairy	--		

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Use	Permission	Use Standard	Specification
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

6. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.3. INDUSTRIAL-MIXED 3 (IX3)

A. Intent

The IX3 District is intended to promote a mixing of uses that support creative production industries, accommodate a wide variety of employment, cultural and recreational opportunities, while supporting vulnerable residents with affordable housing and social services, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	*(see Residential)*	
		In conjunction with:	• Office • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Floor area (min)	1.0 FAR
		Exception	Adaptive reuse projects
			100% Restricted affordable units
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.3.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal

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Use	Permission	Use Standard	Specification
Live/Work	P*	*(see Residential)*	
		Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
		In conjunction with:	• Office • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Floor area (min)	1.0 FAR
		Exception	Adaptive reuse projects, 100% Restricted affordable housing
		Supplemental standards	*Sec. 5B.7.2.C.2.*
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
Medical Care	--		
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			

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Use	Permission	Use Standard	Specification
Local	C2		
Regional	C3		
Office, Government	**P**		
Parking	**P**		
Public Safety Facility	**P**		
Religious Assembly	**C2**		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	**P**		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	**Supplemental standards**	*Sec. 5B.7.3.C.3.*
Wireless Facility, Rooftop	P*	**Supplemental standards**	*Sec. 5B.7.3.C.3.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	**P**		
Nature Reserve	**P**		
Open Space, Public	**P**		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	**P**		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	**P**		
GENERAL COMMERCIAL			
Animal Services:			

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Use	Permission	Use Standard	Specification
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.3.D.3.*
Bar	C2*	Supplemental procedures	*Sec. 5B.7.3.D.4.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	C2*	Supplemental standards	*Sec. 5B.7.3.C.3.*
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.7.3.D.5.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.7.3.D.6.*
Food & Beverage	P		
Pet Shop	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:			

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Use	Permission	Use Standard	Specification
General	P*	**Use separation** (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.3.C.5.*
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	Screening	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
LIGHT INDUSTRIAL		Use standard applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use District
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services:		*(see Light Industrial)*	
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Non-residential tenant size (max)	50,000 SF
		Relief	C2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.3.C.6.*
		Supplemental procedures	*Sec. 5B.7.3.D.7.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.3.C.7.*
		Supplemental procedures	*Sec. 5B.7.3.D.8.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.7.3.C.8.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Live/Work

The designated work space area within each Live/Work unit may count toward the minimum floor area requirement.

3. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

4. Lodging

A lodging use shall not be permitted where it requires a change of use from any residential use.

5. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.4. INDUSTRIAL-MIXED 4 (IX4)

A. Intent

The IX4 District supports office and commercial uses, as well as research and development, wholesale, and light industrial uses. The Use District allows for a limited amount of live/work units. The District is intended to promote productive industries and entrepreneurial activities.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	*(see Residential)*	
		Restricted affordable units	100% of dwelling units
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.4.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Live/Work	P*	*(see Residential)*	
		Unit size (min avg.)	1,000 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
		In conjunction with	• Office • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Floor area (min)	1.5 FAR
		Exception	Adaptive reuse projects
			100% Restricted affordable units
		Supplemental standards	*Sec. 5B.7.4.C.2.*
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
Medical Care	--		
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		

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Use	Permission	Use Standard	Specification
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-Secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.7.4.C.3.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.4.C.3.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential Uses • Office • Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.4.D.1.*
Bar	C2*	Supplemental procedures	*Sec. 5B.7.4.D.2.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	C2*	Supplemental standards	*Sec. 5B.7.4.C.4.*
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.7.4.D.3.*
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.7.4.D.4.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.4.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:			

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Use	Permission	Use Standard	Specification
General	P*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.4.C.5.*
Commercial Vehicle	--		
Car Wash	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	Screening	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use District • Agricultural Use Districts
		Screening:	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Non-residential tenant size (max)	50,000 SF
		Relief	C2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.4.C.6.*
		Supplemental procedures	*Sec. 5B.7.4.D.6.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.4.C.7.*
		Supplemental procedures	*Sec. 5B.7.4.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.7.4.C.8.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Live/Work

The designated work space area within each live/work unit shall not count toward the minimum floor area requirement.

3. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

4. Lodging

A lodging use shall not be permitted where it requires a change of use from any residential use.

5. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review

in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms, requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.5. LIVE-WORK NEIGHBORHOOD (IX6)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	In conjunction with:	Productive Space *(Sec. 5C.3.34.)*
			and/or Legacy Small Business *(Sec. 5C.4.6.)*
		Floor Area (min)	0.5 FAR
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.5.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	20%
Live/Work	P*	*(see Residential)*	
		In conjunction with:	Designated Work Space *(Sec. 5C.3.35.)*
		Floor Area (min)	20%
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
		Restricted affordable units	100%
Medical Care	P*	*(see Residential)*	
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural, Residential, or Residential Mixed Use District (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.7.5.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.5.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		

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Use	Permission	Use Standard	Specification
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use standard applicability	
		Abutting	Agricultural, Residential and Residential Mixed Use District
		Transition Screen	T-Screen 1
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P*	*(see General Commercial)*	
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.7.5.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.7.5.D.1.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		

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Use	Permission	Use Standard	Specification
Financial Services:			
General	P*	*(see General Commercial)*	
Alternative	--		
Instructional Services	P*	*(see General Commercial)*	
Lodging	C3		
Medical Clinic	P*	*(see General Commercial)*	
Office	P*	*(see General Commercial)*	
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	S*	Supplemental procedures	*Sec. 5B.7.5.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P*	*(see General Commercial)*	
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.5.D.3.*
Merchant Market	P		
Pet Shop	P*	*(see General Commercial)*	
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	*(see General Commercial)*	
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
Sexual Encounter	--		
HEAVY COMMERCIAL	*	Non-residential tenant size (max)	10,000 SF
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		

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Use	Permission	Use Standard	Specification
Fueling Station			
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other Self-Service Facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.7.5.D.4.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Non-residential tenant size (max)	10,000 SF
		Use standard applicability	
		Abutting	Sensitive Use, Agricultural, Residential or Residential Mixed Use District
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	C3*	Supplemental procedures	*Sec. 5B.7.5.D.5.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Building separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.5.C.4.*
		Supplemental procedures	*Sec. 5B.7.5.D.6.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.5.C.5.*
		Supplemental procedures	*Sec. 5B.7.5.D.6.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.7.5.C.6.*
Off-Shore Drilling Servicing Installation	--		

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Use	Permission	Use Standard	Specification
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.7.5.C.7.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Incidental to:**	Other allowed use
		Use enclosure	Fully indoor
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

7. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

5. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

6. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.6. INDUSTRIAL-MIXED, TRANSITION (IX7)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	In conjunction with:	Productive Space *(Sec. 5C.3.34.)*
			and/or Legacy Small Business *(Sec. 5C.4.6.)*
		Floor Area (min)	0.5 FAR
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.6.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	20%
Live/Work	P*	*(see Residential)*	
		In conjunction with:	Designated Work Space *(Sec. 5C.3.35.)*
		Floor Area (min)	20%
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
		Restricted affordable units	100%
Medical Care	P*	*(see Residential)*	
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation (min)	
		Street	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	C3		
Post-secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.7.6.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.6.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		

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Use	Permission	Use Standard	Specification
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.6.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.7.6.D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		

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Use	Permission	Use Standard	Specification
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	S*	Supplemental procedures	*Sec. 5B.7.6.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	*500'*
		Supplemental procedures	*Sec. 5B.7.6.D.3.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.6.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			

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Use	Permission	Use Standard	Specification
Light	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.6.C.4.*
Heavy	--		
Car Wash	C2*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District (min)	200'
		Use enclosure	
		Car Wash, mechanized	Fully indoors
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.6.C.5.*
Commercial	--		
Fueling Station:			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.6.C.6.*

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Use	Permission	Use Standard	Specification
Gas Station, Commercial	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.6.C.6.*
EV Charging Facility	P		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	**Accessory to:**	Self-Service Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	**Incidental to:**	Other allowed use
Self-Service Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other Self-Service Facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.7.6.D.5.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	Sensitive Use, Agricultural, Residential, or Residential Mixed Use District
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	C3*	Supplemental procedures	*Sec. 5B.7.6.D.6.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	P*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Building separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.6.C.7.*
		Supplemental procedures	*Sec. 5B.7.6.D.7.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.6.C.8.*
		Supplemental procedures	*Sec. 5B.7.6.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.7.6.C.9.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

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Use	Permission	Use Standard	Specification
Bees	P*	Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.7.6.C.10.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Use enclosure	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

6. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit) finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

10. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.7. INDUSTRIAL-MIXED, M1 TRANSLATION (IX8)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	C2*	*(see Residential)*	
		Designated work space:	
		Work space area (min)	20%
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		

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Use	Permission	Use Standard	Specification
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	--		
K-12	C3		
Post-secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.7.7.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.7.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			

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Use	Permission	Use Standard	Specification
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.7.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.7.7.xx*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	S*	Supplemental procedures	*Sec. 5B.7.7.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Supplemental procedures	*Sec. 5B.7.7.D.3.*

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Use	Permission	Use Standard	Specification
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.7.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Use separation (min)	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.7.C.3.*
Heavy	--		

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Use	Permission	Use Standard	Specification
Car Wash	C2*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Use enclosure	
		Car Wash, mechanized	Fully indoors
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.7.C.4.*
Commercial	--		
Fueling Station:			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.7.C.5.*
Gas Station, Commercial	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.7.C.5.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other Self-Service Facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.7.7.D.5.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	Sensitive Use, Agricultural, Residential, or Residential Mixed Use District
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	C3*	Supplemental procedures	*Sec. 5B.7.7.D.6.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.7.7.C.6.*
		Supplemental procedures	*Sec. 5B.7.7.D.7.*

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Use	Permission	Use Standard	Specification
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.7.C.7.*
		Supplemental procedures	*Sec. 5B.7.7.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.7.7.C.8.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.7.7.C.9.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		

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Use	Permission	Use Standard	Specification
Farming	P*	Use enclosure	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

3. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

4. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

5. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

9. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

DIV. 5B.8. INDUSTRIAL DISTRICTS

SEC. 5B.8.1. INDUSTRIAL 1 (I1)

A. Intent

The I1 District allows heavy commercial and light industrial uses as well as a limited amount of commercial activity. This District intends to support employment, goods movement, and warehousing.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		

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Use	Permission	Use Standard	Specification
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.1.xx*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.1.xx*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium:			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Heliport	C2*	Incidental to:	Office or Medical
Freight Terminal	C3		
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.1.xx*
Bar	C2*	Accessory to:	Food & Drink Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.1.xx*
Counter Service	P		
Restaurant	P*	Accessory to:	Food & Drink Light Manufacturing
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	Accessory to:	Other allowed use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	Accessory to:	Other allowed use
Alcohol	C2*	Accessory to:	• Food & Drink Light Manufacturing • Fueling Station
		Supplemental procedures	*Sec. 5B.8.1.xx*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.1.xx*

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	Accessory to:	• Food & Drink Light Manufacturing • Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.1.xx*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
General	P*	*(see Sexually Oriented Business)*	
Sexual Encounter	C2*	*(see Sexually Oriented Business)*	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.1.xx*

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Use	Permission	Use Standard	Specification
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.1.xx*
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Fueling Station	P*	**Use separation**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.1.xx*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.1.xx*
		Supplemental procedures	*Sec. 5B.8.1.xx*
Commercial Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	**Use standard applicability**	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
HEAVY INDUSTRIAL			

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Use	Permission	Use Standard	Specification
Animal Products Processing	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.1.xx*
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental procedures	*Sec. 5B.8.1.xx*
Recycling Facility			

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Use	Permission	Use Standard	Specification
Collection	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	
		Within 1000' of Residential or Agricultural Use District	7AM/7PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Residential or Agricultural Use District	7AM/8PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Supplemental standards	*Sec. 5B.8.1.xx*
		Supplemental procedures	*Sec. 5B.8.1.xx*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.1.xx*
		Supplemental procedures	*Sec. 5B.8.1.xx*

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Use	Permission	Use Standard	Specification
Sorting & Processing	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Within 1000' of Residential or Agricultural Use District	7AM/7PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Service hours (early/late)	7AM/7PM
		Within 1000' of Residential or Agricultural Use District	7AM/8PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Supplemental standards	*Sec. 5B.8.1.xx*
		Supplemental procedures	*Sec. 5B.8.1.xx*
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.1.xx*
Off-Shore Drilling Servicing Installation	--		
Waste Facility			
Green Waste	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.8.1.xx*
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			

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Use	Permission	Use Standard	Specification
Animal Keeping:	*	Building separation	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.1.xx*
Dairy	P*	Lot area (min)	871,200 SF
Equine, Commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	--		
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	In conjunction with:	Other allowed use
Small Animals	P*	Lot area (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Animal Products Processing

No hides (raw) curing, tanning, or storage permitted.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Recycling Facility, Sorting & Processing

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

10. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

11. Waste Facility, Green Waste and Wood Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Manufacturing Heavy, Salvage Yard

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.2. INDUSTRIAL 2 (I2)

A. Intent

The I2 District allows heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. This District is intended to support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL USES			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		

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Use	Permission	Use Standard	Specification
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.2.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.2.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	C3		
Freight Terminal	C3		
Heliport	C2*	Incidental to:	Office or Medical
		Relief	C3
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.2.D.1.*
Bar	C2*	Accessory to:	Manufacturing, Light: Food & Drink
		Supplemental procedures	*Sec. 5B.8.2.D.2.*
Counter Service	P		
Restaurant	P*	Accessory to:	Manufacturing, Light: Food & Drink
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	Accessory to:	Other allowed use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	Accessory to:	Other allowed use
Alcohol	C2*	Accessory to:	• Manufacturing, Light: Food & Drink, • Fueling Station
		Supplemental procedures	*Sec. 5B.8.2.D.3.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.2.D.4.*

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	Accessory to:	• Manufacturing, Light: Food & Drink • Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.2.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
General	P*	*(See Sexually Oriented Business)*	
Sexual Encounter	C2*	*(See Sexually Oriented Business)*	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.2.C.2.*
Car Wash	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.2.C.3.*

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Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Fueling Station	P*	**Use separation**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.2.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Standard Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.2.C.5.*
		Supplemental procedures	*Sec. 5B.8.2.D.6.*
Commercial Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	**Use standard applicability**	
		Abutting	• Sensitive Use • Residential Use District • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
HEAVY INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Use enclosure	Fully Indoor
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		(See Heavy Industrial Uses)	
Manufacturing, Heavy:			
General	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		(See Heavy Industrial Uses)	
Chemical Products	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		(See Heavy Industrial Uses)	
Petroleum and Coal Product	C3*	Use separation (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.2.D.7.*

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Use	Permission	Use Standard	Specification
Salvage Yard	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental procedures	*Sec. 5B.8.2.D.8.*
Recycling Facility			
Collection	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.6.*
		Supplemental procedures	*Sec. 5B.8.2.D.9.*
Donation Bin	P*	**In conjunction with**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.2.C.7.*
		Supplemental procedures	*Sec. 5B.8.2.D.9.*

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Use	Permission	Use Standard	Specification
Sorting & Processing	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.8.*
		Supplemental procedures	*Sec. 5B.8.2.D.9.*
Resource Extraction:			
General	C3*	**Supplemental procedures**	*Sec. 5B.8.2.D.10.*
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.2.C.9.*
Off-Shore Drilling Servicing Installation	C3		
Waste Facility:			
Green Waste	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.10.*
Hazardous Waste	C3*	**Use separation** (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.11.*
		Supplemental procedures	*Sec. 5B.8.2.D.11.*

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Use	Permission	Use Standard	Specification
Solid Waste	C3*	**Use separation** (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.12.*
		Supplemental procedures	*Sec. 5B.8.2.D.12.*
AGRICULTURE			
Animal Keeping:	*	**Building separation**	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.2.C.13.*
Dairy	P*	**Lot area** (min)	871,200 SF
Equine, Commercial	P*	**Lot area** (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	--		
Livestock	P*	**Lot area** (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	**In conjunction with:**	Other allowed use

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Use	Permission	Use Standard	Specification
Small Animals	P*	Lot area (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Recycling Facility, Sorting & Processing

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

10. Waste Facility, Green Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

11. Waste Facility, Hazardous Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. Waste Facility, Solid Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

13. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers or Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*

6. Manufacturing, Heavy, Petroleum and Coal Product Manufacturing

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new petroleum-based oil refineries and existing refineries expanding operations beyond the current property lines are required to:

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses.

7. Manufacturing Heavy, Salvage Yard

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

8. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

9. Resource Extraction, General

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new resource extraction facilities and existing resource extraction facilities expanding operations beyond the current property lines are required to:

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses.

10. Waste Facility, Hazardous Waste

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.

b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.

11. Waste Facility, Solid Waste

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.

b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.

SEC. 5B.8.3. INDUSTRIAL 3 (I3)

[Introduced with the Boyle Heights Proposed Draft]

SEC. 5B.8.4. LIGHT INDUSTRIAL, PARK (I4)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks (min)	
		Street	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		

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Use	Permission	Use Standard	Specification
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-Secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.4.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.4.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			

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Use	Permission	Use Standard	Specification
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.4.D.1.*
Bar	C2*	Incidental to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.4..D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*		
Alcohol	C2*	Incidental to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.4.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*

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Use	Permission	Use Standard	Specification
Firearms	--		
Food & Beverage	P*	Accessory to:	• Food & Drink Light Manufacturing • Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.4.D.3.*
Merchant Market	P		
Pet Shop	P		
Temporary, Outdoor	P		
Smoke & Vape Shop	P	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station:			
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.4.D.4.*
Storage, Outdoor:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		In conjunction with:	Other allowed use
		Floor area (min)	0.25 FAR
		Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.4.D.5.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	C2*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	150'
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Agricultural, Residential, or Residential Mixed Use District	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.8.4.C.7.*
		Supplemental procedures	*Sec. 5B.8.4.D.6.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.4.C.8.*
		Supplemental procedures	*Sec. 5B.8.4.D.6.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.8.4.C.9.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.4.C.10.*
Dairy	--		
Equine, Commercial	P*		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Use enclosure	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

3. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

4. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

6. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review

in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

5. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

6. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.5. LIGHT INDUSTRIAL, SENSITIVE (I5)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			

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Use	Permission	Use Standard	Specification
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	**Supplemental standards**	*Sec. 5B.8.5.C.1.*
Wireless Facility, Rooftop	P*	**Supplemental standards**	*Sec. 5B.8.5.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.5.D.1.*
Bar	C2*	Accessory to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.5..D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.8.5.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.5.D.3.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.5.D.4.*
Merchant Market	P		

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Use	Permission	Use Standard	Specification
Pet Shop	P		
Temporary, Outdoor	C2		
Smoke & Vape Shop	P	**Use separation** (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.2.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation** (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500''
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.2.*
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.3.*
Commercial	P*	**Use separation** (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500''
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.2.*

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Use	Permission	Use Standard	Specification
Fueling Station:			
Gas Station, Standard	P*	Use separation	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.4.*
Gas Station, Commercial	P*	Use separation (min)	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			

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Use	Permission	Use Standard	Specification
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.5.D.5.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	C3*	Supplemental procedures	*Sec. 5B.8.5.D.6.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

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Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	**P***	**Use separation** (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.5.C.5.*
		Supplemental procedures	*Sec. 5B.8.5.D.7.*
Donation Bin	**P***	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.5.C.6.*
		Supplemental procedures	*Sec. 5B.8.5.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	**C2***	**Supplemental standards**	*Sec. 5B.8.5.C.7.*
Off-Shore Drilling Servicing Installation	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Waste Facility			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.5.C.8.*
Dairy	--		
Equine, Commercial	P*		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Use enclosure**	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

6. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

8. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.6. LIGHT INDUSTRIAL, PRESERVE (I6)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street (min)	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			

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Use	Permission	Use Standard	Specification
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	**Supplemental standards**	*Sec. 5B.8.6.C.1.*
Wireless Facility, Rooftop	P*	**Supplemental standards**	*Sec. 5B.8.6.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.6.D.1.*
Bar	C2*	Incidental to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.6.D.1.*
Counter Service	P		
Restaurant	P	Incidental to:	Food & Drink or Alcoholic Beverage Light Manufacturing
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	--		
Office	P*	Incidental to:	Light Industrial or Heavy Industrial use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	P		
Retail:			
General	P*	Incidental to:	Light Industrial or Heavy Industrial use
Alcohol	C2*	Incidental to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.6.D.2.*

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Use	Permission	Use Standard	Specification
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.6.D.3.*
Food & Beverage	P*	Incidental to:	Food & Drink, Alcoholic Beverage Light Manufacturing, or Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.6.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary, Outdoor	C2		
Smoke & Vape Shop	P	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.2.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation** (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500''
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.2.*
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.3.*
Commercial	P*	**Use separation** (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500''
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.2.*

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Use	Permission	Use Standard	Specification
Fueling Station:			
Gas Station, Standard	P*	Use separation (min)	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.4.*
Gas Station, Commercial	P*	Use separation (min)	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			

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Use	Permission	Use Standard	Specification
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.6.D.5.*
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.6.C.5*
		Supplemental procedures	*Sec. 5B.8.6.D.8*
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Official Motor Vehicle Impound	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Standard Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	**Use standard applicability**	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	**Supplemental procedures**	*Sec. 5B.8.6.D.6.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility			

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Use	Permission	Use Standard	Specification
Collection	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.6.C.4.*
		Supplemental procedures	*Sec. 5B.8.6.D.7.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.6.C.5.*
		Supplemental procedures	*Sec. 5B.8.6.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.6.C.6.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility			
Green Waste	--		
Hazardous Waste Facility	--		

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Use	Permission	Use Standard	Specification
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	P*	Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.6.C.7.*
Dairy	--		
Equine, Commercial	P*		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Use enclosure	Fully indoor
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit) finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

9. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

8. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.7. HEAVY INDUSTRIAL, SENSITIVE (I7)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	--		
Regional	--		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			

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Use	Permission	Use Standard	Specification
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.7.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.7.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	C2*	Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	C3		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.7.D.1.*
Bar	C2*	Accessory to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.7.D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.8.7.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.7.D.3.*
Food & Beverage	P		

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Use	Permission	Use Standard	Specification
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.7.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary, Outdoor	C2		
Smoke & Vape Shop	P	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage creen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.7.C.2.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation (min)**	
		Sensitive Use	*500'*
		Agricultural, Residential, or Residential Mixed Use District	*500'*
		Relief	*C2*
		Use enclosure	*Fully indoors*
		Screening	
		Frontage screen	*F-Screen 3*
		Transition screen	*T-Screen 1*
		Hours of operation (open/close)	*7AM/7PM*
		Service hours (open/close)	*7AM/7PM*
		Outdoor sound system	*Prohibited*
		Supplemental standards	*Sec. 5B.8.7.C.2.*
Car Wash	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoors
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.7.C.3.*

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Use	Permission	Use Standard	Specification
Commercial	P*	**Use separation (min)**	
		Sensitive Use	*500'*
		Agricultural, Residential, or Residential Mixed Use District	*500'*
		Relief	*C2*
		Use enclosure	*Fully indoors*
		Screening	
		Frontage screen	*F-Screen 3*
		Transition screen	*T-Screen 1*
		Hours of operation (open/close)	*7AM/7PM*
		Service hours (open/close)	*7AM/7PM*
		Outdoor sound system	*Prohibited*
		Supplemental standards	*Sec. 5B.8.7.C.2.*
Fueling Station:			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.7.C.4.*
Gas Station, Commercial	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.7.C.4.*
Motor Vehicle Sales & Rental:			

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Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	**Incidental to:**	Other allowed use
Self-Service Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.7.D.5.*
Storage, Outdoor:			
General	P*	**Incidental to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.7.C.5.*
		Supplemental procedures	*Sec. 5B.8.7.D.6.*

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Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Official Motor Vehicle Impound	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.7.D.7.*
HEAVY INDUSTRIAL			
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.7.C.6.*
Manufacturing, Heavy:			
General	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility			

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Use	Permission	Use Standard	Specification
Collection	P*	**Use separation (min)**	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.7.C.7.*
		Supplemental procedures	*Sec. 5B.8.7.D.8.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.7.C.8.*
		Supplemental procedures	*Sec. 5B.8.7.D.8.*

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Use	Permission	Use Standard	Specification
Sorting & Processing	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.7.C.9.*
		Supplemental procedures	*Sec. 5B.8.7.D.8.*
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.8.7.C.10.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	P*	Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.8.7.C.11.*
Hazardous Waste Facility	--		

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Use	Permission	Use Standard	Specification
Solid Waste	--		
AGRICULTURE			
Animal Keeping:	P*	Building separation	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.7.C.12.*
Dairy	P*	Lot area (min)	871,200 SF
Equine, Commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	--		
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	In conjunction with:	Other allowed use
Small Animals	P*	Lot area (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Animal Products Processing

No hides (raw) curing, tanning, or storage permitted.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Recycling Facility, Sorting & Processing

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

10. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

11. Waste Facility, Green Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

7. Wholesale Trade & Warehousing

In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

8. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.8. HEAVY INDUSTRIAL, PRESERVE (I8)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	--		
Regional	--		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			

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Use	Permission	Use Standard	Specification
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.8.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.8.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	C3		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.8.D.1.*
Bar	C2*	Incidental to:	Food & Drink Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.8.D.1.*
Counter Service	P		
Restaurant	P*	Incidental to:	Food & Drink Light Manufacturing
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Incidental to:	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	Incidental to:	Other allowed use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	P		
Retail:			
General	P*	Incidental to:	Other allowed use
Alcohol	C2*	Incidental to:	• Food & Drink Light Manufacturing • Fueling Station
		Supplemental procedures	*Sec. 5B.8.8.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.8.D.3.*

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	Incidental to:	• Food & Drink Light Manufacturing • Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.8.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary, Outdoor	P		
Smoke & Vape Shop	P*	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business	1000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business	1000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.2.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.2.*
Car Wash	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoors
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.3.*

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Use	Permission	Use Standard	Specification
Commercial	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.2.*
Fueling Station			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.4.*
Gas Station, Commercial	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.8.D.5.*
Storage, Outdoor:			
General	P*	Incidental to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.8.C.5.*
		Supplemental procedures	*Sec. 5B.8.8.D.6.*
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.8.D.7.*
HEAVY INDUSTRIAL			
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.8.C.6.*
Manufacturing, Heavy:			
General	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
Chemical Products	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
Petroleum & Coal Products	C3*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.8.D.8.*
Salvage Yard	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.8.D.9.*

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Use	Permission	Use Standard	Specification
Recycling Facility			
Collection	P*	**Use separation (min)**	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.8.C.7.*
		Supplemental procedures	*Sec. 5B.8.8.D.10.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.8.C.8.*
		Supplemental procedures	*Sec. 5B.8.8.D.10.*

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Use	Permission	Use Standard	Specification
Sorting & Processing	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.8.C.9.*
		Supplemental procedures	*Sec. 5B.8.8.D.10.*
Resource Extraction:			
General	C3*	Supplemental procedures	*Sec. 5B.8.8.D.11.*
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.8.8.C.10.*
Off-Shore Drilling Servicing Installation	C3		
Waste Facility			
Green Waste	P*	Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.8.8.C.11.*

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Use	Permission	Use Standard	Specification
Hazardous Waste Facility	C3*	**Use separation (min)**	
		Sensitive Use	1,500'
		Agricultural, Residential, or Residential Mixed Use District	1,500'
		Supplemental standards	*Sec. 5B.8.8.C.11.*
		Supplemental procedures	*Sec. 5B.8.8.D.12.*
Solid Waste	C3*	**Use separation (min)**	
		Sensitive Use	1,500'
		Agricultural, Residential, or Residential Mixed Use District	1,500'
		Supplemental standards	*Sec. 5B.8.8.C.11.*
		Supplemental procedures	*Sec. 5B.8.8.D.12.*
AGRICULTURE			
Animal Keeping:	P*	**Building separation**	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.8.C.12.*
Dairy	P*	**Lot area (min)**	871,200 SF
Equine, Commercial	P*	**Lot area (min)**	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	--		
Livestock	P*	**Lot area (min)**	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	**In conjunction with:**	Other allowed use

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Use	Permission	Use Standard	Specification
Small Animals	P*	Lot area (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Animal Products Processing

No hides (raw) curing, tanning, or storage permitted.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Recycling Facility, Sorting & Processing

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

10. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

11. Waste Facility, All

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

7. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

8. Manufacturing, Heavy, Petroleum and Coal Product Manufacturing

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new petroleum-based oil refineries and existing refineries expanding operations beyond the current property lines are required to::

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses.

9. Salvage Yard

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).

10. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

11. Resource Extraction, General

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new resource extraction facilities

and existing resource extraction facilities expanding operations beyond the current property lines are required to:

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses.

12. Waste Facility, Hazardous Waste & Solid Waste

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.

b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.

DIV. 5B.9. PUBLIC DISTRICTS

Public Use Districts promote public and institutional uses and allow a limited amount of compatible uses.

SEC. 5B.9.1. PUBLIC 1 (P1)

A. Intent

The P1 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency. For most uses, district permissions assume those of the most restrictive adjoining use district.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	A-		
Household Business:			
Family Child Care	A-		
Home Occupation	A-		
Home Sharing	A-		
Joint Living & Work Quarters	A-		
Live/Work	A-		
Mobilehome Park	A-		
Supportive Housing:			
General	A-		
Medical Care	A-		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	A-		
Civic Facility:			
Local	P*	Government owned Relief	Required C3
Regional	C3		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	P*	Government owned	Required
Regional	P*	Government owned	Required
Office, Government	P		
Parking	A-		

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Use	Permission	Use Standard	Specification
Public Safety Facility	P		
Religious Assembly	A-		
School:			
Preschool/Daycare	P		
K-12	P*	Government owned	Required
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.9.1.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.9.1.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	A-		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	A-		
Golf	A-		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C2		
Regional	C3		
TRANSPORTATION			
Airport	A-		
Freight Terminal	A-		
Heliport	A-		
Railway Facility	A-		
Transit Station	A-		
GENERAL COMMERCIAL			
Animal Services:			
General	A-		
Kennel	A-		
Veterinary Care	A-		
Commissary Kitchen	A-		

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Use	Permission	Use Standard	Specification
Eating & Drinking:			
Alcohol Service	A-		
Bar	A-		
Counter Service	A-		
Restaurant	A-		
Entertainment Venue, Indoor:			
Local	A-		
Regional	C2		
Financial Services:			
General	A-		
Alternative	A-		
Instructional Services	A-		
Lodging	A-		
Medical Clinic	P*	Government owned	Required
Office	A-		
Personal Services:			
General	A-		
Massage, Licensed	A-		
Massage, Unlicensed	A-		
Postmortem Services	A-		
Retail:			
General	A-		
Alcohol	A-		
Farmers' Market, Certified	A-		
Firearms	A-		
Food & Beverage	A-		
Large Format	A-		
Merchant Market	A-		
Pet Shop	A-		
Temporary, Outdoor	A-		
Smoke & Vape Shop	A-		
Sexually Oriented Business:			
General	A-		
Sexual Encounter	A-		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	A-		
Car Wash	A-		
Commercial Vehicle	A-		
Fueling Station	A-		
Motor Vehicle Sales & Rental:			

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Use	Permission	Use Standard	Specification
Commercial Vehicle	A-		
Household Moving Truck Rental	A-		
Standard Vehicle	A-		
Storage, Indoor:	A-		
General	A-		
Self-Service Facility	A-		
Storage, Outdoor:			
General	A-		
Cargo Container	A-		
Commercial Vehicle	A-		
Official Motor Vehicle Impound	A-		
Standard Vehicle	A-		
LIGHT INDUSTRIAL USES			
Electronics Assembly	A-		
Maintenance & Repair Services	A-		
Manufacturing, Light:			
General	A-		
Alcoholic Beverage	A-		
Artistic & Artisanal	A-		
Cosmetic, Pharmaceutical	A-		
Food & Drink	A-		
Textile & Apparel	A-		
Research & Development	C3		
Soundstages & Backlots	A-		
Wholesale Trade & Warehousing	A-		
HEAVY INDUSTRIAL USES			
Animal Products and Processing	A-		
Manufacturing, Heavy:			
General	A-		
Chemical Products	A-		
Petroleum & Coal Products	A-		
Salvage Yard	A-		
Recycling Facility			
Collection	C3		
Donation Bin	A-		
Sorting & Processing	C3		
Resource Extraction:			
General	A-		
Exploratory Core Hole	A-		

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Use	Permission	Use Standard	Specification
Off-Shore Drilling Servicing Installation	A-		
Waste Facility:			
Green Waste	A-		
Hazardous Waste	A-		
Solid Waste	C3		
AGRICULTURE USES			
Animal Keeping:			
Bees	A-		
Dairy	A-		
Equine, Commercial	A-		
Equine, Non-commercial	A-		
Livestock	A-		
Pets	A-		
Small Animals	A-		
Wild Animals	A-		
Plant Cultivation:			
Community Garden	A-		
Farming	A-		
Truck Gardening	A-		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

SEC. 5B.9.2. PUBLIC 2 (P2)

A. Intent

The P2 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency. For most uses, district permissions assume those of the most permissive adjoining use district.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P*	Use separation	
		Heavy Industrial	300'
		Restricted affordable units	100% of dwelling units
		Supplemental procedures	*Sec.5B.9.2.C.1.*
		Relief	C3
		Supplemental procedures	*Sec.5B.9.2.D.1.*
		Government owned	Required
Household Business:			
Family Child Care	A+		
Home Occupation	A+		
Home Sharing	A+		
Joint Living & Work Quarters	A+		
Live/Work	A+		
Mobilehome Park	A+		
Supportive Housing:			
General	A+		
Medical Care	A+		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	A+		
Civic Facility:			
Local	P*	Government owned	Required
		Relief	C3
Regional	C3		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	P*	Government owned	Required
Regional	P*	Government owned	Required
Office, Government	P		

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Use	Permission	Use Standard	Specification
Parking	A+		
Public Safety Facility	P		
Religious Assembly	A+		
School:			
Preschool/Daycare	P		
K-12	P*	Government owned	Required
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.10.2.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.10.2.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	A+		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	A+		
Golf	A+		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C2		
Regional	C3		
TRANSPORTATION			
Airport	A+		
Freight Terminal	A+		
Heliport	A+		
Railway Facility	A+		
Transit Station	A+		
GENERAL COMMERCIAL			
Animal Services:			
General	A+		
Kennel	A+		
Veterinary Care	A+		

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Use	Permission	Use Standard	Specification
Commissary Kitchen	A+		
Eating & Drinking:			
Alcohol Service	A+		
Bar	A+		
Counter Service	A+		
Restaurant	A+		
Entertainment Venue, Indoor:			
Local	A+		
Regional	C2		
Financial Services:			
General	A+		
Alternative	A+		
Instructional Services	A+		
Lodging	A+		
Medical Clinic	P*	Government owned	Required
Office	A+		
Personal Services:			
General	A+		
Massage, Licensed	A+		
Massage, Unlicensed	A+		
Postmortem Services	A+		
Retail:			
General	A+		
Alcohol	A+		
Farmers' Market, Certified	A+		
Firearms	A+		
Food & Beverage	A+		
Large Format	A+		
Merchant Market	A+		
Pet Shop	A+		
Temporary, Outdoor	A+		
Smoke & Vape Shop	A+		
Sexually Oriented Business:			
General	A+		
Sexual Encounter	A+		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	A+		
Car Wash	A+		
Commercial Vehicle	A+		

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Use	Permission	Use Standard	Specification
Fueling Station	A+		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	A+		
Household Moving Truck Rental	A+		
Standard Vehicle	A+		
Storage, Indoor:	A+		
General	A+		
Self-Service Facility	A+		
Storage, Outdoor:			
General	A+		
Cargo Container	A+		
Commercial Vehicle	A+		
Official Motor Vehicle Impound	A+		
Standard Vehicle	A+		
LIGHT INDUSTRIAL USES			
Electronics Assembly	A+		
Maintenance & Repair Services	A+		
Manufacturing, Light:			
General	A+		
Alcoholic Beverage	A+		
Artistic & Artisanal	A+		
Cosmetic, Pharmaceutical	A+		
Food & Drink	A+		
Textile & Apparel	A+		
Research & Development	C3		
Soundstages & Backlots	A+		
Wholesale Trade & Warehousing	A+		
HEAVY INDUSTRIAL USES			
Animal Products and Processing	A+		
Manufacturing, Heavy:			
General	A+		
Chemical Products	A+		
Petroleum & Coal Products	A+		
Salvage Yard	A+		
Recycling Facility			
Collection	C3		
Donation Bin	A+		
Sorting & Processing	C3		
Resource Extraction:			

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Green Waste	A+		
Hazardous Waste	A+		
Solid Waste	C3		
AGRICULTURE USES			
Animal Keeping:			
Bees	A+		
Dairy	A+		
Equine, Commercial	A+		
Equine, Non-commercial	A+		
Livestock	A+		
Pets	A+		
Small Animals	A+		
Wild Animals	A+		
Plant Cultivation:			
Community Garden	A+		
Farming	A+		
Truck Gardening	A+		

KEY: "P"= Permitted Use; "*"= Use standard applies; "A+"= Dependent on most permissive zoning; "A-"= Dependent on most restrictive zoning; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Dwelling

An alternative percentage of restricted affordable units may be authorized by a Community Plan Implementation Overlay (CPIO) Subarea.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

D. Supplemental Procedures

1. Dwelling

In addition to the findings otherwise required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall also find:

a. A minimum percentage of restricted affordable housing shall be provided in accordance with the most applicable Local Affordable Housing Incentive Program.

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DIV. 5C.1. USE DEFINITIONS

Where a use definition contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Zoning Administrator has the responsibility for categorizing all uses, including uses determined to be similar to those listed.

SEC. 5C.1.1. RESIDENTIAL USES

Uses that provide housing accommodations, residential support services, and home-based enterprise.

A. Dwelling

Housing accommodations serving as a primary residency or having a tenancy of 30 days or greater. Includes household dwelling unit, efficiency dwelling unit, accessory dwelling unit, junior accessory dwelling unit.

B. Household Business

Household business uses combine dwelling with productive uses and entrepreneurial activities within a unit or building.

1. Family Child Care

The provision of non-medical care and supervision for children in the provider's own household dwelling unit, for periods of less than 24 hours per day. No more than 14 children shall be in care concurrently, unless use district standards specify otherwise. Any children under the age of 10 years who reside within the dwelling unit and are in care count toward the maximum number of children in care. Any such use shall comply with all regulations set forth in Health and Safety Code Section 1597.465.

2. Home Occupation

The incidental use of a dwelling unit for the intent of conducting a business enterprise by a primary resident of the dwelling unit.

3. Home Sharing

The temporary use of a dwelling unit or portion thereof for transient occupancy for periods of 30 days consecutively or less. The use of a dwelling unit for home-sharing shall be incidental to a dwelling use. Such uses shall be licensed and meet the standards in Sec. 5C.4.4. (Home-Sharing Program).

4. Joint Living & Work Quarters

The adaptive reuse of a building or portion of a building, that is part of an adaptive reuse project, from commercial or industrial uses to live/work use.

5. Live/Work

A live/work unit combines both a dwelling unit with work space designated for productive uses and entrepreneurial activities within a single dwelling unit.

C. Mobilehome Park

Any lot or portion of a lot used to provide rental or lease sites for 2 or more individual manufactured homes, mobile homes, park trailers, or recreational vehicles.

D. Supportive Housing

A residential living facility that provides housing accommodations and support services to residents on an ongoing basis.

1. General

Residential use with no limit on length of stay for persons who may require frequent support from on-site or off-site supportive services for daily living. May include, among other populations, seniors, children within the foster care system, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, individuals receiving rehabilitation or mental health support, veterans, and persons or families experiencing homelessness. The housing is linked to on-site or off-site supportive services, and any floor area used for the delivery of supportive services shall be considered incidental to the residential use. Full-time medical services shall not be provided on the premises. Supportive Housing, General includes all residential community care facilities and permanent supportive housing. Residential uses with 6 or fewer beds shall be classified as a dwelling rather than non-medical supportive housing. For non-residential community care facilities see Government Office, Social Services (Sec. 5C.1.2.E.2.).

2. Medical Care

Residential use of long, and short-term occupation which may be licensed by the California Department of Health to provide full-time non-acute medical services on the premises. May include dwelling units, common dining areas, or other community rooms.

3. Transitional Shelter

A facility operated by a "provider," other than a "community care facility" as defined in the California Health and Safety Code, Section 1502, which provides temporary accommodations or services to persons or families experiencing homelessness and which meets the standards for shelters contained in the California Code of Regulations, Chapter 7, Title 25. The term temporary accommodations means that a person or family experiencing homelessness will be

allowed to reside at the shelter for a time period not to exceed 6 months. For the purpose of this definition, a provider shall mean a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter or services for persons or families experiencing homelessness, and which has been certified by the Housing and Community Investment Department of the City of Los Angeles to meet all applicable requirements as such which are contained in the California Health and Safety Code and the California Code of Regulations.

SEC. 5C.1.2. PUBLIC & INSTITUTIONAL USES

Uses dedicated to serving the public through the provision of government services, utilities, healthcare, education, and culture.

A. Cemetery

As defined by the California Health and Safety Code. The term cemetery includes columbarium, crypt, and mausoleum facilities integrated within a burial ground. Includes burial park, columbarium, and mausoleum. For crematorium see Postmortem Services (Sec. 5C.1.5.K.).

B. Civic Facility

Any publicly-accessible facility that provides essential or cultural services and is owned by a governmental or community organization. Includes post office, civic center, community center, museum, and library.

1. Local

A publicly-accessible facility that provides essential or cultural services to a city or town and is owned by a governmental or community organization. May include no more than 75 parking stalls to be consider a Civic, Local use. Includes post office, civic center, community center, and branch library. For similar uses that include more than 75 parking stalls, see civic facility, regional (Sec. 5C.1.2.B.2.). For similar uses that are not publicly accessible see office (Sec. 5C.1.5.J.).

2. Regional

A publicly-accessible facility that provides essential or cultural services to a region and for display, preservation, or enjoyment of heritage, history, and the arts, or any municipal building which is owned by a governmental or community organization and includes more than 75 parking stalls. Includes city hall, cultural center, main library, museum, and observatory. For similar uses that include fewer than 75 parking stalls, see civic facility, local (Sec. 5C.1.2.B.1.). For similar uses that are not publicly accessible, see office (Sec. 5C.1.5.I.).

C. Detention Facility

Any facility where persons are incarcerated or otherwise involuntarily confined or where unaccompanied minors are housed, under the jurisdiction and custody of a governmental entity. All detention facilities shall be operated solely by a public or governmental entity. Includes correctional facilities, penal institutions, and any facility where unaccompanied minors are housed in the custody of the federal government. A detention facility shall not include any facility described in Penal Code Section 9502, except a facility described in subsection (d) if that facility is used to house persons in the custody of the federal government.

D. Fleet Services

Maintenance, storage, and management of motor vehicles, such as school buses or ambulances, in service of any civic institutional use. Where uses, such as dispatch, do not include motor vehicle maintenance or storage, they are allowed as Government Office.

E. Medical

An inpatient or outpatient healthcare facility that provides direct medical treatment to patients.

1. Local

An inpatient or outpatient acute or sub acute care facility with a capacity of fewer than 100 beds that provides direct medical treatment to patients. For outpatient facilities not providing acute or sub acute care, see Sec. 5C.1.5.H. (Medical Clinic).

2. Regional

An inpatient acute care and sub acute care facility with a capacity of more than 100 beds that provides direct medical treatment to patients. For inpatient facilities providing sub acute care with a capacity of fewer than 100 beds, see Sec. 5C.1.2.E.1. (Medical, Local).

F. Office, Government

Government administrative services and professional services that support government administration and are operated by a government entity.

G. Parking

A use intended for the temporary storage of operable vehicles and designed to meet the standards of Sec 4C.4.3. (Parking Area Design). Includes parking structure and surface parking lot. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

H. Public Safety Facility

Any government facility that provides public safety services. Includes fire station and police station.

I. Religious Assembly

Any facility which is used primarily for the congregation of people for religious or spiritual activities. Includes a house of worship, church, chapel, meditation center, mosque, religious meeting room, religious retreat, synagogue, or temple.

J. School

An institution of learning and development which offers instruction, inclusive of preschool, K-12, and post-secondary education. For other educational or instruction based uses, see Sec. 5C1.5.F. (Instructional Services).

1. Preschool/Daycare

An establishment providing care, supervision, and educational services to children during the day. Includes all forms of early childhood education, daycare, and after school supervision. For in-home child care see Family Child Care (Sec. 5C.1.1.B.1.).

2. K-12

An institution of learning which offers instruction in grades Kindergarten through 12th grade, and associated recreation and athletic facilities serving its students.

3. Post-Secondary

An institution offering a formal educational program beyond K-12, including programs whose intent is academic, vocational, or continuing professional education. Includes athletic and recreational facility associated with the educational facility, not including stadium with a capacity of 10,000 seats or more. Includes college, technical school, trade school, and university. For post-secondary school uses involving heavy industrial activities or equipment, see Sec. 5C.1.8. (Heavy Industrial Uses). For postsecondary schools including stadiums with seating capacity in excess of 10,000 seats, see Sec. 5C.1.3.F. (Sports Arena or Stadium, Major).

K. Social Services

Publicly-accessible administrative services and governmental services that support public welfare through social programs. May be operated by a government entity, a non-profit or a non-governmental organization. Includes welfare services, foster family services, day treatment, adult day care, special needs care, and all other non-residential community care facilities.

L. Utilities

Infrastructure necessary for the provision of services such as water, sewer, power or communications. Excluding off-site transmission lines, pipes, or other systems for conveying and transmitting services within utility easements, those systems are allowed in all Use Districts.

1. Minor

Utility infrastructure with no on-site personnel and having modest impact on surrounding properties. Minor Utilities includes passive energy generation such as wind turbine, geothermal system, and solar photovoltaic system, serving no more than 10 different lots with supporting on-site storage, control and transmission equipment, storm water retention or detention ponds, aeration and septic system, reservoir, lift station, water supply well and water tank or tower, telecommunications switching facility, and electrical substation. For wireless telecommunication facilities, see Sec. 5C.1.2.L.4. (Wireless Facility, Monopole) and Sec. 5C.1.2.L.5. (Wireless Facility, Rooftop).

2. Major

Utility infrastructure providing services and having considerable impacts on adjacent lots, often including on-site staff. Includes power generation facilities serving 11 or more lots, wastewater treatment, and water supply treatment. For wireless telecommunication facilities, see *Sec. 5C.1.2.L.4. (Wireless Facility, Monopole) and Sec. 5C.1.2.L.5. (Wireless Facility, Rooftop).*

3. Solar Energy Facility

Utility infrastructure that generates energy using a solar photovoltaic system primarily for off-site use or sale serving 11 or more lots. For solar energy generating facilities generating energy primarily for no more than 10 different lots, see Sec. 5C.1.2.L.1. (Utilities, Minor).

4. Wireless Facility, Monopole

A device or system that is mounted on a monopole tower for the transmitting or receiving of electromagnetic signals, including, but not limited to, radio waves and microwaves, for cellular technology, personal communications services, mobile services, paging systems and related technologies. Facilities include antennas, microwave dishes, parabolic antennas and all other types of equipment used in the transmission and reception of such signals; structures for the support of such facilities, associated buildings or cabinets to house support equipment, and other accessory structures or development. A wireless communication facility is a type of telecommunications facility.

5. Wireless Facility, Rooftop

A device or system that is mounted on a building or structure rooftop for the transmitting or receiving of electromagnetic signals, including, but not limited to, radio waves and microwaves, for cellular technology, personal communications services, mobile services, paging systems and related technologies. Facilities include antennas, microwave dishes, parabolic antennas and all other types of equipment used in the transmission and reception of such signals; structures for the support of such facilities, associated buildings or cabinets to house support equipment, and other accessory structures or development. A wireless communication facility is a type of telecommunications facility.

SEC. 5C.1.3. OPEN SPACE & RECREATION USES

Uses that provide opportunities for recreation, sport, and the enjoyment of open space and nature.

A. Indoor Recreation

1. Public

[Reserved]

2. Commercial

Any indoor commercial use not operated by an educational or public institution, engaged in providing sports and recreation services. Includes health clubs, fitness centers, dance studios, gymnasiums, yoga studios, swimming pools, athletic facilities, and sports courts.

B. Nature Reserve

An area managed so as to protect its flora, fauna, and physical features. Includes ecological preserve, marine preserve, natural resource preserve, and water conservation area.

C. Open Space, Public

Publicly accessible, outdoor areas for passive recreation. Includes spaces such as parks, plazas, walking trails, lawns, and picnic benches.

D. Outdoor Recreation

1. Public

Publicly accessible, outdoor areas for active recreation. Public outdoor recreation includes sports courts or athletic fields charging no entry or membership fees and having fewer than 200 seat capacity. Includes skate parks, play equipment, sports courts, and other athletic fields. For outdoor recreation uses with a capacity of 200 seats or greater, or where entry or membership fees are charged, see outdoor recreation, commercial (Sec. 5C.1.3.D.). For outdoor recreation associated with an educational institution, see Sec. 5C.1.2.J. (School).

2. Commercial

Any outdoor commercial use engaged in providing sports, athletics, or recreation services, typically for an entry or membership fee. For outdoor recreation uses that are accessible to the public and where no entrance or membership fee is charged, see outdoor recreation, public (Sec. 5C.1.3.E.). For similar uses with seating capacity of more than 10,000 seats, see Sec. 5C.1.3.F. (Sports Arena or Stadium, Major).

3. Golf Course

An area of land designed and intended for the game of golf with a series of holes each including tee, fairway, and putting green, and often one or more natural or artificial hazards. A golf course use includes only standard-sized golf courses having an average fairway length

of 125 yards or greater. This use also includes a clubhouse incidental to a standard-sized golf course. For miniature golf, pitch & putt, driving range, or any illuminated courses, see General Commercial Outdoor Recreation (Sec. 5C.1.3.1.).

E. Amphitheater or Stadium

1. Minor

Any outdoor or semi outdoor assembly facility intended to accommodate a large number of spectators for performances or sporting events and having an associated seating capacity of less than 3,000 seats. For facilities with seating capacity of 3,000 seats or more, see Sec. 5C.1.3.F.2. (Amphitheater or Stadium, Regional). For an amphitheater or stadium associated with a school, see Sec. 5C.1.2.J. (School). For a fully indoor assembly facility intended to accommodate a large number of spectators for performances or sporting events, see Sec. 5C.1.5.D. (Entertainment Venue).

2. Major

Any outdoor or semi outdoor assembly facility intended to accommodate a large number of spectators for performances or sporting events and having an associated seating capacity of 3,000 seats or more. For facilities with seating capacity of less than 3,000 seats, see Sec. 5C.1.3.F.1. (Amphitheater or Stadium, Local). For an amphitheater or stadium associated with a school, see Sec. 5C.1.2.J. (School). For a fully indoor assembly facility intended to accommodate a large number of spectators for performances or sporting events, see Sec. 5C.1.5.D. (Entertainment Venue).

SEC. 5C.1.4. TRANSPORTATION USES

Uses that facilitate major modes of transportation for the loading or unloading of passengers and freight.

A. Airport

A runway landing area or other facility used for the landing and taking off of aircraft including all the necessary taxiways, aircraft storage and tie-down areas, hangars, passenger terminals, and other necessary facilities.

B. Freight Terminal

A facility intended for freight pick-up, transfer, or distribution by ground or water, including the facility used in connection with such activities. Includes freight yard, railroad yard, and trucking yard. For the storage of empty cargo containers, see Sec. 5C.1.6.D.2. (Outdoor Storage, Cargo Container).

C. Heliport

Any public-use, special-use, or personal-use airport, as defined by the California Code of Regulations, suitable only for use by helicopters.

D. Railway Facility

Any facility related to a freight railway; or a railway yard, maintenance, or fueling facility related to a passenger or freight railway.

E. Transit Station

Any publicly accessible facility, such as a bus or rail station, where transport vehicles regularly load and unload passengers along a fixed route.

SEC. 5C.1.5. GENERAL COMMERCIAL USES

Uses that involve business activity serving the general public, including retail, professional and personal services, hospitality, and entertainment.

A. Animal Services

A use involving the provision of services related primarily to domestic animal care and keeping.

1. General

Any use in which domestic dogs or cats are provided non-medical care, grooming, training, or supervision. The maximum number of adult dogs or cats is limited to no more than 20, or 1 for every 60 square feet of floor area of the facility rounded up to the nearest whole number, whichever results in the greater number of animals. No more than thirty percent 30% of the floor area of the facility shall be used for overnight boarding. Animal boarding areas shall not occupy the area within the first twenty 20 feet, as measured from the storefront of the facility, and shall be separated from retail, grooming, or food storage areas. For uses where the overnight boarding of dogs or cats exceeds 30% of the floor area of a facility, see (Sec.5C.1.5.A.2.). For the medical treatment of animals, see Animal Sales and Services, Veterinary (Sec.5C.1.5.A.3.).

2. Kennel

Any use in which 4 or more dogs or cats, at least 4 months of age, are sheltered for periods beyond 24 hours per day. This definition does not include animal retail uses. For animal retail use, see Retail, Pet Shop. (Sec. 5C.1.5.L.8.). For uses where the sheltering dogs or cats beyond 24 hours per day occupies less than 30% of the floor area of a facility, see Animal Services, General (Sec.5C.1.5.A.1.).

3. Veterinary Care

Any use in which animals or pets are given medical or surgical treatment and care. For the non-medical treatment and care of dogs and cats, see Animal Services, General (Sec.5C.1.5.A.1.).

B. Commissary Kitchen

A kitchen facility used for cooking and preparing food to be primarily served and consumed off-site. Research, design, and processing are allowed as an incidental use. Includes multi-tenant, incubator, preparatory kitchen, and catering kitchen.

C. Eating & Drinking

The sale of prepared, ready-to-consume meals or drinks for consumption by the public.

1. Alcohol Service

The sale of alcoholic beverages that are served to customers while seated at tables where food may also be served. Alcoholic beverages shall be consumed on-site while seated during a dining experience.

2. Bar

Any use, except for a restaurant, that sells alcoholic beverages for consumption by the public. Includes bars integrated within any other use, such as night club or bowling alley. Includes lounge, tavern, or pub.

3. Counter Service

The sale of prepared food and drinks primarily for off-site consumption which may include limited seating for casual dining. On-site seating areas for casual dining are incidental to the primary use of the establishment as floor area dedicated to kitchen and counter service. Temporary outdoor seating shall not count towards on-site seating area. Includes bakery, coffee shop, delicatessen, fast-food establishment, food kiosk, and ice cream shop.

4. Restaurant

An eating and drinking establishment that provides a dining environment where customers are seated at tables and served made-to-order meals prepared in a full-service kitchen on-site and beverages for consumption on-site. Takeout and delivery service is incidental to on-site dining. See Alcohol Services (Sec. 5C.1.5.C.1.) for the inclusion of alcoholic beverages for on-site consumption.

D. Entertainment Venue, Indoor

Any indoor assembly use designed or intended for entertainment.

1. Local

Any indoor assembly facility designed or intended for entertainment having a capacity of less than 3,000 persons. For similar indoor spaces having a capacity of 3,000 or greater, see Entertainment Venue, Indoor, Regional (Sec. 5C.1.5.E.2.). Includes community theater, movie theater, live-music venue, night club, comedy club, karaoke lounge, banquet hall. Does not include activities established in Sec. 5C.1.5.M. (Sexually Oriented Business). For the inclusion of alcoholic beverages for on-site consumption, see Bar (Sec. 5C.1.5.C.2.).

2. Regional

Any indoor assembly use designed or intended for entertainment, having a capacity of 3,000 person or greater. Includes multiplex theater, auditorium, concert hall, and night club. For similar indoor spaces having a capacity less than 3,000, see Entertainment Venue, Indoor, Local (Sec. 5C.1.5.E.3.). Does not include activities established in Sec. 5C.1.5.M. (Sexually

Oriented Business). See Bar (Sec. 5C.1.5.C.2.) for the inclusion of alcoholic beverages for on-site consumption.

E. Financial Services

Professional services involving the investment, lending, or management of money and assets in a publicly-accessible setting rather than a private office setting. For private office settings, see Sec. 5C.1.5.I. (Office).

1. General

Financial institutions that provide retail banking services. This definition includes only those institutions engaged in the circulation of money, such as banks and credit unions. For uses such as check-cashing businesses and payday lenders, see financial services, alternative (Sec. 5C.1.5.F.).

2. Alternative

Any for-profit lending facility offering small, unsecured, short-term loans, such as bail bonds, or a use that primarily consists of check cashing services for a fee, or any business where articles of personal property may be left as security in exchange for a loan of money. Includes pawnshop, precious metal buyback center, short-term credit lender, and title loan center. Does not include remittance service.

F. Instructional Services

Any establishment primarily engaged in offering avocational or recreational educational courses to adults or children for the purposes of play, amusement, or relaxation, including education offered for the intent of teaching the fundamentals, skills, or techniques of a hobby or activity. Includes establishments offering programs in art, cooking, drama, driving, language, music, sewing, tutoring, or other similar forms of self-improvement. For vocational and other educational uses, see Sec. 5C.1.2.J. (School).

G. Lodging

Commercial dwelling accommodations for transient occupancy, often for periods of less than 30 days consecutively. Lodging uses shall not serve as a primary residence. Example include, hotel and motel. For home share see Sec. 5C.1.1.B.3. (Home Sharing). For residential housing accommodations see Sec. 5.C.1.1. (Residential Uses).

H. Medical Clinic

An outpatient healthcare facility that provides direct medical, dental, or therapeutic services to patients. This definition does not include healthcare facilities providing acute or sub acute care to patients. For outpatient and inpatient facilities providing acute or sub acute care, see Sec. 5C.1.2.E.1. (Medical, Local) and Sec. 5C.1.2.E.2. (Medical, Regional).

I. Office

Administrative and professional services that provide support to businesses in a private setting. Office uses may be operated independently or combined with other uses, provided each of the other uses is permitted and meets the applicable standards. Includes sales, clerical, legal, accounting, design, consulting, and dry lab.

J. Personal Services

Any commercial use providing services directly to individuals seeking services primarily for personal benefit, rather than commercial gain, in a publicly-accessible setting, rather than a private office setting. Includes repair and maintenance services that meet the above criteria and are less than 3,000 square feet in area. Personal services does not include medical office in Sec. 5C.1.5.H. (Medical Clinic), professional service in Sec. 5C.1.5.I. (Office), financial services in Sec. 5C.1.5.M. (Sexually Oriented Business), or motor vehicle services as established in Sec. 5C.1.6.A. (Motor Vehicle Services).

1. General

Any personal service use excluding licensed and unlicensed massage. Includes travel agent, real estate agent, hair cutting and styling, spa treatment, cleaning service, jewelry repair, tailor or seamstress, tattooing, body piercing, and bicycle repair.

2. Massage, Licensed

Any personal service use providing massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, that is administered by a medical practitioner, chiropractor, physical therapist, or similar professional licensed by the State of California.

3. Massage, Unlicensed

Any personal service use providing massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, that is administered by persons not licensed by the State of California.

K. Postmortem Services

Any commercial use engaged in the provision of services involving the care, preparation, or arrangement of human or animal remains, and conducting memorial services. Includes crematorium, funeral home, mortuary, and pet crematorium. For cemetery, see Sec. 5C.1.2.A. (Cemetery).

L. Retail

A commercial use involved in the sale or dispensing of any material good to the public, including any associated outdoor display and point of sales. For outdoor storage, see Sec. 5C.1.6.D.

1. General

Any retail use involved in the sale of new or used products, or the provision of consumer or rental services, to individuals and businesses. Includes hardware store, pharmacy, electronics store, furniture store, print shop, and clothing store.

2. Alcohol

A retail use involving the sale or dispensing of alcoholic beverages for off-site consumption. Alcohol retail establishments shall be licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site consumption, as defined by the California State Alcoholic Beverage Control Act. For uses offering on-site consumption of alcoholic beverages, see Eating & Drinking, Bar (Sec. 5C.1.5.D.3.), and eating & drinking, restaurant (Sec. 5C.1.5.D.4.).

3. Farmers' Market, Certified

A retail use involved in the sale or dispensing of agricultural products by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users. Certified farmers' markets shall be certified by Los Angeles County Agricultural Commissioner.

4. Firearms

A use where firearms, ammunition, and related accessories are sold.

5. Food & Beverage

Any retail use primarily involved in the retail sale of food and beverages for off-site consumption. Includes meat market, produce market, and grocery store. Does not include alcoholic beverage sales, see Retail, Alcohol (Sec. 5C.1.5.L.2.).

6. Large Format

Any retail use with a non-residential tenant size of 100,000 square feet or greater. May include any of the following types of retail when occupying a non-residential tenant size of 100,000 square feet or greater: superstore, department store, wholesale club, furniture store, and home improvement store. For furniture and appliance retail with a non-residential tenant size of less than 100,000 square feet, see General Retail (Sec. 5C.1.5.L.1.).

7. Merchant Market

Any retail use that includes ten or more tenants or vendors within a shared facility with common entrances and walkways, where goods are offered or displayed for sale or exchange.

8. Pet Shop

Any use open to the public where dogs, cats, rabbits, birds, reptiles, or any other animals are kept and offered for adoption or sale, for hire, or sold, provided that the facility operates pursuant to a pet shop permit issued by the Department of Animal Services, and is not used for the breeding of dogs, cats, or rabbits, or the commercial boarding of animals. The total number of adult dogs and cats in a pet shop shall not exceed one for every 45 square feet of floor area of the facility, rounded up to the nearest whole number, up to a maximum of 40 adult dogs and cats.

9. Temporary, Outdoor

Any event based or seasonal retail use primarily located outdoors. Includes seasonal sale of Christmas trees and pumpkins, swap meet, non-certified farmers' market.

10. Smoke & Vape Shop

Any establishment, the main intent of which is the sale of tobacco products, substances intended for smoking, or smoking accessories, including but not limited to pipes, vaporizing devices, or other smoking paraphernalia. If the establishment is solely dedicated to the retail or wholesale sales of tobacco products, substances intended for smoking, or smoking accessories, an attached public or private smokers' lounge that is solely dedicated to smoking may be included. Does not include medicinal or recreational cannabis establishment.

M. Sexually Oriented Business

Any commercial use involving the retail sale, rental or exhibition, of any goods or services that are characterized by an emphasis on the exposure or display of specified sexual activities or specified anatomical areas. Each sexually oriented business use shall constitute a separate sexually oriented business, even if operated in conjunction with another adult business at the same establishment, for the intent of meeting applicable use standards.

1. General

Any sexually oriented business use, other than a sexual encounter establishment. Includes adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater.

2. Sexual Encounter

Any sexually oriented business use, other than lodging offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. Does not include a use where a medical practitioner, psychologist, psychiatrist, or similar professional licensed by the State of California engages in sexual therapy.

SEC. 5C.1.6. HEAVY COMMERCIAL USES

Uses that involve the servicing and sale of motor vehicles, and businesses dedicated primarily to storage.

A. Motor Vehicle Services

A use involving the diagnosing of malfunctions, repairing, or maintaining motor vehicles.

1. Light

Any motor vehicle services use involving the mechanical or electrical repair, diagnosis, maintenance or servicing of non-commercial motor vehicles. Includes automotive emissions testing, electrical diagnostic, battery testing, and charging, tire removal, replacement, and repair, mechanical adjustment, oil change, lubrication, sound system, alarm service and installation, and window repair. Does not include car wash or fueling station.

2. Heavy

Any motor vehicle services use involving auto body repair or rebuilding, painting, or servicing of non-commercial motor vehicles. Includes the repair or rebuilding of a vehicle's frame, roof, doors, fenders, bumpers, hood, trunk, automobile painting, and electric vehicle battery reconditioning and replacement. Does not include car wash or fueling station.

3. Car Wash

Any motor vehicle services use engaged in cleaning, washing, or waxing of non-commercial motor vehicles, such as passenger cars, trucks, vans, and trailers. For wash facilities for commercial vehicles, see Sec. 5C.1.6.A.4. (Commercial Vehicle).

4. Commercial

[Reserved]

B. Fueling Station

Any motor vehicle services use that sells and dispenses vehicle fuel, including diesel, gasoline, hydrogen, and other alternative fuels. Includes electric vehicle charging station and commercial vehicle fueling. Does not include electric vehicles charging spaces within a parking area serving another use or uses.

1. Gas Station, Standard

[Reserved]

2. Gas Station, Commercial

[Reserved]

C. Motor Vehicle Sales and Rental

Any heavy commercial use that sells, rents, or leases motor vehicles.

1. Commercial Vehicle

Any use involving the sale, rental, or lease of new or used commercial motor vehicles. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

2. Household Moving Truck Rental

Any use involving the rental of household moving rental trucks or utility trailers.

3. Standard Vehicle

Any display of 3 or more new or used non-commercial motor vehicles for sale, rental, or lease, including recreational vehicles, passenger vehicles, pickup trucks, motorcycles, or boats. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

D. Storage, Indoor

The holding of goods, merchandise, supplies, material, machinery, equipment, or other items for future use located indoors.

1. General

Any indoor storage use, excluding self-service indoor storage.

2. Self-Service

Any indoor storage use that offers secure self-storage for household goods in individual rooms, compartments, lockers, or containers, to which clients bring goods for storage and retrieve them at any time during normal business hours.

E. Storage, Outdoor

The outdoor holding of goods, merchandise, supplies, material, machinery, equipment, vehicles, or other items for future use. Includes contractor's equipment storage yard and lumber yard.

1. General

Any outdoor storage use that does not involve the keeping of empty cargo containers (Sec. 5C.1.6.D.2.), inactive commercial vehicles (Sec. 5C.1.6.D.3.), towing and storage for official motor vehicle impound (Sec. 5C.1.6.D.4.), or inactive standard vehicles (Sec. 5C.1.6.D.5.).

2. Cargo Container

Any outdoor storage use involving the keeping of empty cargo containers. Cargo container outdoor storage may include storage of container chassis and commercial truck cabs, repair facility, warehouse, and office, incidental to the movement or storage of cargo containers.

For the storage of cargo containers that are not empty, or uses which are part of any freight transfer, see Sec. 5C.1.4.D. (Freight Terminals).

3. Commercial Vehicle

The storage of commercial motor vehicles that are not actively used by the principal occupants of the lot. Includes storage of tractor trailers, cement trucks, and specialized trailers for oversized loads. For uses where vehicles are actively used by the principal occupants of lot, see Sec. 5C.1.2.I. (Parking).

4. Official Motor Vehicle Impound

Any vehicle towing and storage service that involves City-approved vendors that support the public safety mission of the Los Angeles Police Department (LAPD) and Department of Transportation (DOT).

5. Standard Vehicle

The storage of non-commercial motor vehicles, including passenger vehicles, pickup trucks, motorcycles, and boats, that are not actively used by the principal occupants of the lot. Includes storage of inoperable vehicles. For uses where vehicles are actively used by the principal occupants of lot, see Sec. 5C.1.2.I. (Parking).

SEC. 5C.1.7. LIGHT INDUSTRIAL USES

Uses involving the production, warehousing, or manufacturing of goods, materials, and products in an intensive manner that require a significant separation from residential and commercial districts.

A. Electronics Assembly

Light industrial use involved in the assembly of computer and electronic products, electrical equipment, appliances, fixtures, and electronic product components. This use includes testing and repair incidental to the product or component assembly. For uses including manufacturing of computer and electrical equipment see Sec. 5C.1.7.C. (Manufacturing, Light).

B. Maintenance & Repair Services

Light industrial use engaged in the maintenance or repair of industrial, business, or consumer machinery, equipment, or products. Includes carpet cleaning, dry-cleaning, and maintenance and repair of household appliances, furniture, office equipment. For repair and maintenance under 3,000 square feet, see Sec. 5C.1.5.K. (Personal Services). For motor vehicle repair and maintenance, see Sec. 5C.1.6.A. (Motor Vehicle Services).

C. Manufacturing, Light

Any light industrial use involving the making or processing of materials or components into products.

1. General

The manufacturing of finished goods intended to be sold as consumer goods to the general public, including devices and instruments used in a workplace. Includes the manufacturing and assembly of the following: medical equipment and supplies, semiconductors and electronic instruments, signs and printed material, musical instruments, toys, furniture, crates, boxes, and barrels. Excludes the manufacturing of heavy machinery, motor vehicles, aircraft and watercraft, metal fabrication, and manufacturing involving the processing, mixing, or refinement of inorganic raw materials, see Manufacturing, Heavy; General (Sec. 5C.1.8.B.1.).

2. Alcoholic Beverage

Any light manufacturing use where beer, wine, or other alcoholic beverages are processed or prepared for consumption.

3. Artistic & Artisanal

A small-scale light manufacturing use which does not involve automated or mechanized production methods. Instead, skilled craftspersons are integral to the creation of each product, requiring products to be produced in small quantities. Artistic & artisanal uses are less than 3,000 square feet in area or include a staff of fewer than 25 persons.

4. Cosmetic, Pharmaceutical

Any light manufacturing use where cosmetics, soaps, or pharmaceutical drugs are produced. Includes manufacturing of makeup products, deodorants, shampoos, hair dyes, perfumes, skin moisturizers, medications, and supplements.

5. Food & Drink

Any light manufacturing use where food or drink products are processed or manufactured. The food and beverage products manufactured in these facilities are typically sold to wholesalers or retailers for distribution to consumers. Includes manufacturing and packaging of tobacco products, animal food, sodas, juices, dairy products, ice, the preserving of fruit and vegetables, grain milling, oilseed milling, seafood products, and sugar and confectionery products. For animal slaughtering or meat related products, see Sec. 5C.1.8.A. (Animal Product Processing). For breweries, distilleries, and wineries see Sec. 5C.1.7.C.2. (Alcoholic Beverage).

6. Garment & Accessory

[Reserved]

7. Textile

[Reserved]

D. Research & Development

Any light industrial use requiring a wet laboratory where chemicals, drugs, or other material or biological matter are handled in liquid solutions or volatile phases, requiring direct ventilation, and specialized piped utilities. For uses requiring a dry laboratory, see Sec. 5C.1.5.K. (Office).

E. Soundstages & Backlots

Any light industrial use providing space for the construction and use of indoor sets, or any outdoor set, backlot, or other outdoor facility, including supporting indoor workshops and craft shops.

F. Wholesale Trade & Warehousing

Any light industrial use engaged in operating wholesale, warehousing, or storage facilities for general merchandise, refrigerated goods, food and beverage products, and other warehouse products. May also provide logistics services related to the distribution of goods.

SEC. 5C.1.8. HEAVY INDUSTRIAL USES

Uses involving manufacturing, processing of waste, and resource extraction, which shall be conducted away from the general public due to potentially adverse impacts on the immediate surroundings.

A. Animal Products Processing

A use engaged in one or more of the following: dressing or dyeing furs, preparing processed meat and meat byproducts, preparing, tanning, and finishing hides and skins, refining or rendering animal fat, bones, and meat scraps, and slaughtering animals.

B. Manufacturing, Heavy

Any heavy industrial use involving the making or processing of materials or components into finished products.

1. General

Manufacturing that requires significant health, safety, and environmental precautions due to potential adverse impacts from the manufacturing process on immediate surroundings. Includes the manufacturing of heavy machinery, motor vehicles, aircraft and watercraft, petroleum and coal products, plastic and rubber products, primary metal products, wood and paper products, metal fabrication, and manufacturing involving the processing, mixing, or refinement of inorganic raw materials.

2. Chemical Products

Any heavy manufacturing use producing basic chemicals or manufacturing products by predominantly chemical processes. Includes production of acid, alkali, organic chemical, salt, dry color, pigment, synthetic fiber, fertilizer, explosive, and paint. For the production of asphalt coating, petroleum lubricating oil, plastic, and natural rubber, see Sec. 5C.1.8.B.3. (Petroleum & Coal Products).

3. Petroleum & Coal Products

Any heavy manufacturing use that processes petroleum, coal, plastic, or rubber materials into products.

C. Salvage Yard

Any heavy industrial use, having any portion of the use located outdoors, where a junk dealer or automobile dismantler operates, or where partially dismantled, obsolete, or wrecked automobiles are stored. For motor vehicle storage see Sec. 5C.1.6.D. (Outdoor Storage).

D. Recycling Facility

Any use that includes the recovery and processing of recyclable or reusable materials.

1. Collection

Any recycling facility use where recyclable materials including paper, plastic, glass, metal, newspaper, and cardboard, are deposited or redeemed for monetary value. May include baling or crushing operations for the purposes of efficiency of storage and transfer, but shall not include sorting or processing activities for other than temporary storage purposes. Includes reverse vending machine and buyback center.

2. Donation Bin

Any box, canister, receptacle, or other container that can be opened and closed, and is used for collecting salvageable personal property, including, but not limited to, clothing, shoes, books, and household items for periodic off-site processing or redistribution. For purposes of this definition, salvageable personal property shall not include recyclable materials not intended for re-use, including, but not limited to, newspapers, plastic, glass, aluminum, electronics, toxic or hazardous materials, and solid waste.

3. Sorting & Processing

Any recycling facility use that accepts recyclable materials for on-site sorting or processing. For the purpose of this definition, processing shall mean the process of changing the physical characteristics of a recyclable material, including the shredding, smelting, grinding and crushing of cans, bottles, and other materials, for other than temporary storage purposes. Includes scrap metal processing and transfer station.

E. Resource Extraction

Any heavy industrial use involving the withdrawal of materials from the natural environment.

1. General

Any resource extraction use engaged in the extraction of metallic minerals, non-metallic minerals, oil, or gas. Includes the exploration or development of any lot for such purposes, and any preparation of those resources until the point of shipment from the producing property. Includes metal ore mining, nonmetallic mineral mining, quarrying, drilled wells, oil fields, sulfur recovery from natural gas, and recovery of hydrocarbon liquids.

2. Exploratory Core Hole

Any resource extraction use, including a seismic test hole or exploratory core hole, used or intended to be used exclusively for geological, geophysical, and other exploratory testing for natural gas, oil, or other hydrocarbon substances.

3. Off-Shore Oil Drilling Servicing Installation

Onshore installations required in connection with the drilling for, or production of oil, gas, or hydrocarbons in an offshore Oil Drilling District.

F. Waste Facility

Any heavy industrial use involving receipt, storage, separation, conversion, combustion, processing of solid wastes, transfer of solid wastes directly from small to larger vehicles for transport, or operation as a landfill. Includes composting facility, construction, demolition debris and inert material facility, solid waste disposal site, transfer and processing facility, and transformation facility.

1. Green Waste

Any solid waste facility use that receives green waste or wood waste for chipping and grinding, composting, curing, or mulching. Does not include any chipping and grinding, composting, curing, or mulching conducted for noncommercial, nonprofit purposes.

2. Hazardous Waste

Any solid waste facility use involving the storage, treatment, and disposal of hazardous waste, as defined in the California Health and Safety Code, Section 25117.1.

3. Solid Waste

Solid waste facility use that does not involve any storage, treatment, and disposal of hazardous waste, or that does not exclusively receive green waste.

SEC. 5C.1.9. AGRICULTURAL USES

Uses dedicated to the cultivation of plants or the keeping of animals.

A. Animal Keeping

Any agricultural use that includes the breeding, boarding, training, or raising of animals.

1. Bees

Any animal keeping use that includes the keeping of bees.

2. Dairy

An animal keeping use that including the storage, processing, or distribution of milk or milk products.

3. Equine, Commercial

The keeping, breeding, raising, training, or boarding of more than 2 equines not owned by and registered to residents on the same lot as the equine use. Includes mules and donkeys.

4. Equine, Non-Commercial

The keeping, breeding, raising, training, or boarding of equines owned by and registered to residents on the same lot as the equine use. No more than 2 equines owned by or registered to persons not residing on the same lot shall be allowed. Includes mules and donkeys.

5. Livestock

Any animal keeping use that includes the breeding, raising, training, boarding, and keeping of animals such as alpacas, cattle, donkeys, goats, mules, sheep, swine, or similar livestock, typically for fiber, meat, milk, or other products. Includes day-to-day care, selective breeding, raising, and selling of livestock.

6. Pets

Any animal keeping use that includes keeping common household domestic pets readily classifiable as being incidental to another use. Includes cats, guinea pigs, hamsters, fish, fowl, lizards, rabbits, reptiles, small amphibians, snakes and dogs. For a use where more than three 3 dogs over the age of 4 months are locate on the same lot, see Sec. 5C.1.5.A.1. (Kennel).

7. Small Animals

Any animal keeping use not incidental to another use that includes the breeding, raising, training, boarding, and keeping of animals such as fish, fowl, rabbits, and rodents.

8. Wild Animals

The keeping of any wild, exotic, dangerous, or non-domestic animal. However, the following wild animals shall never be permitted: bear, civet, coyote, eagle, eland, elephant, elk, giraffe,

gnu, gorilla, hyena, hippopotamus, jaguar, leopard, lion, lynx, moose, orangutan, puma, rhinoceros, sea lion, tiger, venomous reptile, vulture, walrus, wart hog, wolf, or yak.

B. Plant Cultivation

Any agricultural use that includes the growing of plants.

1. Community Garden

A plant cultivation use designed and intended for multiple households or organizations to cultivate plants for domestic use. May include shared facilities for storage and services incidental to the agricultural use, and teaching garden.

2. Farming

The cultivation of plants for domestic use, or for sale or distribution either on-site or off-site.

3. Truck Gardening

The cultivation of plants for domestic use, or for off-site sale or distribution.

DIV. 5C.2. USE PERMISSIONS

SEC. 5C.2.1. GENERAL

Use permission levels set out in each Use District table indicate how a use is permitted within the district. Permission levels range from permitted without requiring conformance to any additional standards or conditions of approval, permitted only when specific standards are met, or permitted only through a process requiring approval by a decision-maker or decision-making body. Permission levels may be assigned to individual uses, uses, or entire use categories. Permission levels are represented within each Use District table using symbols that indicate which permission level is assigned to a particular use, use, or use category. The following sections summarize the meaning of each permission level.

SEC. 5C.2.2. PERMITTED (P)

A use that is permitted without requiring conformance to specific standards is indicated in the use table by the letter P. Permitted uses are considered generally appropriate within a district without the need for specific standards to achieve a certain performance outcome or moderate potential effects a use may have on its surroundings.

SEC. 5C.2.3. USE STANDARD APPLIES (*)

A use that is permitted only when conforming to a specific set of standards is indicated in the use table by the asterisk (*) symbol in combination with the underlying permission level. Any permission level may be combined with an * in order to cross-reference a specific set of standards, supplemental standards, or supplemental procedures, that shall be applied. Standards, supplemental standards, or supplemental procedures indicated by the presence of an * are important for ensuring that a use exists and operates in a manner that is consistent with the intent of the Use District.

SEC. 5C.2.4. CONDITIONAL USES (C1, C2 & C3)

A use that requires approval by an authority or decision-making body with input from the members of the public most likely to be affected by the existence of that use. The use may be approved under certain conditions that address potential issues the use may introduce to its surroundings. Uses that may require specific conditions of approval applied through a discretionary process are indicated within the use tables by the following permission levels: C1, C2, and C3.

A. Class 1 Conditional Use (C1)

A C1 permission level indicates that a Class 1 Conditional Use Permit shall be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*. A C1 permission level signifies that the use may be considered generally appropriate, but should be given thorough consideration to account for the welfare of uses and residents in the immediate surrounding properties, as well as specific lot conditions.

B. Class 2 Conditional Use (C2)

A C2 permission level indicates that a Class 2 Conditional Use Permit shall be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*. A C2 permission level signifies that the use may be considered appropriate, but should be given thorough consideration to account for the welfare of uses and residents occupying the surrounding area, as well as specific site conditions.

C. Class 3 Conditional Use (C3)

A C3 permission level indicates that a Class 3 Conditional Use Permit shall be obtained through approval granted by the City Planning Commission in accordance with the processes and procedures described in *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*. A C3 permission level signifies that the use may be considered appropriate, but should be given thorough consideration to account for the welfare of uses and residents occupying the surrounding area, the needs of the region, and specific site conditions.

SEC. 5C.2.5. DEPENDENT ON ADJOINING ZONING (A- & A+)

When an A- or A+ permission level is indicated the use shall assume the same use permissions, use standards, supplemental standards, and any supplemental procedures required by a Use District applied to the zoning of an adjoining lot.

A. Dependent on Most Restrictive Adjoining Zone (A-)

1. Uses assigned an A- permission level are regulated as follows:

a. The use permissions, use standards, supplemental standards, and supplemental procedures of the most restrictive Use District applied to the zoning of an adjoining lot shall apply.

b. Any use that is not permitted in the most restrictive Use District applied to the zoning of an adjoining lot may be permitted by a Class 3 Conditional Use Permit. In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall consider:

i. How the use provides a public benefit, whether as a result of increased tax revenue or the provision of public facilities; and

ii. Whether the benefit is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.

c. Only joint public and private developments that are approved in accordance with the processes and procedures described in *Sec. 13B.2.5. (Director Determination)* shall be permitted when a use is assigned an A- permission level. No solely private developments are permitted when a use is assigned an A- permission level.

B. Dependent on Most Permissive Adjoining Zone (A+)

1. Uses assigned an A+ permission level are regulated as follows:

a. The use permissions, use standards, supplemental standards, and supplemental procedures of the most restrictive Use District applied to the zoning of an adjoining lot shall apply. The property owner shall also be entitled to the use permissions, use standards, supplemental standards, and supplemental procedures in any other single Use District of an adjoining lot.

b. Any use that is not permitted in the most permissive Use District applied to the zoning of an adjoining lot may be permitted by a Class 3 Conditional Use Permit. In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall consider:

i. How the use provides a public benefit, whether as a result of increased tax revenue or the provision of public facilities; and

ii. Whether the benefit is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.

c. Only joint public and private developments that are approved in accordance with the processes and procedures described in *Sec. 13B.2.5. (Director Determination)* shall be permitted when a use is assigned an A+ permission level. No solely private developments are permitted when a use is assigned an A+ permission level.

C. Use District in Order of Restrictiveness

For the purposes of this Section, the order of restrictiveness of Use Districts, the first being the most restrictive and the last being the least restrictive, is as follows:

1. Open Space 1 (OS1)

2. Agricultural 1 (A1)

3. Residential 1 (RG1)

4. Residential-Mixed 1 (RX1)

5. Commercial-Mixed 1 (CX1)

6. Commercial-Mixed 2 (CX2)

7. Commercial-Mixed 3 (CX3)

8. Commercial-Mixed 4 (CX4)

9. Industrial-Mixed 1 (IX1)

10. Industrial-Mixed 2 (IX2)

11. Industrial-Mixed 3 (IX3)
12. Industrial-Mixed 4 (IX4)
13. Industrial 1 (I1)
14. Industrial 2 (I2)

SEC. 5C.2.6. NOT PERMITTED (--)

When a double-dash line (--) is indicated as the permission level for a use or use, the use is not permitted. A -- permission level signifies that under no circumstances shall the use be allowed to be established in the Use District.

DIV. 5C.3. USE STANDARDS

SEC. 5C.3.1. ACCESSORY TO

A. Intent

To support the overall intent of the Use District by ensuring that the subject use exists as secondary to the specified use to which it is accessory, and to allow for the flexibility of multi-use facilities while limiting the impacts of the subject use that would otherwise be detrimental.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Uses that are accessory to a specified use shall not have a floor area greater than 25% of the floor area designated to the specified use.

D. Measurement

1. For measuring floor area, see *Sec. 14.1.7. (Floor Area)*.
2. The maximum allowed floor area of the accessory use is calculated by multiplying the total floor area of the specified use by 25%.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B.)*.

SEC. 5C.3.2. ADAPTIVE REUSE PROJECT

A. Intent

To encourage and facilitate the conversion and retention of existing or historically significant buildings, to reduce vacant space, as well as preserve the City's architectural and cultural past, and to encourage the sustainable practice of retaining the inherent energy that went into the construction of existing buildings.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The specified use shall be provided within an adaptive reuse project that meets the standards of either *Sec. 9.4.5. (Downtown Adaptive Reuse Prcjects)* or *Sec. 9.4.6. (Citywide Adaptive Reuse Prcjects)*.

D. Measurement

A use shall be measured as satisfying the adaptive reuse project requirement when it meets the standards.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.3. AREA

A. Intent

To regulate the size of a use in order to enable multi-use facilities while meeting the intent of the Use District.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. When the area standard is in the form of a percentage, the lot area designated for the use shall be no less, when a minimum is required, or no greater, when a maximum is required, than the percentage of the total lot area specified by the Use District.

2. When the area standard is in the form of square footage, the number of square feet designated for the use shall be no less, when a minimum is required, or no greater, when a maximum is required, than that specified by the Use District.

D. Measurement

1. For calculating the total lot area, see *Sec. 2C.1.1. (Lot Area)*.

2. The lot area that is either required or allowed to be designated for a specified use is calculated by multiplying the total lot area by the percentage specified by the Use District.

3. The square footage that is either required or allowed to be designated for a specified use is calculated by measuring the total square footage of the area designated for the specified use.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.4. BEDS

A. Intent

To lessen the impact of the subject use on the public realm and neighboring lots containing residential or other sensitive uses by limiting the number of occupants that may be present on the premises overnight.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall concurrently serve no more people as overnight clients or guests than the maximum number of beds specified by the Use District.

D. Measurement

1. Each sleeping facility associated with the subject use shall be included in the calculation of number of beds.
2. A sleeping facility designated for more than 1 occupant shall be measured as 1 bed for each occupant.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.5. BUILDING SEPARATION

A. Intent

To ensure that buildings and structures are located at an adequate distance from streets, uses, or districts so as not to negatively impact neighboring lots, uses, or the public realm.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

All portions of a building designated with the subject use shall be located at a distance of no less than the minimum required building separation from one or more of the following, as specified by the Use District:

1. A street;
2. A specified use;
3. A specified Use District;

4. An on-site dwelling unit; and

5. An off-site dwelling unit.

D. Measurement

Building separation shall be measured to any portion of a building designated with the subject use from one of the following:

1. When measured from a street, perpendicular from the street lot line inward.

2. When measured from a use, perpendicular from the nearest lot line of the lot designated with the specified use.

3. When measured from a Use District, from the nearest lot line of all lots zoned with the specified Use District.

4. When measured from an on-site or off-site dwelling unit, from the nearest portion of a building that is designated as a dwelling unit and is a habitable space.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.6. CLIENT VISITS PER HOUR

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of clients visiting the subject use per hour shall not exceed the maximum allowed client visits per hour specified by the Use District.

D. Measurement

Client visits shall be measured as the number of clients present on the property on which the subject use is located and are calculated for each hour.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.7. NON-RESIDENTIAL TENANT SIZE

A. Intent

To protect the character of the area and ensure that the scale of tenant spaces are appropriate to their neighboring context.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Applies only to the ground story.

C. Standards

The maximum floor area permitted for a non-residential tenant space shall not exceed the maximum non-residential tenant size specified by the Use District.

D. Measurement

1. A "non-residential tenant"shall refer to any individual tenant space that meets the following standards:
   a. Is contained within walls;
   b. Has a designated entrance;
   c. Has no direct connections between other non-residential tenant spaces;
   d. May have connections to common areas and shared facilities; and
   e. Is not dedicated to a residential use.
2. Any limitations on non-residential tenant size restrictions shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning.
3. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.
4. Common areas, including corridors and shared restrooms, shall not be included in the calculation of floor area for the purposes of measuring non-residential tenant size.

E. Relief

1. A deviation from the maximum floor area permitted for a non-residential tenant space of up to 20% may be requested in accordance with *Sec. 13B.7.2 (Adjustments)*.
2. Additional floor area for a non-residential tenant space beyond 20% may be requested in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

SEC. 5C.3.8. DESIGNATED WORK SPACE AREA

A. Intent

To ensure that each live/work unit contains an area designated for productive uses and entrepreneurial activities as a component of a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area shall be provided within each live/work unit, and shall be at least the minimum work space size required by Use District.

2. The designated work space area for each unit shall be clearly demarcated on approved building plans.

D. Measurement

Designated work space area is measured as a percentage, calculated as the total floor area of the designated work space area divided by the total floor area of the live/work unit.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.9. DESIGNATED WORK SPACE DIMENSIONS

A. Intent

To ensure that any designated work space area required as a component of a live/work unit is designed to accommodate sufficient area for productive uses and entrepreneurial activities to take place within a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area shall have the minimum horizontal dimensions set by the Use District.

2. The designated work space dimensions for each dwelling unit shall be clearly demarcated on approved building plans.

D. Measurement

Work space size is measured as the shortest horizontal distance along the boundaries of the dedicated work space area to determine the shorted minimum horizontal dimension. For determining any other required horizontal dimension that is greater than the minimum, the horizontal dimension measurement may be taken between any two boundaries of the dedicated work space area.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.10. DESIGNATED WORK SPACE USES

A. Intent

To ensure that any designated work space area required as a component of a live/work unit is used for productive uses and entrepreneurial activities to take place within a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area within each live/work unit shall be reserved for use by any of the uses specified as designated work space uses within the Use District.

2. Uses not specified as designated work space uses within the Use District shall not be allowed within a live/work unit.

D. Measurement

A designated work space use is measured based on the utilization of the designated work space area for regular business activity, or activities related to the design and production of products, associated with any use specified as a designated work space use within the Use District.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.11. GOVERNMENT OWNED

A. Intent

To limit private development of certain uses and facilitate the efficient management of municipal resources.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be permitted if the lot is owned by a government agency.

D. Measurement

A lot is measured as government owned when the lot owner is a government agency.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.12. HOURS OF OPERATION

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use shall not open earlier than the time of earliest open specified by the Use District.
2. The subject use shall not close later than the time of latest close specified by the Use District.
3. The earliest open and latest close times may differ for each day of the week.
4. Service hours are not considered hours of operation, see *Sec. 5C.3.18. (Service Hours)*.

D. Measurement

Times at which the subject use is open to the public.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.13. IN CONJUNCTION WITH

A. Intent

To allow for the subject use only when accompanied by a specified use, allowing for the flexibility of multi-use facilities and ensuring compatibility with district intent and neighborhood context.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use shall be permitted on a lot, provided that the use it is required to be in conjunction with is located concurrently on the same tenant space or lot.
2. When a subject use is required to be in conjunction with a specified use, the specified use shall adhere to the minimum or maximum size requirements specified by the Use District.
3. Where permitted as an exception, any subject use located within an adaptive reuse project shall not be required to meet the standards for in conjunction with.

D. Measurement

1. A use shall be measured as in conjunction with another use when both uses are present concurrently on the same tenant space or lot.
2. Floor area ratio (FAR) shall be measured according to the provisions in *Sec. 2C.4.1. (Floor Area Ratio)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.14. INCIDENTAL TO

A. Intent

To ensure that the existence of the incidental use is subordinate to the permitted use on the tenant space or lot, to ensure compatibility with the district's intent, and to allow for flexibility of multi-use facilities.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use is only allowed as incidental to the specified use.
2. The subject use shall not be allowed incidental to any other use except for the specified use or uses.
3. Uses that are incidental to a specified use shall not have a floor area greater than the floor area designated to the specified use to which it is incidental.

D. Measurement

1. For measuring floor area, see *Sec. 14.1.7. (Floor Area)*.

2. For determining incidental uses see *Sec. 5A.2.2,E. (Incidental Uses)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*

SEC. 5C.3.15. MINIMUM FLOOR AREA

A. Intent

To ensure the subject lot meets the intentions of the district and allows for the privatization of a subject use by requiring a minimum floor area for that subject use in proportion to the lot area.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The minimum floor area designated for the subject in proportion to the lot area shall be no less than the ratio specified by the Use District.

D. Measurement

1. For calculating the floor area, see *Sec. 14.1.7. (Floor Area)*.

2. The minimum floor area of the subject use is calculated based on the proportion of the subject use to the lot area specified by the Use District.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.16. OPEN PLAN AREA

A. Intent

To ensure that live/work units are designed to promote the flexible use of floor area for productive uses and entrepreneurial activities to take place within each dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

Excluding area used for restrooms and storage, a minimum of 70% of the total floor area of each live/work unit shall be open, with no fixed interior separation wall.

D. Measurement

Open plan area shall be measured as the presence of a contiguous floor area with no fixed interior separation walls.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.17. OPERATING DAYS PER WEEK

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall not be in operation for more than the maximum number of operating days per week permitted by the Use District.

D. Measurement

Any day that the use is in operation for any length of time shall be measured as an operating day.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.18. OUTDOOR SOUND SYSTEM

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses due to sound amplification.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Where prohibited, there shall be no fixed systems for amplified sound present outdoors on the lot. This prohibition includes public address systems.

D. Measurement

An outdoor sound system is measured as present when it is located outdoors and is installed or affixed for permanent or long-term use.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.19. PERSONS IN CARE

A. Intent

To limit the number of persons on a property at any given time to lessen the impact of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of persons that may be in the care of the facility associated with the subject use at any given time shall not exceed the maximum specified by the Use District.

D. Measurement

1. Any person who is in the care of the facility associated with the subject use shall be included in the calculation of number of persons in care.
2. Employees, visitors, and legal guardians shall not be considered persons in care.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.20. RESTRICTED AFFORDABLE UNITS

A. Intent

To increase the production of affordable housing in the City of Los Angeles, consistent with the General Plan and other City policies related to housing.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Does not apply to a manager's dwelling unit.

C. Standards

The percentage of dwelling units on a lot that are affordable shall be at least the percentage specified by the Use District.

D. Measurement

1. The percentage of dwelling units on a lot that are restricted affordable is calculated by dividing the number of affordable units by the total number of dwelling units on the lot , exclusive of a manager's unit or units.

2. Dwelling units are measured as restricted affordable when provided in accordance with the definition restricted affordable unit in *Div.14.2. (Glossary)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.21. SCREENING

A. Intent

To mitigate negative impacts from subject uses to adjacent uses, promoting visual interest and increasing comfort for users of the subject lot, the public realm, and adjacent lots.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Subject uses shall be screened using the screen type specified by the Use District.

2. Frontage screens shall meet the standards provided in *Sec. 4C.8.1.C. (Frontage Screens)*.

3. Transition screens shall meet the standards provided in *Sec. 4C.8.2.C. (Transition Screens)*.

4. Outdoor storage screens shall meet the standards provided in *Sec. 4C.8.2.C. (Outdoor Storage Screens)*.

D. Measurement

1. Frontage screens shall be measured according to the provisions of *Sec. 4C.8.1.D. (Frontage Screens)*.

2. Transition screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Transition Screens)*.

3. Outdoor storage screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Outdoor Storage Screens)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.22. SEATING CAPACITY

A. Intent

To limit the negative impacts of the gathering of large numbers of persons on any neighboring lots containing residential or other sensitive uses, and to contribute to the overall intent of the Use District.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of seats provided by a subject use shall not exceed the maximum seating capacity specified by the Use District.

D. Measurement

Seating capacity is measured as the number of seats provided by a subject use.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.23. SERVICE HOURS

A. Intent

To limit the negative impacts of deliveries, trash pickup, and other services necessary for operation of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Services necessary for business operation shall be conducted within the hours specified by the Use District.
2. Services may include the following:
    a. Lot preparation associated with the use;
    b. Clearing of all temporary installations, debris, trash and any other material associated with the use;

c. Trash service; and

d. Loading and unloading activities, including deliveries and shipments.

3. Trash service is prohibited on Sundays and legal holidays.

D. Measurement

Times at which service activities are occurring.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.24. SIZE

A. Intent

To regulate the size of a use in order to limit its scale and impact.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The total size of the use shall not exceed the dimensions specified by the Use District.

D. Measurement

1. Maximum height in feet or inches is measured as the vertical distance from finished grade to the top of the structure containing or enclosing the use.

2. Maximum depth in feet or inches is measured as the narrowest horizontal distance measured perpendicular from one edge of the structure containing or enclosing the use to the opposite edge.

3. Maximum width in feet or inches is measured as the longest horizontal distance measured perpendicular to the depth from one edge of the structure containing or enclosing the use to the opposite edge of the structure containing the use.

E. Relief

See the allowed uses and use limitations of the applied Use District (Part 5B).

SEC. 5C.3.25. SUPPLEMENTAL PROCEDURES

Supplemental procedures are additional policies or administrative requirements that apply to uses when specified by the Use District. Supplemental procedures are unique for each use and for each Use District. See the Use District for applicable supplemental procedures.

SEC. 5C.3.26. SUPPLEMENTAL STANDARDS

Supplemental standards are development and operational regulations that apply only to the specified use. Supplemental standards are unique for each use and for each Use District. See the Use District for applicable supplemental standards.

SEC. 5C.3.27. UNIT SIZE

A. Intent

To ensure that adequate space is provided for the subject use and support the intent of the Use District.

B. Applicability

Applies to all dwelling units on a lot having the specified use designation where required by Use District.

C. Standards

The average dwelling unit size shall be at least the minimum average unit size specified by the Use District.

D. Measurement

1. Unit size when specified as a minimum average is calculated as follows:
    a. Average unit size is measured by calculating the sum of the floor area of all applicable dwelling units; then
    b. Divide the sum by the number of applicable units.
2. For the measurement of floor area see *Sec. 14.1.7. (Floor Area).*

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B).*

SEC. 5C.3.28. UPPER STORY LOCATION

A. Intent

To regulate the placement of the subject use in order to ensure compatibility with the intent of the Use District and the neighboring context.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Where upper story location is prohibited, no portion of the subject use shall be located on any upper story of a building.

D. Measurement

1. Any story located above the ground story of a building shall be considered an upper story.
2. For the determination of the ground story, see *Sec. 14.1.10. (Ground Story Determination)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.29. USE ENCLOSURE

A. Intent

To ensure the subject use is contained indoors to limit any negative impacts on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. When a subject use is required to be fully indoors, no area on a lot designated with the subject use shall be located outdoors.
2. When a subject use is required to be covered it shall meet the standards of a covered area specified in *Sec. 14.1.1.A. (Covered Area %)*.
3. When a subject use is required to be enclosed it shall meet the standards of enclosure specified in *Sec. 14.1.4.A. (Enclosure)*.

D. Measurement

1. A subject use shall be measured as "fully indoors" where the area on a lot designated with the subject use is contained entirely within a building envelope.
2. For the measurement of covered, see *Sec. 14.1.1.B. (Covered Area %)*.
3. For the measurement of enclosed, see *Sec. 14.1.4.B. (Enclosure)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.30. USE SEPARATION

A. Intent

To limit negative impacts of the subject use on nearby uses, Use Districts, or buildings by requiring a minimum distance between them.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be located at least the minimum distance away from any specified use, Use District, or lot line.

D. Measurement

Use separation shall be measured as the horizontal distance to any portion of a lot or floor area designated with the subject use from one of the following:

1. When measured from a use, the nearest lot line of all lots containing the specified use.
2. When measured from a Use District, the nearest lot line of all lots zoned as the specified Use District.

SEC. 5C.3.31. USE SETBACK

A. Intent

To limit negative impacts of the subject use on abutting lots or the public right-of-way by requiring a minimum distance between them.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be located at least the minimum distance away from any specified lot line.

D. Measurement

Use separation shall be measured as the horizontal distance to any portion of a lot or floor area designated with the subject use from the lot line specified by the Use District.

E. Relief

See the allowed uses and use limitations of the applied Use District (Part 5B).

SEC. 5C.3.32. USE STANDARD APPLICABILITY

A. Intent

To ensure that Use Standards are met in specified contexts where their intended impact provides a necessary benefit, while limiting the requirement of Use Standards where their impact may be detrimental or unnecessary.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Where listed bold and not indented, use standard applicability limits the applicability of all use standards required of a use category, or use as specified by the Use District.
3. Where listed indented, use standard applicability only limits the applicability of the use standard in bold located above the use standard applicability standard.

C. Standards

When use applicability is specified as abutting specified uses or Use Districts, lots containing the subject use that are abutting a lot containing a specified use or zoned with a specified Use District shall satisfy the Use Standards.

D. Measurement

1. The use standard applicability standard shall be measured as satisfied when the required use standards are met by the lot containing an applicable subject use.
2. A lot is measured as abutting another lot when the two lots share a common lot line.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.33. LOT ELIGIBILITY

A. Intent

To limit subject uses only to lots having specific qualities required in order to ensure the use is appropriately sited within its surroundings and complies with the intent of the Use District.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Alley Abutting

Where the applied Use District specifies 'Alley Abutting' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot that abuts an alley having a width of 15 feet or greater.

2. Boulevard or Avenue Fronting

Where the applied Use District specifies 'Boulevard or Avenue Fronting' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot sharing a lot line with a street designated as a Boulevard or Avenue.

3. Corner Lot

Where the applied Use District specifies 'Corner Lot' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot located at the intersection of two streets.

4. Minimum Lot Area

Where the applied Use District specifies 'Minimum Lot Area' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot having an area that is equal to or greater than the minimum area specified by the applied use district (*Part 5B*).

D. Measurement

1. Alley width is measured as the narrowest horizontal distance between opposite edges of a designated alley.
2. For lot line determination see *Sec. 14.1.12. (Lot Line Determination)*.
3. For lot area measurement see *Sec. 2C.1.1.D. (Lot Area, Measurement)*.

E. Relief

See the allowed uses and use limitations of the applied Use District (*Part 5B*).

DIV. 5C.4. SPECIAL USE PROGRAMS

Special use programs are established for uses that require a detailed and prescriptive set of performance standards for safe, orderly, and efficient operation, in addition to any use standards and supplemental standards that may be included in the Use District.

SEC. 5C.4.1. FARMERS' MARKET

A. Intent

To increase access to healthy food in neighborhoods and expand opportunities for small-scale entrepreneurs through a set of performance standards that ensure the safe, orderly, and efficient operation of farmer's markets.

B. Performance Standards

1. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.

2. If selling fruits, nuts, or vegetables, the producer is authorized by the County Agricultural Commissioner to sell directly to consumers these products that are produced upon the land which the certified producer farms and owns, rents, leases or sharecrops; and

3. If selling eggs, honey, fish and other seafood and freshwater products, live plants, and other agricultural products, the market operator and producer secure all necessary licenses, certificates and health permits which are required to sell these products directly to consumers, provided these products are raised, grown, caught, and processed, if necessary, in California.

4. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicle use areas and farmer's market activities are not separated by a permanent curb.

5. Trash containers shall be provided during the hours of operation.

6. Any portion of the lot used for market activities shall be cleaned at the close of hours of operation. For purposes of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, materials, debris and trash, etc., used in conjunction with market activities;

7. (EBT) card payments shall be accepted by all vendors for all hours of operation. A Food and Nutrition Service (FNS) Number issued by the United States Department of Agricultural shall be available at the public's request as proof of Electronic Benefit Transfer (EBT) card acceptance.

8. Certification of the Certified Farmers' Market and contact information for the operator shall be posted at the main entry, and otherwise available at the public's request. The contact person shall be available during the hours of operation and shall respond to any complaints. The operator shall keep a log of complaints received, the date and time received, and their disposition.

SEC. 5C.4.2. RESTAURANT BEVERAGE PROGRAM

A. Intent

To provide a set of performance standards to enable the administrative review (Sec. 13B.3.1) for the sale or dispensing of alcoholic beverages in conjunction with a restaurant for consumption on the premises, when permitted by a use district.

B. Eligibility

Restaurants that comply with the following shall be permitted through *Administrative Review (Sec. 13B.3.1)*:

1. Alcohol service may only be permitted in conjunction with a restaurant.
2. Alcoholic beverages shall only be served to customers while they are seated at tables or counters during a dining experience.
3. The restaurant shall have a maximum of 150 patron seats, including any outdoor seating.
4. The restaurant shall not include drive-through facilities.
5. There shall be no age limitation restricting access to any portion of the restaurant.
6. The restaurant shall not charge for admission, require a minimum drink purchase, or host events involving the pre-purchasing of tickets or tokens to be exchanged for alcoholic beverages.
7. Distilled spirits shall not be sold by the bottle, or wine and champagne bottles that exceed 750 milliliters.

C. Development Standards and Operations

1. The restaurant shall not share seating with any other businesses.
2. The restaurant shall only use a fixed bar for the preparation of alcoholic beverages. Portable bars are prohibited.
3. Walls or partitions used to separate a private dining or banquet area shall be composed of a transparent surface for a minimum of 50% of the surface area along the portion located between the floor and 6 feet in height for the entire wall or partition.
4. Any portion of the restaurant used for private events shall be subject to all the same provisions and hours of operation stated herein.
5. When a property that abuts or is located across an alley from a residential use district includes outdoor dining where alcohol is served, the following standards apply:
    a. The outdoor dining area shall be screened on all sides that abut a residential use district or alley lot line by a *T-Screen 1 (Sec. 4C.8.2.2.a.)* or a fully enclosed building or structure.

b. Outdoor dining that includes alcohol service shall be limited to the ground story.

c. Television monitors and outdoor sound systems shall not be permitted in any outdoor dining areas.

6. A telephone number and email address shall be provided for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be posted on a sign at least 8.5" x 11" in size at the following locations: the entry, made visible to pedestrians, and at the customer service desk, front desk, or near the reception area.

7. Complaints shall be responded to within 24 hours by the establishment. The establishment shall maintain a log of all calls and emails trailing a period of three years, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request.

8. Live musical entertainment or amplified music for dancing when occurring in conjunction with alcohol service shall require approval pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

D. Security

1. Within the restaurant, the interior shall be adequately illuminated so as to make discernible all objects and persons by providing a minimum average surface illumination of 2.0 footcandles (21.5 lux).

2. All exterior portions of the lot shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx). Lighting shall be directed onto the lot without being disruptive to persons on adjacent properties.

3. A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits, and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

4. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

5. A minimum of one on-duty manager with authority over the activities within the restaurant shall be on the premises at all times that the restaurant is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). The restaurant shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.

6. Within the first six months of operation or the administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR), or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program, or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the restaurant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

E. Administration

1. The owner or the operator shall reapply for *Administrative Review (Sec. 13B.3.1)* if there is:

   a. a change in State alcohol license type;

   b. a modification to the floor plan, including, but not limited to, floor area or number of seats; or

   c. a change in the ownership or the operator of the restaurant.

2. The applicant shall pay the fees required per *Article 15 (Fees) of this Zoning Code (Chapter 1A)* for Monitoring Restaurant Beverage Special Use Program Compliance and Inspection and Field Compliance Review of Operations. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP).

3. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP). In complying with the MViP program, the restaurant is subject to the following:

   a. Within the first 24 months of the administrative clearance, a MViP inspector will conduct a site visit to assess compliance with, or violations of, any of the operating standards. A second inspection shall take place after 36 months of the first inspection.

   b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.

4. A copy of the *Restaurant Beverage Special Use Program (Sec. 5C4.2.)* requirements , shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.

5. If three citations for violating the *Restaurant Beverage Special Use Program (Sec. 5C4.2.)* are issued to the restaurant in a two year period, the restaurant shall not be eligible for the *Restaurant Beverage Special Use Program (Sec. 5C4.2.)* and instead shall be subject to the requirements of *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* for use permission.

   a. A citation shall include citations issued by the Police Department that have been filed with the Los Angeles County Superior Court or Orders to Comply issued by the Department of Building and Safety.

   b. The California Department of Alcoholic Beverage Control may be notified by the Los Angeles Police Department or other enforcement agency of the issued citations, which may affect the State issued alcohol license.

6. The owner and operator shall provide a floor plan and site plan to the Department of City Planning that shows compliance with the applicable floor plan and site plan standards pursuant to the *Restaurant Beverage Special Use Program (Sec. 5C4.2.)*.

SEC. 5C.4.3. NIGHTLIFE BEVERAGE PROGRAM (ON-SITE ALCOHOL CONSUMPTION IN ENTERTAINMENT DISTRICTS)

A. Intent

To provide a set of performance standards to enable the administrative review (Sec. 13B.3.1) for the sale or dispensing of alcoholic beverages in a bar establishment for consumption on the premises, when permitted by a use district.

B. Eligibility

Bar establishments that comply with the following shall be permitted through *Administrative Review (Sec. 13B.3.1)*:

1. The bar establishment shall have a maximum of 150 patron seats, including any outdoor seating.
2. The bar establishment shall be used as a private club or for private events.
3. The bar establishment shall not charge for admission, require a minimum drink purchase, or host events involving the pre-purchasing of tickets or tokens to be exchanged for alcoholic beverages.

C. Development Standards and Operations

1. The bar establishment shall only use a fixed bar for the preparation of alcoholic beverages. Portable bars are prohibited.
2. When a property that abuts or is located across an alley from a residential use district includes an outdoor area where alcohol is served, the following standards apply:
   a. The outdoor area shall be screened on all sides that abut a residential use district or alley lot line by a *T-Screen 1 (Sec. 4C.8.2.2.a.)* or a fully enclosed building or structure.
   b. Outdoor areas that include alcohol service shall be limited to the ground story.
   c. Television monitors and outdoor sound systems shall not be permitted in any outdoor areas.
3. A telephone number and email address shall be provided for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be posted on a sign at least 8.5" x 11" in size at the following locations: the entry, made visible to pedestrians, and at the customer service desk, front desk, or near the reception area.
4. Complaints shall be responded to within 24 hours by the establishment. The establishment shall maintain a log of all calls and emails trailing a period of three years, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request.

5. Live musical entertainment or amplified music for dancing when occurring in conjunction with a bar shall require approval pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

D. Security

1. All exterior portions of the lot shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx). Lighting shall be directed onto the lot without being disruptive to persons on adjacent properties.

2. A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits, and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

3. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

4. A minimum of one on-duty manager with authority over the activities within the restaurant shall be on the premises at all times that the bar establishment is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). The bar establishment shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.

5. Within the first six months of operation or the administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR), or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program, or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the bar establishment shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

E. Administration

1. The owner or the operator shall reapply for *Administrative Review (Sec. 13B.3.1)* if there is:

   a. a change in State alcohol license type;

   b. a modification to the floor plan, including, but not limited to, floor area or number of seats; or

   c. a change in the ownership or the operator of the bar establishment.

2. The applicant shall pay the fees required per *Article 15 (Fees) of this Zoning Code (Chapter 1A)* for Monitoring Nightlife Beverage Special Use Program Compliance and Inspection and Field Compliance Review of Operations. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP).

3. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP). In complying with the MViP program, the restaurant is subject to the following:

    a. Within the first 24 months of the administrative clearance, a MViP inspector will conduct a site visit to assess compliance with, or violations of, any of the operating standards. A second inspection shall take place after 36 months of the first inspection.

    b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.

4. A copy of the Nightlife Beverage Special Use Program requirements (Sec. 5C4.3.), shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.

5. If three citations for violating the *Nightlife Beverage Special Use Program (Sec. 5C4.3.)* are issued to the restaurant in a two year period, the bar establishment shall not be eligible for the *Nightlife Beverage Special Use Program (Sec. 5C4.3.)* and instead shall be subject to the requirements of *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* for use permission.

    a. A citation shall include citations issued by the Police Department that have been filed with the Los Angeles County Superior Court or Orders to Comply issued by the Department of Building and Safety.

    b. The California Department of Alcoholic Beverage Control may be notified by the Los Angeles Police Department or other enforcement agency of the issued citations, which may affect the State issued alcohol license.

6. The owner and operator shall provide a floor plan and site plan to the Department of City Planning that shows compliance with the applicable floor plan and site plan standards pursuant to the *Nightlife Beverage Special Use Program (Sec. 5C4.3.)*.

SEC. 5C.4.4. HOME-SHARING

A. Intent

To allow for the efficient use and sharing of a residential structure which is a host's primary residence, without detracting from the surrounding residential character or the City's available housing stock.

B. Definitions

The following definitions shall apply to this Section:

1. Administrative Guidelines

The Department of City Planning or Office of Finance may promulgate regulations, which may include, but are not limited to, application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions, and consistent with the intent, of this Section.

2. Booking Service

Any reservation or payment service provided by a person that facilitates a short-term rental transaction between a person and a prospective guest or transient user, and for which the person collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation or payment of services provided for the transaction.

3. Citation

Includes any enforcement citation, order, ticket or similar notice of violation, relating to the condition of or activities at a person's primary residence or property, issued by the Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department, or Los Angeles Fire Department, including an administrative citation issued pursuant to *Chapter 1, Article 1.2. (Administrative Citations)*.

4. Extended Home-Sharing

Home-sharing that is permitted for an unlimited number of days in a calendar year.

5. Hosting Platform

A person that participates in short-term rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking service transaction using any medium of facilitation.

6. Host

An individual who is registered for home-sharing as the term is defined in *Sec. 5C.1.1.B.2. (Home Sharing)*.

7. Person

Person shall have the same meaning as that term is defined in *Chapter 2, Section 21.7.2. (Definitions) of the LAMC*.

8. Platform Agreement

A signed agreement between a home-sharing hosting platform and the City, which, among other things, provides that the platform will collect and submit the transient Occupancy Tax to the City on behalf of hosts and persons listed for Short Term Rentals.

9. Primary Residence

The sole residence from which the host conducts home-sharing and in which the host resides for more than 6 months of the calendar year.

10. Rental Unit

A dwelling unit or other residential structure, or portion thereof.

11. Short-Term Rental

A rental unit, rented in whole or in part, to any person(s) for transient use of 30 consecutive days or less. Rental units within City-approved lodging uses shall not be considered a short-term rental.

12. Transient

Transient shall have the same meaning as that term is defined in *Chapter 2, Section 21.7.2. (Definitions) of the LAMC*.

C. Home-Sharing Registration

To register a home-sharing, home-based business, the applicant shall provide the material below to the satisfaction of the Director of Planning within 45 days of when the application is first submitted:

1. Information verifying the host's identification and primary residence;
2. Identification of a local responsible contact person;
3. A list of all hosting platforms to be used;
4. Whether home-sharing is for an entire rental unit or a portion thereof;
5. Any other information required by the instructions on the application or by the guidelines promulgated by the Director of Planning; and
6. Payment of any filing fee required under *Article 15. (Fees)*.

D. Eligibility Requirements

The following requirements shall be met at the time of submitting an application for home-sharing registration:

a. The applicant has obtained a Transient Occupancy Registration Certificate from the Office of Finance pursuant to *Chapter 2, Section 21.7.6. (Registration) of the LAMC*, unless the applicant exclusively lists his or her primary residence on hosting platforms that have a platform agreement with the City of Los Angeles.

b. The proposed home sharing is consistent with the provisions of this Subsection and is limited to the host's primary residence.

i. A renter or lessee shall not engage in home-sharing without prior written approval of the landlord. A renter or lessee shall provide copies of the landlord's written approval to the City at the time of filing the application for registration. A landlord may proactively prohibit home sharing by tenants at any or all of the owner's properties by submitting a notification in writing to the Department of City Planning.

ii. A primary residence that is subject to affordable housing covenants, or *Chapter 15 (Rent Stabilization Ordinance) of the LAMC*, or are income-restricted under City, State, or Federal law, is not eligible for home-sharing.

iii. No primary residence which is the subject of any pending citation may be registered for home sharing.

iv. No person may apply for or obtain more than one home-sharing registration or otherwise operate more than one home sharing rental unit at a time in the City of Los Angeles.

1. Expiration and Renewal

a. A home-sharing registration is valid for one year from the date of issuance. It may not be transferred or assigned and is valid only at the host's primary residence. A home-sharing registration may be renewed annually if the host:

i. Pays the renewal fee;

ii. Has complied with the provisions of this Section for the past year;

iii. Provides information concerning any changes to the previous application for, or renewal of, the home-sharing registration; and

iv. Submits home sharing records described in *Sec. 5C.4.4.D. (Eligibility Requirements)* for the last year to demonstrate compliance with this Section, unless the host lists exclusively on a hosting platform with a platform agreement that includes a provision for pass-through registration for applicants for a home sharing registration.

b. The records described in *Sec. 5C.4.4.D. (Eligibility Requirements)* shall be made public to the extent required by law.

2. Suspensions and Revocations

Notwithstanding any other provision to the contrary, the Director of Planning may require the suspension, modification, discontinuance or revocation of any home-sharing registration if it is found that the host has violated this subdivision or any other City, State, or Federal regulation, ordinance or statute.

a. Suspension

If a host receives two citations, the host's home-sharing registration shall be suspended for 30 days, or as long as at least one citation is open, whichever is longer. The suspension shall become effective 15 days after the mailing of a Notice of Intent to Suspend the host. If a host initiates an appeal of either citation, the suspension will take effect only if the appeal is not resolved entirely in the host's favor.

i. A host may challenge a citation by submitting an appeal to the City department that issued the citation and providing notice to the Department of City Planning as described in the Administrative Guidelines.

ii. Where no process is described in the citation, a host may challenge a citation by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, with no further appeal to a Commission or City Council.

b. Revocation

If three citations have been issued to the host and have been sustained (after exhaustion of any related remedies, including appeals) within a registration year, the host's home-sharing registration shall be revoked. The revocation of a host's home-sharing registration shall become effective 15 days after the mailing of a Notice of Intent to Revoke to the host.

i. A host may challenge a Notice of Intent to Revoke by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance*), with no further appeal to a Commission or City Council.

ii. Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for one year from the effective date of the Notice of Intent to Revoke.

c. Modification

The Director of Planning may modify, discontinue or revoke any home-sharing registration based upon an order to show cause, pursuant to *Sec. 13B.6.2.A.1. (Zoning Administrator Authority)*, why any proposed modifications, discontinuances or revocations of any home-sharing registration should not be issued. The Director of Planning shall provide notice to the host or recorded owner and lessees of the host's primary residence to appear at

a public hearing at a time and place fixed by the Director of Planning to respond to the Director of Planning's order to show cause.

3. Prohibitions

a. No person shall offer, advertise, book, facilitate or engage in home-sharing or short-term rental activity in a manner that does not comply with this subdivision.

b. A host may not participate in home-sharing unless all advertisements clearly list the City-issued home-sharing registration number or pending registration status number.

c. No host shall engage in home-sharing for more than 120 days in any calendar year unless the City has issued the host an extended home-sharing registration pursuant to Paragraph (h) (Extended home-sharing).

d. Accessory dwelling units for which a complete building permit application was submitted on or after January 1, 2017, to the Department of Building and Safety pursuant to *Sec. 13B.10.1. (General Provisions; Permits and Vesting of Development Plan)* may not be used for home-sharing, unless an applicant demonstrates the accessory dwelling unit is the applicant's primary residence.

e. No host shall offer, advertise, or engage in home-sharing in a non-residential building, including but not limited to, a vehicle parked on the property, a storage shed, trailer or any temporary structure, including, but not limited to, a tent.

f. If a host lists a primary residence on multiple listings on multiple hosting platforms, only one listing may be booked at any given time.

g. A host may not rent all or a portion of his primary residence for the purposes of home-sharing to more than one group of guests or under more than one booking, at any given time.

h. Home-sharing is not permitted in buildings that have been converted from units subject to *Chapter 15 (Rent Stabilization Ordinance) of the LAMC* to single-unit dwellings until 5 years after the date of conversion.

i. Except for allowable Home Occupations, non-residential uses including, but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product shall not be permitted during home-sharing activity.

j. A host shall only advertise on a hosting platform that was listed on the host's home-sharing application form, unless the host has submitted a written request and received written approval from the Department of City Planning to use another hosting platform.

k. No more than 2 overnight guests (not including children) are allowed per habitable room, not including kitchens, during home-sharing activities.

l. There shall be no use of sound amplifying equipment, as that term is defined in *Chapter 11, Section 111.01.(j) of the LAMC* after 10:00 pm and no evening outdoor congregations of more than 8 people (excluding children) during home-sharing activities. Home-sharing activities are subject to the noise regulations in *Chapter 11 (Sound Amplifying Equipment) of the LAMC*.

m. A host whose home sharing registration has been suspended is prohibited from participating in home sharing for the duration of the suspension.

n. A host whose home sharing registration has been revoked may not participate in home-sharing unless and until a new registration is authorized.

E. Host Requirements

1. A host may be responsible for any nuisance violations, as described in *Sec. 13B.6.2.A.1. (Nuisance Abatement/Revocation; Applicability; Zoning Administrator Authority)*, arising at the host's primary residence during home-sharing activities. The host, or owner of the host's primary residence if the host does not own it, may be assessed a minimum inspection fee, as specified in *Chapter 9, Section 98.0412. (Inspection Fees)* for each site inspection.

2. The host shall keep and preserve, for a minimum period of three years, all records regarding each home-sharing stay, including the length of stay and the price paid for each stay, and any other records required by Administrative Guidelines promulgated by the Director of Planning.

3. On the home-sharing registration application, a host shall acknowledge and consent to Office of Finance and other City agencies' inspection of records at all reasonable times and places for purposes of enforcement of this Subdivision.

4. The host shall fully comply with all the requirements of *Chapter 2, Article 1.7. (Transient Occupancy Tax) of the LAMC*.

5. The host shall pay a per-night fee for each night of home-sharing, which will be deposited into the Short Term Rental Enforcement Fund per the requirements in *Section 5.576 of the Los Angeles Administrative Code*. The City Council shall adopt, by resolution, a per-night fee based on an analysis of the cost of implementing, maintaining, and enforcing this Subsection.

6. Every host shall provide and maintain working fire extinguishers, smoke detectors, and carbon monoxide detectors, in compliance with fire, life and safety codes; information related to emergency exit routes on the property and contact information, including the contact information of the host or a designated responsible agent of the host.

7. Every host that lists a primary residence located in a Very High Fire Hazard Severity Zone designated by the City of Los Angeles Fire Department pursuant to *California Government Code Section 51178* shall include in all host listings and post written notices on any patio or deck that smoking is not permitted in any exterior of the property.

8. Every host shall provide a code of conduct to guests that includes the relevant provisions of this Subdivision and other information to address behavioral, safety, security, and other matters, as required in the Department of City Planning Administrative Guidelines.

9. Every host shall authorize any hosting platform on which his or her primary residence is listed to provide to the City the host listing and other information described in *Sec. 5C.4.4.E.4.*

10. Every host shall consent to receive all City notices and citations regarding their home-sharing registration by U.S. mail.

F. Hosting Platform Responsibilities

1. Hosting platforms shall not process or complete any booking service transaction for any person, unless the person has a valid home-sharing registration number issued by the City or a pending registration status number.

2. Hosting platforms shall not process or complete any booking service transaction for any host listing that has exceeded the authorized 120-day limit in one calendar year, unless the host has obtained an extended home-sharing approval.

3. Within 45 days of the effective date of this Section, hosting platforms with listings located in the City shall provide to the Department of City Planning the contact information for an employee or representative responsible for responding to requests for information, including requests related to possible violations of this Subdivision. Hosting platforms that commence listings in the City after the effective date shall provide this information prior to facilitating home-sharing activity or providing booking services within the City.

4. Subject to applicable laws, a hosting platform with listings in the City shall provide to the Department of City Planning, on at least a monthly basis, in a format as specified by the City, the home-sharing registration number of each listing, the name of the person responsible for each listing, the street address of each listing and, for each booking that occurs within the reporting period, the number of days booked.

5. In the event a hosting platform has entered into an agreement with the Office of Finance to collect and remit transient Occupancy Tax pursuant to *Chapter 2, Article 1.7. (Transient Occupancy Tax) of the LAMC*, and a host has assigned the responsibilities for the collection and remittance of the transient Occupancy Tax to the hosting platform, then the hosting platform and the host shall have the same duties and liabilities, including but not limited to the collection and remittance of the tax to the City on a monthly basis.

G. Exception

1. The provisions of this paragraph shall not apply to a hosting platform whenever it (a) complies with the Administrative Guidelines, issued by DCP and approved by resolution of the City Council, that describe how the platform shall satisfy the hosting platform responsibilities in this paragraph, or (b) enters into a platform agreement, the terms of which shall be set forth in a master platform agreement approved by the City Council, that establishes the manner in

which the hosting platform supports the City's enforcement of this subdivision and meets the purposes of the platform responsibilities in this paragraph. Each individual platform agreement shall be approved by the City Council.

H. Enforcement of Violations

1. The provisions in this Subsection shall be in addition to any criminal, civil, or other legal remedy established by law that may be pursued to address violations of this Section.

2. Any person who has failed to comply with the provisions of this Section may be subject to the provisions of *Chapter 1, Section 11.00 (Provisions Applicable to Code) of the LAMC*. The owner or operator of any property used for Short Term Rentals, including the host or owner of any host primary residence, may be assessed a minimum inspection fee, as specified in *Chapter 9, Section 98.0412. (Inspection Fees) of the LAMC* for each site inspection.

3. The Director of Planning may, at any time, require the modification, discontinuance, or revocation of any home-sharing registration in the manner prescribed in Subdivision C.4. (Suspensions and Revocations).

4. The ACE program in *Chapter 1, Article 1.2. (Administrative Citations) of the LAMC* may be utilized to issue administrative citations and impose fines pursuant to this Section. The citation shall be served by personal service or by depositing in the mail for delivery by the United States Postal Service, in a sealed envelope, postage prepaid, addressed to the operator of the Short Term Rental, the host, or the property owner, if different than the operator or host, shown on the County's last equalized property tax assessment roll. Fines for violations of this subdivision shall be as follows:

    a. Hosting platform: a $1,000 fine per day shall be imposed for any of the following violations:

        i. Completing a booking service transaction for each listing without a valid City home-sharing registration number or pending registration status number.

        ii. Completing a booking service transaction for each listing where more than one property is affiliated with a single host, or each listing where the host's home address does not match the listing location.

        iii. Completing a booking service transaction for any listing for a rental unit where the host's home sharing or extended home-sharing registration has been revoked or suspended by the City.

        iv. Completing a booking service transaction for any rental unit lacking extended home-sharing approval that has exceeded the authorized 120-day limit for hosting short-term rentals in one calendar year.

    b. Owner of primary residence or host or person:

i. A daily fine of $500, or two times the nightly rate charged, whichever is greater, for advertising a rental unit for the purposes of short-term rental in violation of this Subdivision.

ii. A daily fine of $2,000, or two times the nightly rent charged, whichever is greater, for each day of home-sharing activity beyond the 120 day limit in a calendar year, unless the host has a valid extended home-sharing Registration.

iii. For all other violations of this subdivision, the administrative fine shall be levied according to the amounts described in *Chapter 1, Section 11.2.04.(a)(2) (Administrative Fines)* of *Chapter 1 (General Provisions and Zoning)*. The square footage for the use in calculating the fine shall be the amount of indoor space to which the transient guest has access. If the square footage is unable to be ascertained, it shall be deemed to be between 500 and 2,499 square feet.

c. The fine amounts listed above shall be updated annually, from the date of effective date of this ordinance, according to the Consumer Price Index for All Urban Consumers (CPI-U).

I. Extended Home-Sharing

For hosts who participate in extended home-sharing, the following shall apply:

1. Application and Eligibility Requirements

a. Ministerial Approval

Extended home-sharing may be approved by the Director of Planning if, in addition to the eligibility requirements for home-sharing, all of the following requirements are met:

i. The host maintains a current home-sharing registration and has maintained a home-sharing registration for at least six months or has hosted for at least 60 days based on substantial evidence provided by the host or hosting platform.

ii. No more than one citation was issued within the prior three years.

iii. The host provides proof of mailing of a notification concerning commencement of extended home sharing, which includes a Director of Planning-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department of City Planning.

b. Discretionary Approval

A discretionary review of an extended home-sharing application is required if the host complies with Subparagraph a.i., but two citations have been issued within the prior three years.

c. If the Director of Planning finds that the matter may have a significant effect on neighboring properties, the Director of Planning may set the matter for public hearing. Written notice of the hearing shall be sent by First Class Mail at least 21 days prior to the

hearing to the applicant, owners, and tenants of the property involved, owners and tenants of all properties adjacent and abutting the proposed extended home-sharing activity, the City Council Member representing the area in which the property is located, and the applicable Neighborhood Council. If the Director of Planning determines that the matter will not have a significant effect on neighboring properties, no hearing shall be held.

d. The extended home-sharing application may only be approved if, in addition to the eligibility requirements for home sharing, all of the following requirements are met, to the satisfaction of the Director of Planning:

i. The host provides proof of mailing of a notification, which includes a Director of Planning-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department of City Planning.

ii. In consideration of any comments received by the public on the application, the Director of Planning finds the use is in substantial conformance with the following findings:

a) That the extended home-sharing will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;

b) That the extended home-sharing operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, the availability of housing, or the public health, welfare, and safety;

c) That the extended home-sharing substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable Specific Plan; and

d) That there is no substantial evidence of continued nuisance behavior from the location.

e. If no appeal is filed within 15 days from the date of the Director of Planning's determination approving or denying an extended home-sharing application, the Director of Planning's decision is final. An appeal to the Area Planning Commission may be filed by the applicant or any adjacent and abutting owner and occupant. An appeal shall be filed at the public counter of the Department of City Planning within 15 days of the date of the Director of Planning's decision. The appeal shall set forth specifically how the appellant believes the Director of Planning's findings and decision are in error. The Area Planning Commission may grant, conditionally grant, or deny the appeal. The failure of the Commission to act upon an appeal within 75 days after the expiration of the appeal period, or within an additional period as may be agreed upon by the applicant and the Director of Planning, shall be deemed a denial of the appeal and the original action on the matter shall become final.

i. Ineligibility

If the host's home sharing registration has been suspended or revoked, the host is not eligible to apply for extended home-sharing for two years from the effective date of the revocation or suspension or as long as a citation remains open or unresolved, whichever is later.

ii. Expiration and Renewal

An extended home sharing registration is valid for one year from the date of issuance. An extended home-sharing registration is subject to the same expiration and renewal terms described in Subdivision C.3. (Expiration and Renewal) and may be renewed annually if the host meets the same renewal requirements in that subparagraph.

iii. Revocations

An extended home-sharing approval shall be revoked if there are two citations within a registration year in accordance with the process set forth in Subdivision C.4. (Suspensions and Revocations). Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for two years from the effective date of the Notice of Revocation or as long as a citation remains open or unresolved, whichever is later.

J. Administration and Regulations

No person shall fail to comply with the Administrative Guidelines.

K. Effective Date

This effective date of this Section is July 1, 2019.

ARTICLE 7.
ALTERNATE TYPOLOGIES

Part 7A. **Introduction**

Part 7B. **Alternate Typologies**

Part 7C. **Alternate Typology Rules**

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PART 7A. INTRODUCTION

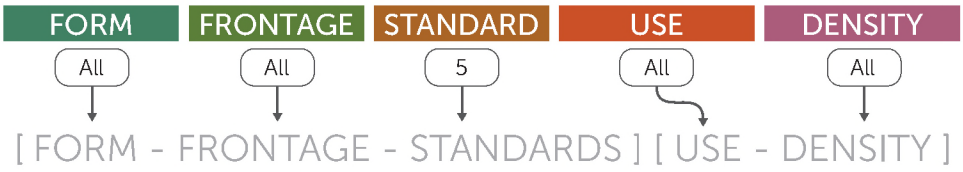
Div. 7A.1. Orientation 7-4
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DIV. 7A.1. ORIENTATION

SEC. 7A.1.1. RELATIONSHIP TO ZONE STRING

Alternative Typologies may be used on lots where all districts in the applied zone string are listed as eligible districts in the eligibility table of the proposed Alternate Typology. The proposed Alternate Typology either supersedes or defers to the standards of the underlying applied zone string districts as specified by the proposed Alternate Typology.



SEC. 7A.1.2. HOW TO USE ARTICLE 7 (ALTERNATE TYPOLOGIES)

A. Determine Eligibility

Review each component in a zone string against the eligible districts for an Alternate Typology.

B. Form Standards

Form regulations are outlined in subsection D. of each Alternate Typology.

C. Frontage Standards

Frontage regulations are outlined in subsection E. of each Alternate Typology.

D. Development Standards

Development Standards regulations are outlined in subsection F. of each Alternate Typology.

E. Use Standards

Use regulations are outlined in subsection G. of each Alternate Typology.

F. Density Standards

Density regulations are outlined in subsection H. of each Alternate Typology.

G. Interpret Standards

Each standard in an Alternate Typology in *Part 7B. (Alternate Typologies)* provides a reference to *Part 7C. (Alternate Typology Rules)* where each standard is explained in detail.

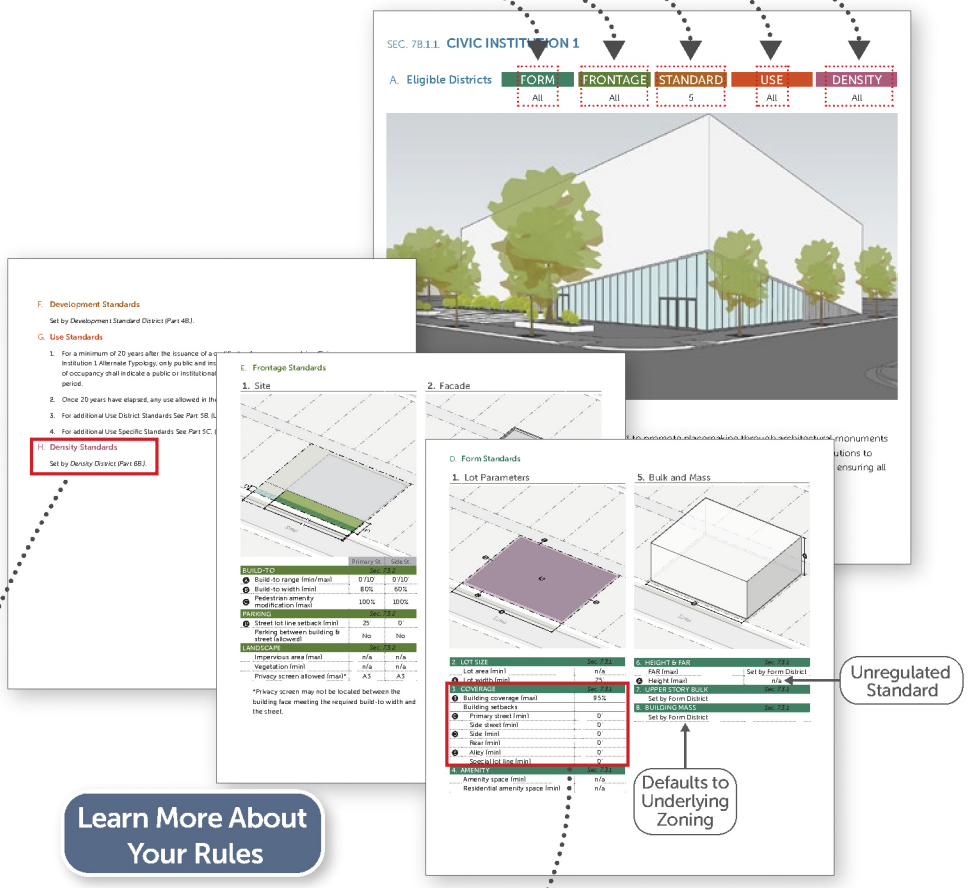
Zone String Example:

Zone String

[LM2-MU2-5] [RG1-FA]

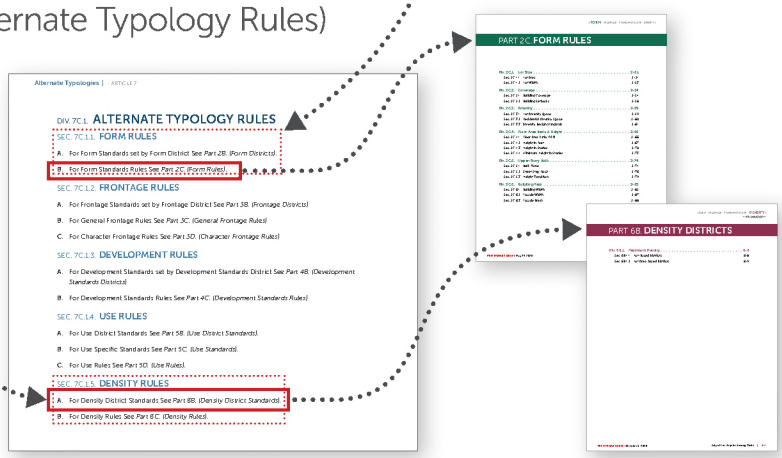
See if Your Zoning is Eligibile

Part 7B (Alternate Typology)



Learn More About Your Rules

Part 7C (Alternate Typology Rules)



SEC. 7A.1.3. ALTERNATE TYPOLOGY GRAPHICS

A. General

1. Illustrations and graphics are included in Article 7 (Alternate Typologies) only to assist users in understanding the intent and requirements of the text. In the event a conflict occurs between the text of Article 7 (Alternate Typologies) and any illustration or graphic, the text prevails.
2. To interpret the Form standard graphics in Article 7 (Alternate Typologies) see *Sec. 2A.1.4.C. (Interpreting Form District Standards)*.
3. To interpret the Frontage standard graphics in Article 7 (Alternate Typologies) see *Sec. 3A.1.4. (Interpreting Frontage District Standards)*.

SEC. 7A.1.4. ALTERNATE TYPOLOGY NAMING CONVENTION

Alternate Typology names are composed of two components: a typology category and a variation number.

A. Typology Category

The first component of each Alternate Typology is a typology category. Typology categories group all typologies with similar allowed uses, characteristics, and intent. Typology categories are organized as follows:

1. Civic Institution
2. Corner Store
3. Small Lot Subdivision
4. Drive-Through
5. Fueling Station

B. Variation Number

The last component of each Alternate Typology name is a variation number. Alternate Typologies are numbered based on the Development Standard Districts in which they are eligible, starting with Development Standards District 5 and ending Development Standards District 1.

DIV. 7A.2. OPENING PROVISIONS

SEC. 7A.2.1. ALTERNATE TYPOLOGIES INTENT

There are certain cases where the desired physical form for a specific type of development is prohibited by the zoning applied to a lot. In those cases, Alternate Typologies provide an option to override specific standards in the underlying zoning that may otherwise prohibit the desired form. In exchange for providing greater flexibility on particular standards, Alternate Typologies require other higher standards that promote the desired form and ensure projects are contextually appropriate.

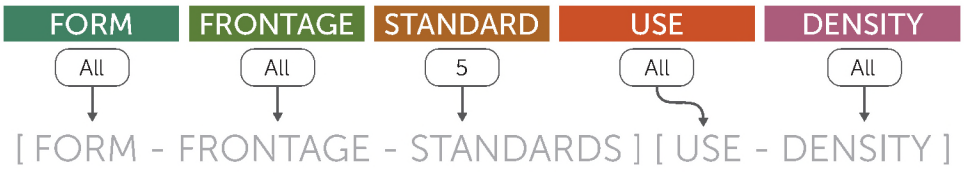
SEC. 7A.2.2. ALTERNATE TYPOLOGIES APPLICABILITY

A. General

All projects approved using an Alternate Typology and filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the applicable Alternate Typology Standards in Article 7 (Alternate Typologies), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Eligibility

Alternate Typologies are only allowed in eligible districts. Each Alternate Typology provides an eligibility table that lists all zoning districts where the Alternate Typology is allowed. Any lot within one of the eligible zone districts may use the Alternate Typology. When an eligible district is listed with "_", all variations of the district are eligible (for example, RN_ includes RN1, RN2 and any other RN variation).



C. Project Activities

1. Alternate Typology standards apply to project activities as shown in the applicability tables in Part A of the Zone String Articles, 2-6. More than one project activity may apply to a project (for example, an addition may also include the expansion of a use).

2. Where a rule is listed as generally applicable in the applicability tables in Part A of the Zone String Articles, 2-6, the project activity shall meet the applicable Alternate Typology rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules)*, *Part 3C. (Frontage Rules)*, *Part 3D. (Character Frontage Rules)*, *Part 4C. (Development Standards Rules)*, *Part 5C. (Frontage Rules)*, and *Part 6C. (Frontage Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the Alternate Typology rules is listed as not applicable in the applicability tables of the Zone String articles, 2-6, the standards within the Division do not apply to the project activity.

3. For more information about project activities, see *Sec. 14.1.15. (Prcject Activities)*.

D. Applicable Components of Buildings and Lots

1. Alternate Typology regulations apply to all portions of a lot.

2. Alternate Typology regulations apply to all portions of buildings and structures on a lot.

3. Specific Alternate Typology regulations may further limit which components of buildings and lots are required to comply with the rules in *Part 7C. (Alternate Typology Rules)*.

E. Nonconformity

1. Where an existing lot, site, building, or structure is nonconforming as to the standards specified by the underlying applied zone string districts, a project is eligible to use Alternate Typology for proposed project activities, provided that the uses on the lot will conform to the use standards of the proposed Alternate Typology once the proposed project is complete. Once any project activity is approved under the rules of an Alternate Typology, no future project activity on that lot may decrease the conformance with any Alternate Typology standard in *Article 7 (Alternate Typologies)*, except as specified by the following provision.

2. *Article 12. (Nonconformity)* provides relief from the requirements of *Article 7 (Alternate Typologies)*, for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No proposed project activity using an Alternate Typology may decrease the conformance with any Form, Frontage, Development Standards, Use, or Density standard in *Article 7 (Alternate Typologies)*, unless otherwise specified in *Div. 12.2. (Form Exceptions)*, *Div. 12.3. (Frontage Exceptions)*, *Div. 12.4. (Development Standards Exceptions)*, *Div. 12.5. (Use Exceptions)*, or *Div. 12.6. (Density Exceptions)*.

SEC. 7A.2.3. RELATIONSHIP TO ZONING DISTRICTS

A. Where a standard is listed in an Alternate Typology, the specification listed for the standard in the Alternate Typology supersedes the specification listed in the underlying zone string districts for the same standard.

B. The underlying zone string district standard applies where an Alternate Typology:

1. Defers to the underlying districts (for example, "Set by Form District");

2. Provides no specification for a standard listed by the underlying zone string districts; or

3. Does not list a standard that is listed by the underlying zone string districts.

SEC. 7A.2.4. RELATIONSHIP TO SPECIFIC PLANS & SUPPLEMENTAL DISTRICTS

A. Alternate Typologies do not supersede the requirements of Specific Plans or Supplemental Districts.

B. Special Districts are not eligible to use Alternate Typologies.

PART 7B. ALTERNATE TYPOLOGIES

Div. 7B.1. Civic institution 7-12
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Sec. 7B.1.2. Civic Institution 2 7-17
Sec. 7B.1.3. Civic Institution 3 7-21
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DIV. 7B.1. CIVIC INSTITUTION

SEC. 7B.1.1. CIVIC INSTITUTION 1

A. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	5	All	All



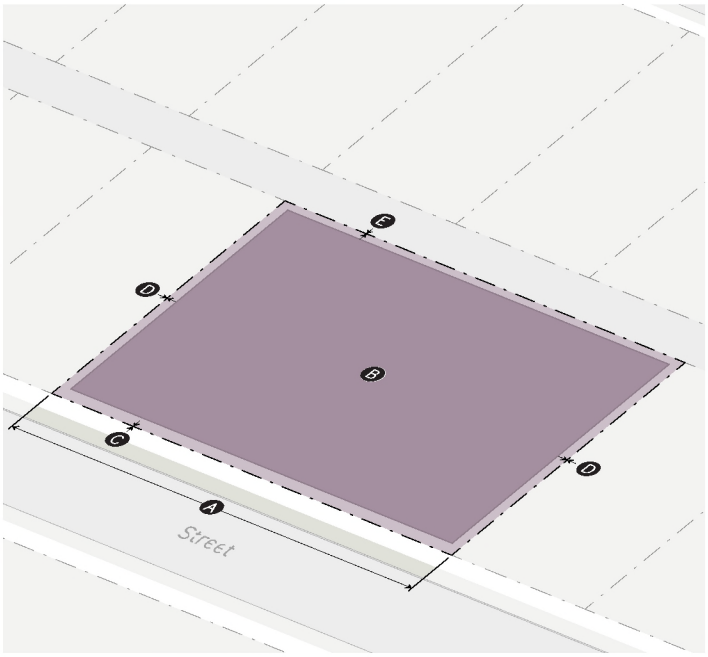
B. Intent

The Civic Institution 1 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. Review

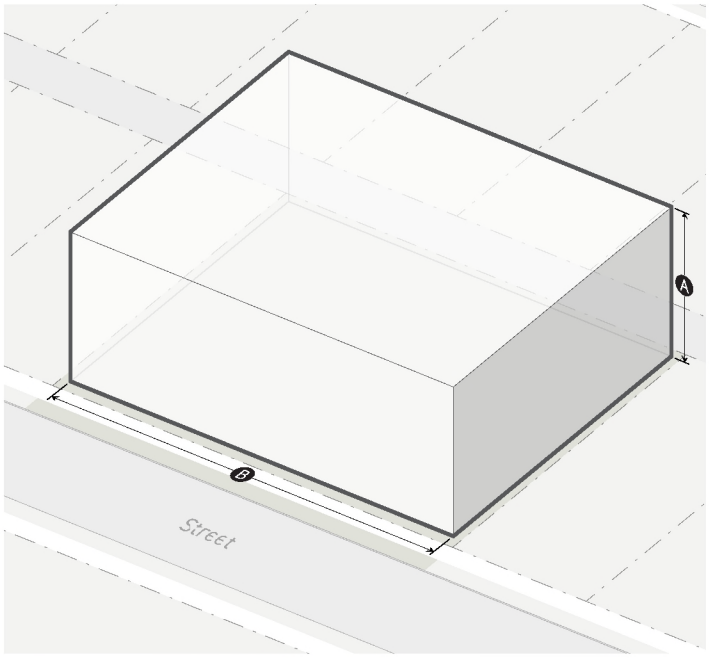
Administrative review is required, see *Sec. 14.5.1. (Administrative Review)*.

D. Form: Lot Parameters



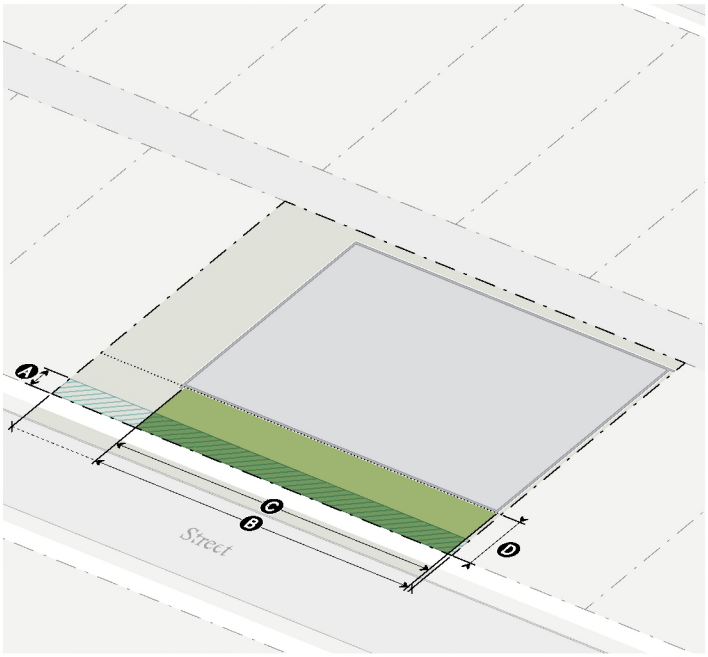
1. LOT SIZE	Sec. 7.3.1
Lot area (min)	n/a
Ⓐ Lot width (min)	25'
2. COVERAGE	*Sec. 7.3.1*
Ⓑ Building coverage (max)	95%
Building setbacks	
Ⓒ Primary street (min)	0'
Side street (min)	0'
Ⓓ Side (min)	0'
Rear (min)	0'
Ⓔ Alley (min)	0'
Special lot line (min)	0'
3. AMENITY	*Sec. 7.3.1*
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

E. Form: Bulk and Mass



1. HEIGHT & FAR	Sec. 7.3.1
FAR (max)	Set by Form District
Ⓐ Height (max)	n/a
2. UPPER STORY BULK	*Sec. 7.3.1*
Set by Form District	
3. BUILDING MASS	*Sec. 7.3.1*
Set by Form District	

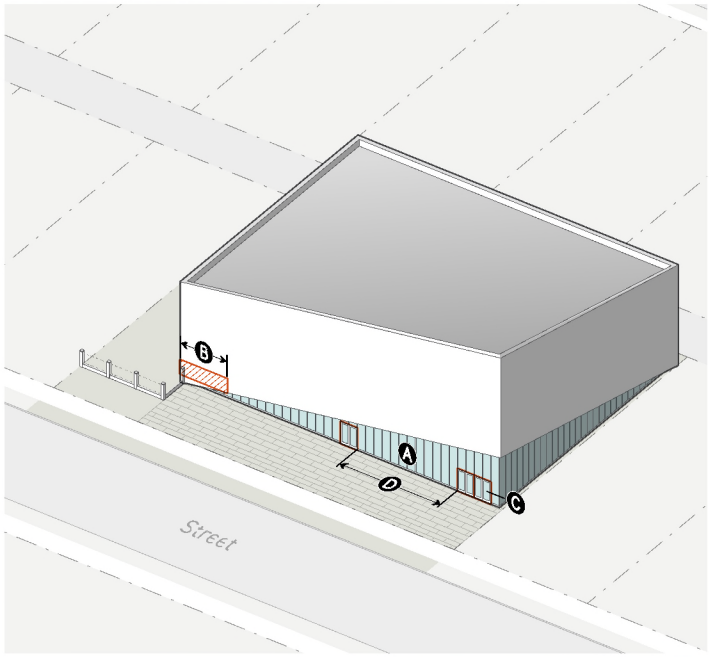
F. Frontage: Site



	Primary St.	Side St.
1. BUILD-TO	*Sec. 7.3.2*	
Applicable stories (min)	1	1
A Build-to depth (max)	0'/10'	0'/10'
B Build-to width (min)	80%	60%
C Pedestrian amenity allowance (max)	100%	100%
2. PARKING	*Sec. 7.3.2*	
D Parking setback (min)	25'	0'
Parking between building & street (allowed)	No	No
3. LANDSCAPE	*Sec. 7.3.2*	
Frontage planting area (min)	n/a	n/a
Frontage yard fence & wall type allowed:	A3*	A3*

*Fences and walls may not be located between the building face meeting the required build-to width and the street.

G. Frontage: Facade



	Primary St.	Side St.
1. TRANSPARENCY	*Sec. 7.3.2*	
A Ground story (min)	10%*	10%*
Upper stories (min)	n/a	n/a
B Active wall spacing (max)	70'	90'
2. ENTRANCES	*Sec. 7.3.2*	
C Street-facing entrance	Required	n/a
D Entrance spacing (max)	100'	150'
Entry feature	n/a	n/a
3. GROUND STORY	*Sec. 7.3.2*	
Ground story height (min)		
Residential (min)	n/a	n/a
Nonresidential (min)	16'	16'
Ground floor elevation (min/max)	n/a	n/a

*Ground story window and door glazing may be screened for up to 50% of the glazed area.

H. Development Standards

Set by applied *Development Standard District (Part 4B.)*.

I. Use Standards

1. The Civic Institution 1 Alternate Typology shall only be applied for projects including the following uses for no less than 75% of the total floor area:
    a. Civic Facility: All (examples include community centers, museums, and libraries);
    b. Office, Government;
    c. Public Safety Facility (examples include fire and police stations);
    d. Religious Assembly (examples include churches, mosques, synagogues, and temples);
    e. School: K-12;
    f. School: Post-Secondary;
    g. Social Services; and
    h. Transit Terminal.
2. For projects approved using the Civic Institution 1 Alternate Typology, except for incidental uses and accessory uses, only *Public and Institutional Uses (Sec. 5C.1.2.)* are allowed on the lot for a period of 20 years after the project receives its certificate of occupancy.
3. Once 20 years have elapsed, any use allowed in the applied *Use District (Part 5B)* is permitted.
4. For additional Use District standards, see the applied *Use District (Part 5B).*

J. Density Standards

Set by the applied *Density District (Part 6B.)*.

SEC. 7B.1.2. CIVIC INSTITUTION 2

A. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	1, 2, 3, & 4	All	All



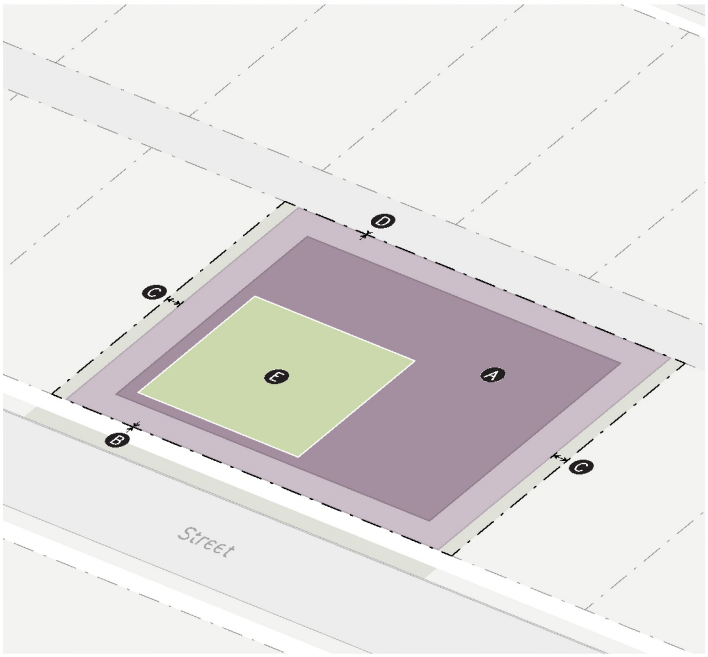
B. Intent

The Civic Institution 2 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. Review

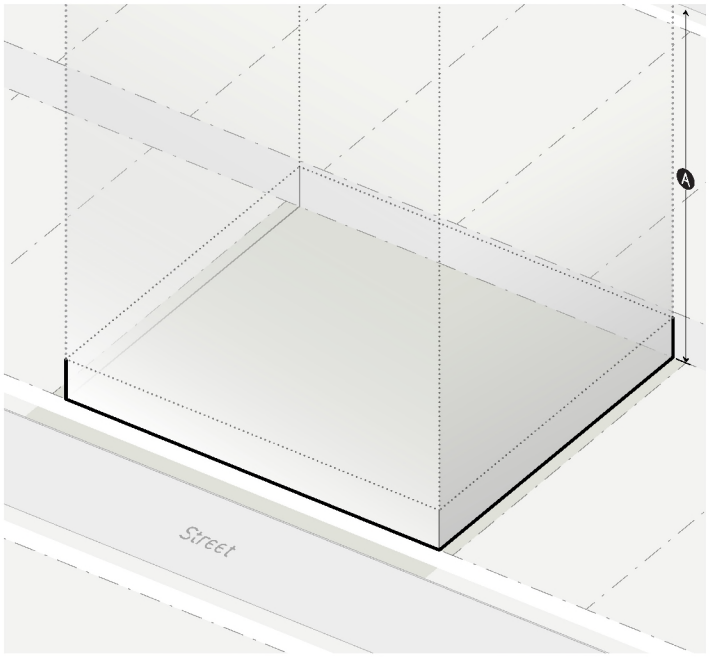
Administrative review is required, see *Sec. 14.5.1. (Administrative Review)*.

D. Form: Lot Parameters



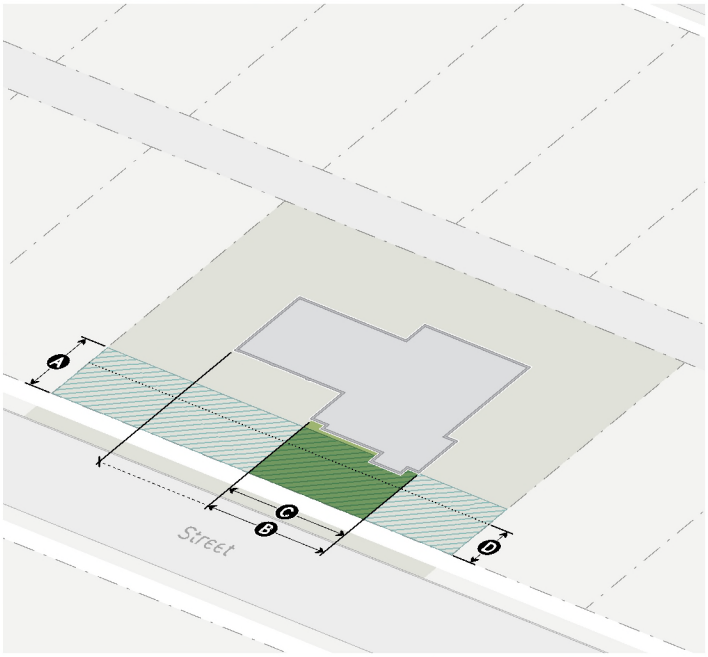
1. LOT SIZE	Sec. 7C.1.1.
Lot area (min)	n/a
Lot width (min)	n/a
2. COVERAGE	*Sec. 7C.1.1.*
A Building coverage (max)	65%
Building setbacks	
B Primary street (min)	0'
Side street (min)	5'
C Side (min)	5'
Rear (min)	5'
D Alley (min)	0'
Special lot line (min)	Set by Form District
3. AMENITY	*Sec. 7C.1.1.*
E Lot amenity space (min)	20%
Residential amenity space (min)	n/a

E. Form: Bulk and Mass



1. HEIGHT & FAR	Sec. 7C.1.1.
FAR (max)	Set by Form District
A Height (max)	n/a
2. UPPER STORY BULK	*Sec. 7C.1.1.*
Bulk plane	n/a
Street step-back	n/a
Height transition	n/a
District boundary height transition	n/a
3. BUILDING MASS	*Sec. 7C.1.1.*
Set by Form District	

F. Frontage: Site



		Primary St.	Side St.
1. BUILD-TO		*Sec. 7C.1.2.*	
	Applicable stories (min)	1	n/a
A	Build-to depth (max)	30'	n/a
B	Build-to width (min)	Building-based	n/a
C	Pedestrian amenity allowance (max)	100%	n/a
2. PARKING		*Sec. 7C.3.2*	
D	Parking setback (min)	20'	0'
	Parking between building & street (allowed)	No	Yes
3. LANDSCAPE		*Sec. 7C.1.2.*	
	Frontage planting area (min)	70%	70%
	Frontage yard fence & wall type allowed:	A3*	A3

*Fences and walls may not be located between the building face meeting the required build-to width and the street.

G. Frontage: Facade



		Primary St.	Side St.
1. TRANSPARENCY		*Sec. 7C.1.2.*	
A	Ground story (min)	10%*	10%*
	Upper stories (min)	n/a	n/a
B	Active wall spacing (max)	30'	40'
2. ENTRANCES		*Sec. 7C.1.2.*	
C	Street-facing entrance	Required	n/a
D	Entrance spacing (max)	100'	150'
	Required entry feature	Yes	No
E	Entry feature options	• Recessed Entry • Covered Entry	
3. GROUND STORY		*Sec. 7C.1.2.*	
	Ground story height (min)	n/a	n/a
	Ground floor elevation (min/max)	n/a	n/a

*Ground story window and door glazing may be screened for up to 50% of the glazed area.

H. Development Standards

Set by applied *Development Standard District (Part 4B.)*.

I. Use Standards

1. For a minimum of 20 years after the issuance of a Certificate of Occupancy, no less than 75% of the total floor area on the lot shall be designated for one or more of the following uses:
    a. Civic Facility: All (examples include community centers, museums, and libraries);
    b. Office, Government;
    c. Public Safety Facility (examples include fire and police stations);
    d. Religious Assembly (examples include churches, mosques, synagogues, and temples);
    e. School: K-12;
    f. School: Post-Secondary;
    g. Social Services; and
    h. Transit Station.
2. Once 20 years have elapsed, all floor area on the lot may be designated for any use allowed in the applied *Use District (Part 5B)*.
3. For additional Use District standards, see the applied Use District (Part 5B).

J. Density Standards

Set by the applied Density District (Part 6B.).

SEC. 7B.1.3. CIVIC INSTITUTION 3

A. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	All	All



B. Intent

The Civic Institution 3 Alternate Typology is intended to allow greater design flexibility for large-scale, multi-functional hospital and associated medical campuses, and all related support services and uses. Standards are flexible enough to accommodate evolving changes and expansion in medical campus plans, and help create the proper transitions between campus activities and adjacent neighborhoods.

C. Review

Administrative review is required, see *Sec. 14.5.1. (Administrative Review)*.

D. Form: Lot Parameters



1. LOT SIZE	Sec. 7C.1.1.
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
2. COVERAGE	*Sec. 7C.1.1.*
Ⓐ Building coverage (max)	100%
Building setbacks	
Ⓑ Primary street (min)	0'
Side street (min)	0'
Ⓒ Side (min)	0'
Rear (min)	0'
Ⓓ Alley (min)	0'
Special lot line (min)	0'
3. AMENITY	*Sec. 7C.1.1.*
Ⓔ Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

E. Form: Bulk and Mass



1. HEIGHT & FAR	Sec. 7C.1.1.
FAR (max)	set by Form District bonus
Ⓐ Height (max)	set by Form District bonus
2. UPPER STORY BULK	*Sec. 7C.1.1.*
Set by Form District	
3. BUILDING MASS	*Sec. 7C.1.1.*
Building width (max)	unlimited
Building break (min)	n/a

F. Frontage: Site



	Primary	Side	Special
1. BUILD-TO	*Sec. 7C.1.2.*		
Ⓐ Build-to depth (max)	20'	20'	n/a
Ⓑ Build-to width (min)	50%	30%	30%
Ⓒ Pedestrian amenity allowance (max)	100%	n/a	n/a
Ⓓ Active depth (min)	n/a	n/a	n/a
2. PARKING	*Sec. 7C.3.2*		
Parking between building and street	Allowed	Allowed	Allowed
3. LANDSCAPING	*Sec. 7C.1.2.*		
Frontage planting area (min)	30%	30%	30%
Frontage yard fence & wall type allowed:	A3*	A3	A3

*Fences and walls may not be located between the building face meeting the required build-to width and the street.

G. Frontage: Facade



	Primary	Side	Special
1. TRANSPARENCY	*Sec. 7C.1.2.*		
Ⓐ Ground story (min)	30%	15%	20%
Upper stories (min)	15%	15%	15%
Ⓑ Active wall spacing (max)	30'	75'	30'
2. ENTRANCES	*Sec. 7C.1.2.*		
Ⓒ Street-facing entrance	Required	n/a	Required
Entrance spacing (max)	n/a	n/a	n/a
Required entry feature	n/a	n/a	n/a
3. GROUND STORY	*Sec. 7C.1.2.*		
Ground story height (min)	n/a	n/a	n/a
Ground floor elevation (min/max)	n/a	n/a	n/a

H. Development Standards

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 4		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 4		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package D		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Screened	Screened
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Concealed	Screened	Screened
Upper Stories	Screened	Screened	Screened
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

I. Use Standards

1. For a minimum of 20 years after the issuance of a Certificate of Occupancy, no less than 75% of the total floor area on the lot shall be designated for medical: local and regional uses.
2. The remaining 25% of floor area on the lot may be designated for any use allowed in the applied *Use District (Part 5B)*.
3. Once 20 years have elapsed, all floor area on the lot may be designated for any use allowed in the applied *Use District (Part 5B)*.
4. For additional Use District standards, see the applied *Use District (Part 5B)*.

J. Density Standards

Set by the applied *Density District (Part 6B)*.

DIV. 7B.2. CORNER STORE

[Reserved]

DIV. 7B.3. SMALL LOT SUBDIVISION

[Reserved]

DIV. 7B.4. DRIVE-THROUGH

[Reserved]

DIV. 7B.5. FUELING STATION

[Reserved]

PART 7C. ALTERNATE TYPOLOGY RULES

Div. 7C.1. Alternate Typology Rules 7-28
Sec. 7C.1.1. Form Rules 7-28
Sec. 7C.1.2. Frontage Rules 7-28
Sec. 7C.1.3. Development Rules 7-28
Sec. 7C.1.4. Use Rules 7-28
Sec. 7C.1.5. Density Rules 7-28

DIV. 7C.1. ALTERNATE TYPOLOGY RULES

SEC. 7C.1.1. FORM RULES

A. For Form Standards set by Form District, see the applied Form District *Part 2B. (Form Districts)*.

B. For Form Standards Rules, see the applied Form District *Part 2C. (Form Rules)*.

SEC. 7C.1.2. FRONTAGE RULES

A. For Frontage Standards set by Frontage District, see the applied Frontage District *Part 3B. (Frontage Districts)*.

B. For General Frontage Rules, see the applied Frontage District *Part 3C. (General Frontage Rules)*.

C. For Character Frontage Rules, see the applied Frontage District *Part 3D. (Character Frontage Rules)*.

SEC. 7C.1.3. DEVELOPMENT RULES

A. For Development Standards set by the applied Development Standards District, see *Part 4B. (Development Standards Districts)*.

B. For Development Standards Rules, see the applied Development Standards District *Part 4C. (Development Standards Rules)*.

SEC. 7C.1.4. USE RULES

A. For Use District Standards, see the applied Use District *Part 5B. (Use District Standards)*.

B. For Use Specific Standards, see the applied Use District *Part 5C. (Use Standards)*.

C. For Use Rules, see the applied Use District *Part 5D. (Use Rules)*.

SEC. 7C.1.5. DENSITY RULES

A. For Density District Standards, see the applied Density District *Part 6B. (Density District Standards)*.

B. For Density Rules, see the applied Density District *Part 6C. (Density Rules)*.