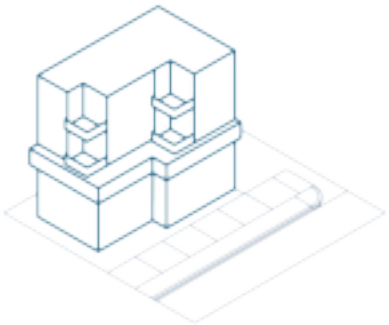
ZONING REPORT FOR 2101 E SHERIDAN ST / 2101 1/2 E SHERIDAN ST

Building | Relationship to the Street | Development Standards | Permitted Uses | Number of Units | Optional (when applicable)

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

Built Environment | Activity | Supplemental Regulations



Form Districts

Form Districts determine how large buildings can be.



Frontage Districts

Frontage Districts influence how buildings appear from the street level, from their proximity to the street to their ground floor height requirements.



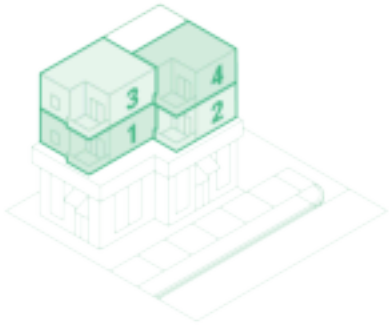
Development Standards Districts

Development Standards Districts regulate certain design elements around the building, including those relating to access, parking, and signs.



Use Districts

Use Districts determine what kinds of activities are allowed on a property—ranging from residential to commercial and, in some instances, a mix of uses.



Density Districts

Density Districts determine the number of housing units permitted on any site zoned for residential units.



Plan Overlay

Plan Overlays provide additional development controls. They function as tailored zoning districts, each with their own specialized set of regulations.

ARTICLE 2. FORM

PART 2A. INTRODUCTION

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)

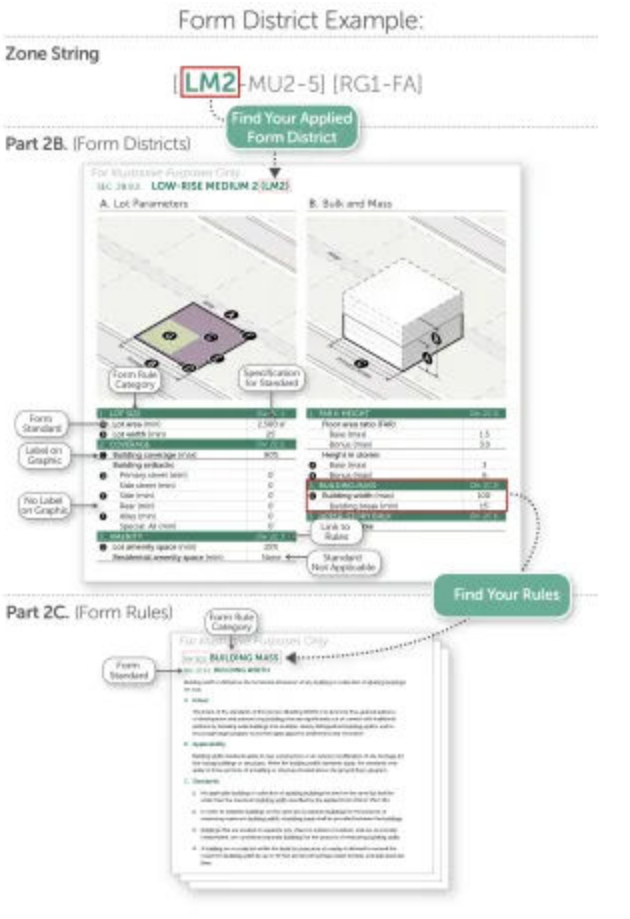
A. Identify the Applicable Form District

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

B. Determine Applicable Form District Standards

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

2. 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. Text in italics below a heading provides a definition of that heading.

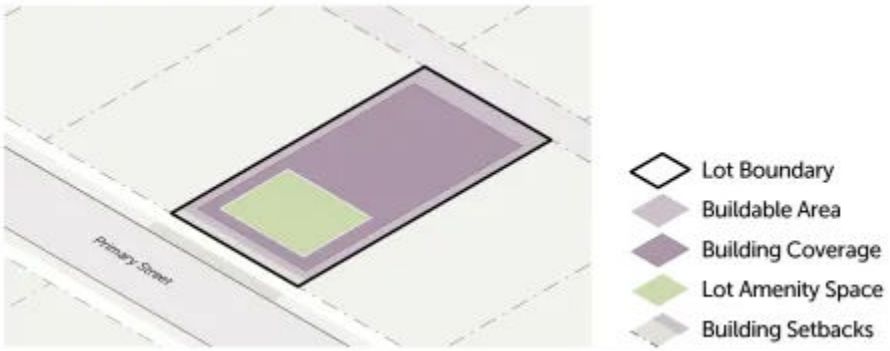


SEC. 2A.1.3. FORM DISTRICT DIAGRAMS

A. General

Diagrams and illustrations within this *Article (Form)* are provided to assist users in understanding the intent and requirements of the text. In the event a conflict occurs between the text of this *Article (Form)* and any illustration or graphic, the text prevails.

B. Lot Parameter Diagrams



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.

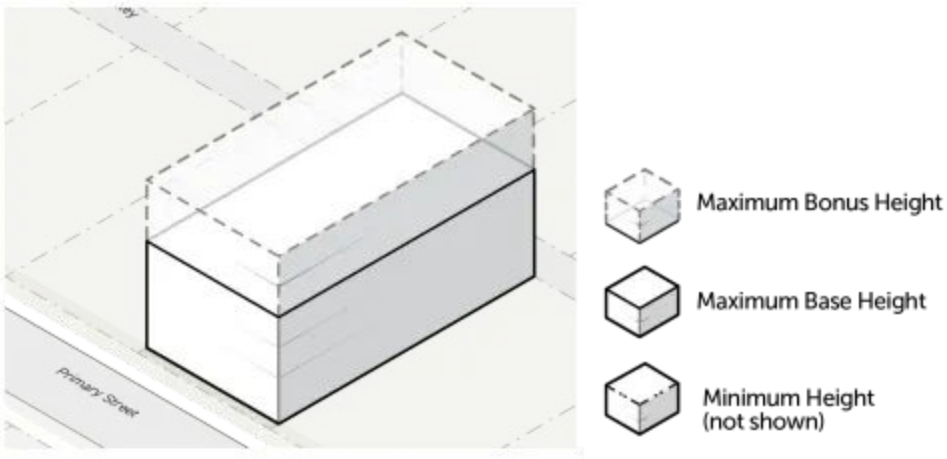
C. Bulk and Mass Diagrams

1. General

a. Bulk and mass diagrams represent the volume where a building is allowed to be located by showing the maximum height allowed for the entire buildable area. Except for House, Estate, and Rural Form Districts, 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 (Part 2B.)* that include a maximum height standard and those tthat 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.

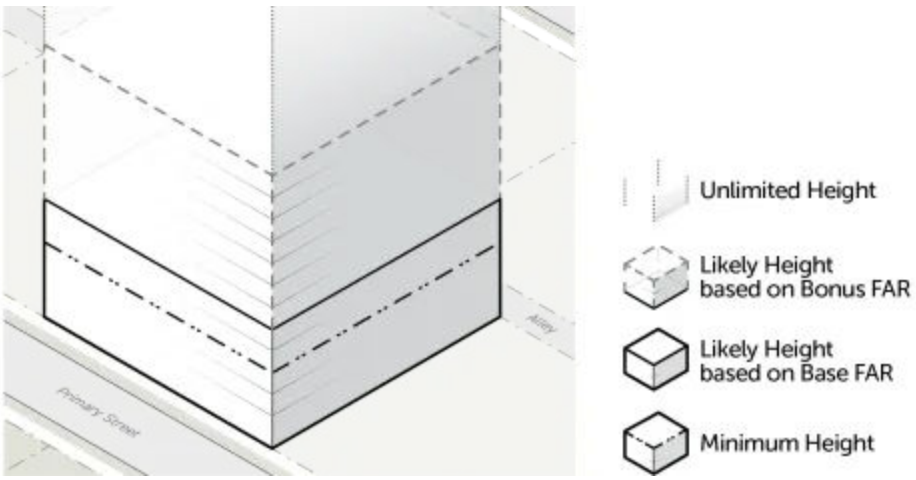
b. Maximum Base Height

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.

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.

SEC. 2A.1.4. FORM DISTRICT NAMING CONVENTION

There are three different types of naming conventions for *Form Districts (Part 2B.)*. Each Form District name is composed of a variety of components that are specific to that district.

A. Rural & Estate Form Districts

[Reserved]

B. House Form Districts

House Form Districts include a range and combination of building coverage, scale, and massing parameters that are intended to produce what is commonly understood as a house. House forms are laid out as detached, or semi-detached, buildings with set-back requirements from the street and lot lines, along with building coverage limitations intended to preserve space for yards and open space. Building widths are narrow, ranging from 50-feet to an upper limit of 100-feet. Building heights are limited by a prescribed number of feet rather than stories, and building scale is further limited by floor area ratio maximums ranging from 0.45 to an upper limit of 1.0. Additional controls are applied to shape upper-story building mass to produce roof forms common on houses.

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 (>0.6-1.5 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 is organized as follows:

a. Narrow (25 feet - 75 feet)

b. Medium (100 feet - 210 feet)

c. Broad (280 feet - 490 feet)

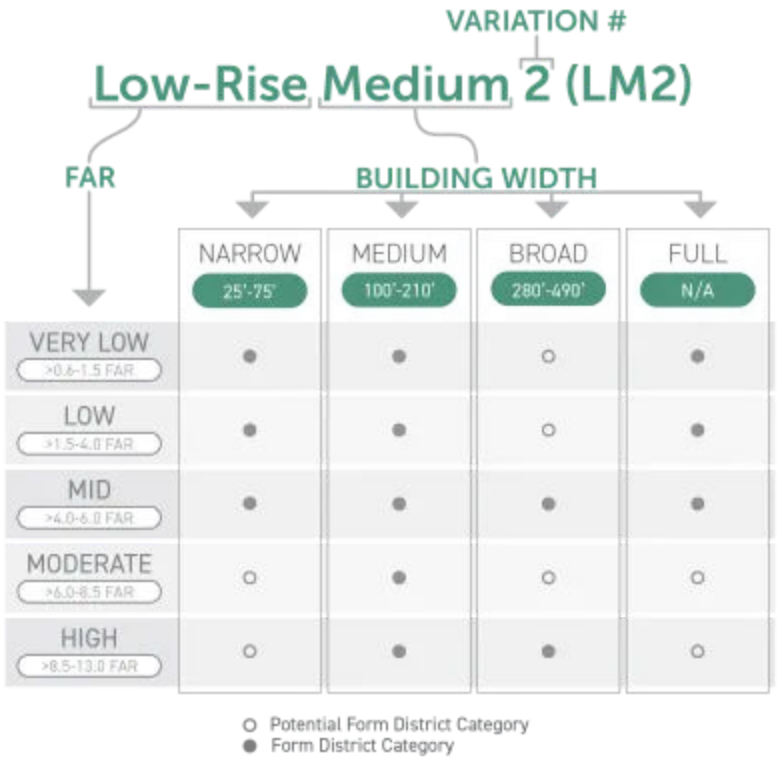
d. Full (no building width maximum)

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 this *Article (Form)*.

4. Example Form District

Potential Form District categories are shown below to illustrate the naming convention that would be applied to new Form Districts that may be added to this *Article (Form)* through future code amendments.



DIV. 2A.2. GENERAL RULES

SEC. 2A.2.1. FORM

This *Article (Form)* regulates 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 this *Article (Form)*, as further specified in the applicability statement of each Section in *Part 2C. (Form Rules)*. Form District standards only apply to the project activities listed in each Section's applicability statement in *Part 2C. (Form Rules)*. 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. Applicable Components of Lots, Buildings, & Structures

Unless otherwise provided, *Form District (Part 2B.)* standards apply to all portions of a lot and all buildings and structures on a lot.

C. Nonconformities

Article 12. (Nonconformities) may provide relief from the requirements of this *Article (Form)* for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, at the time they were established, but do not conform to current district standards or use permissions. All project activities shall conform with *Form District (Part 2B.)* standards unless otherwise specified by *Div. 12.2. (Form Exceptions)*.

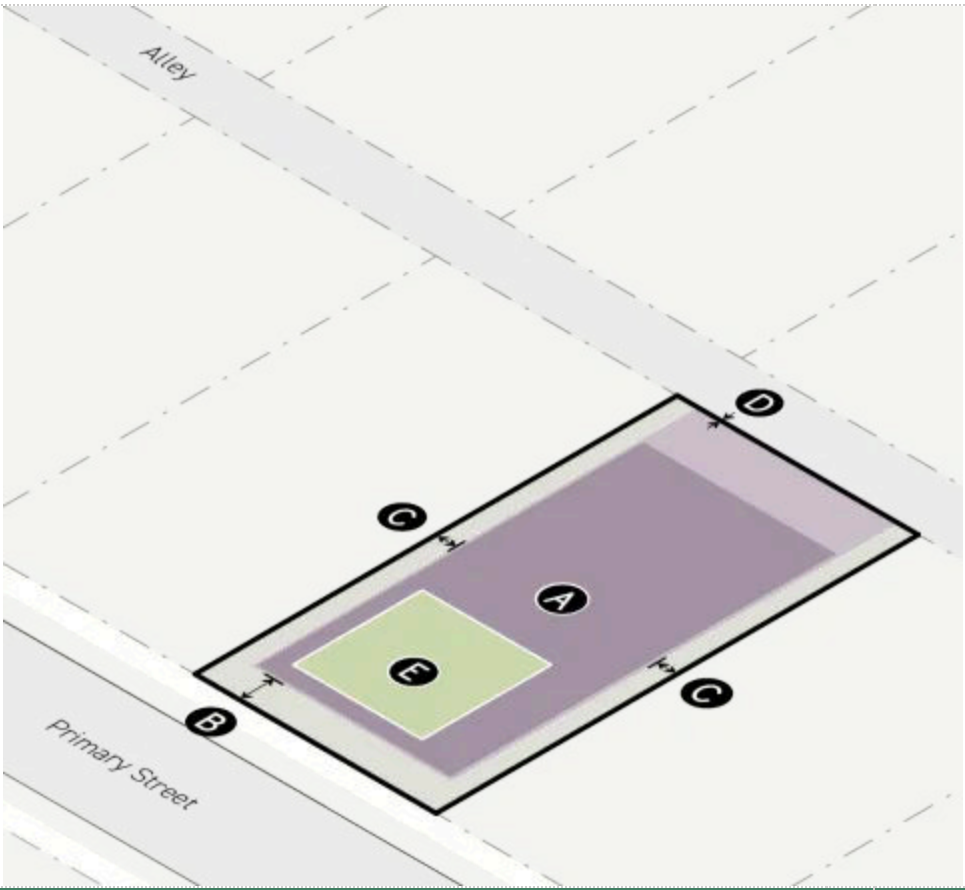
PART 2B. FORM DISTRICTS

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

Pursuant to *Sec. 2A.1.4. (Form District Naming Convention)*, each Very Low-Rise Narrow Form District has a maximum FAR ranging from 0.6 to 1.5, and a maximum building width ranging from 25 to 75 feet.

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

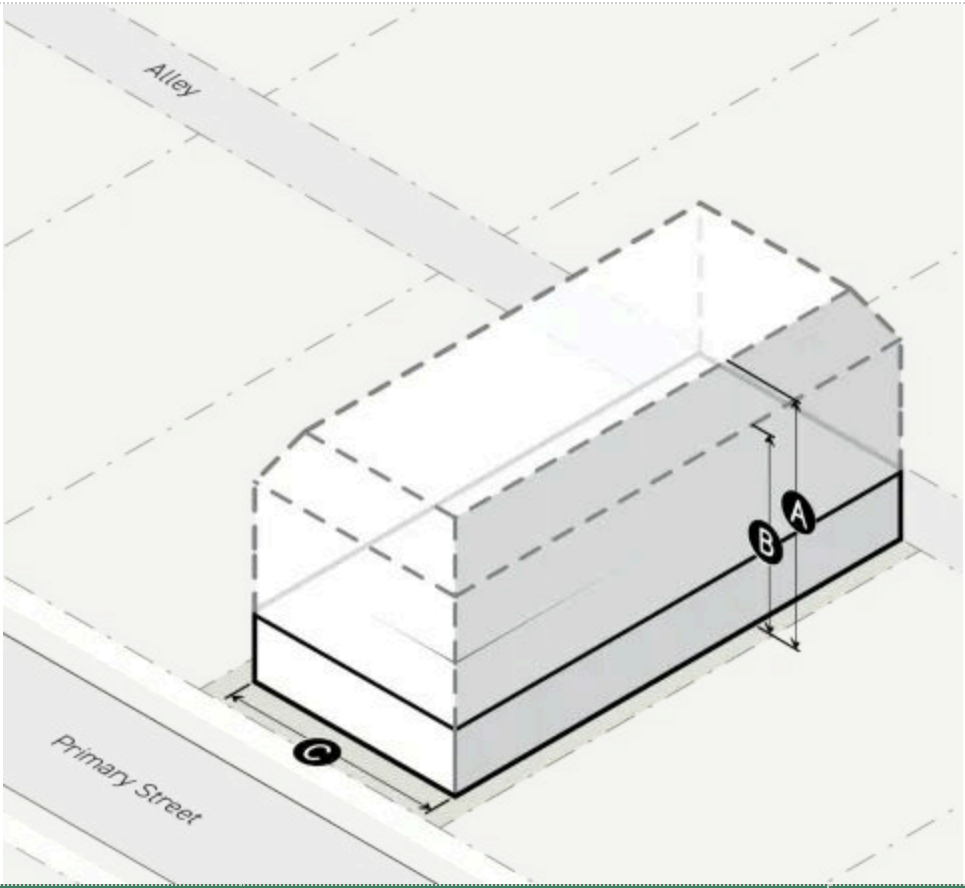
A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*

	Lot area (min)	4,000 sf
	Lot width (min)	40'
2. COVERAGE		*Div. 2C.2.*
a	**Building coverage (max)**	65%
	Building setbacks	
b	Primary street (min)	10'
	Side street (min)	5'
c	Side (min)	3'
	Rear (min)	3'
d	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		*Div. 2C.3.*
E	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		*Div. 2C.4.*
	Floor area ratio (FAR)	
	Base (max)	1.0
	Bonus (max)	1.5

A	**Height in stories (max)**	4
2. BUILDING MASS		*Div. 2C.5.*
	Building Width (max)	50'
	Building break (min)	6'
3. UPPER-STORY BULK		*Div. 2C.6.*
	Wall plate height (max)	34'

PART 2C. FORM RULES

DIV. 2C.1. LOT SIZE

SEC. 2C.1.1. LOT AREA

Lot area is defined as the total area within the boundaries of a lot.

A. Intent

The intent of the standards of this *Section (Lot Area)* is to ensure that newly established lots are consistent in size with surrounding lots.

B. Applicability

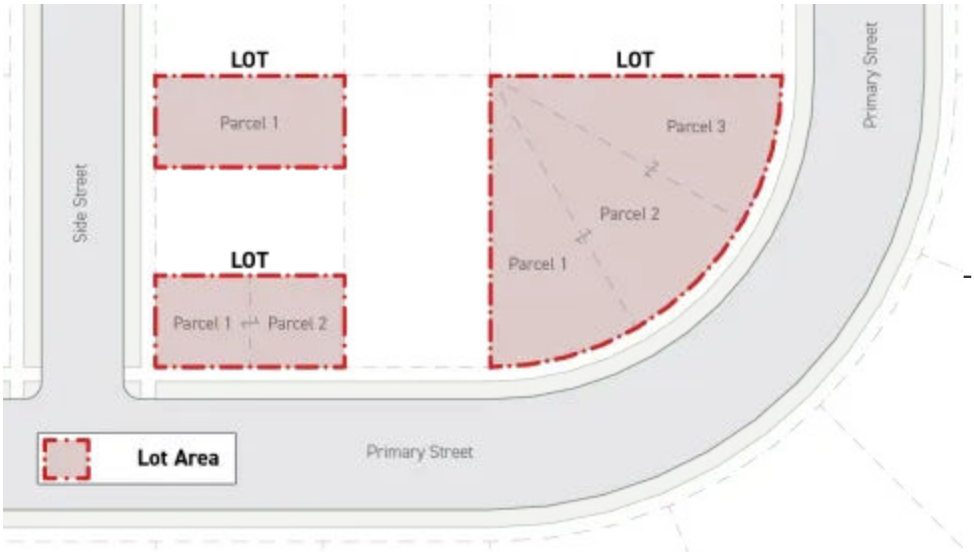
Lot area standards apply to any lot modification. When lot area standards apply, they apply to all lots subject to the lot modification.

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.
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. 14.2.11. (Lot)*.



E. Relief

1. A reduction in required lot area of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

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

SEC. 2C.1.2. LOT WIDTH

Lot width is defined as the length of primary street lot lines bounding a lot.

A. Intent

The intent of the standards of this *Section (Lot Width)* is to ensure that newly established lots are consistent in width with surrounding lots.

B. Applicability

Lot width standards apply to any lot modification. When lot width standards apply, they apply to all lots subject to the lot modification.

C. Standards

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

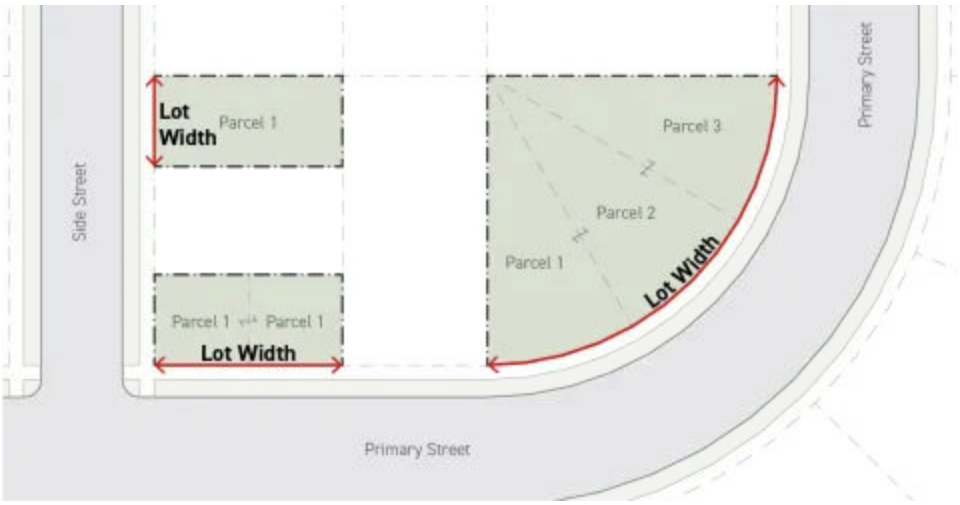
2. For the purpose of meeting minimum lot width standards, multiple lots may be grouped together as a lot when a lot tie affidavit is filed and approved by the Department of Building and Safety.

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 dedication of land, see *Sec. 14.2.11. (Lot)*.



E. Relief

1. A reduction in required lot width of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

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

DIV. 2C.2. COVERAGE

SEC. 2C.2.1. BUILDING COVERAGE

Building coverage is defined as the percentage of lot area covered by buildings or structures.

A. Intent

The intent of the standards of this *Section (Building Coverage)* is to preserve open area on a lot by limiting the amount of buildings or structures that may cover a lot.

B. Applicability

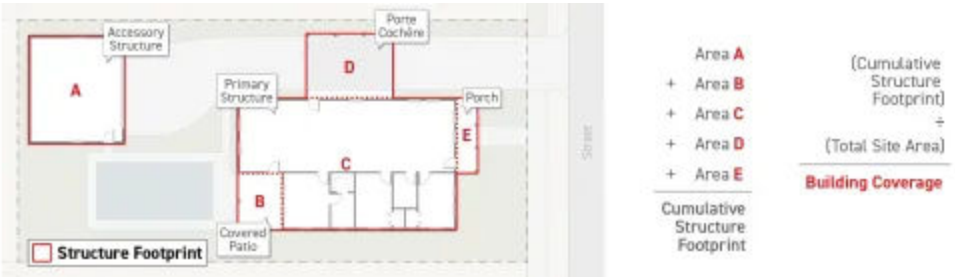
Building coverage standards apply to new construction or a major remodel. When building coverage standards apply, the standards apply to all buildings and structures on a lot.

C. Standards

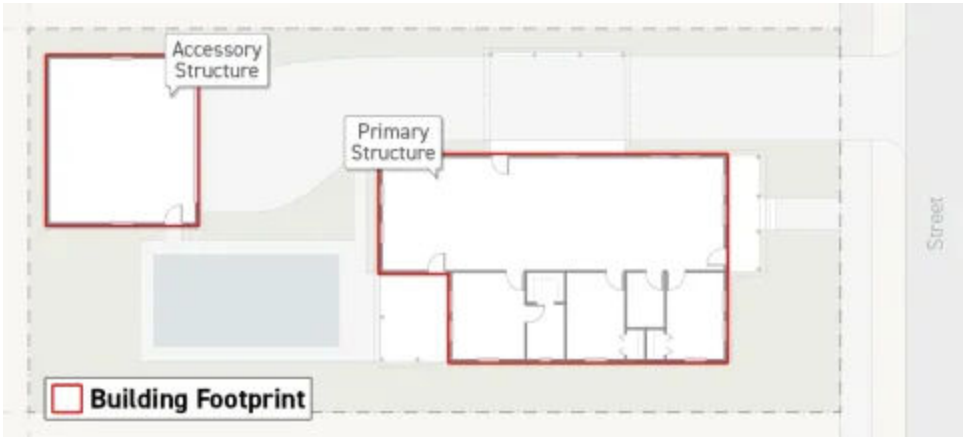
Covered structures on a lot shall not have a cumulative area in excess of the maximum building coverage specified by the applied *Form District (Part 2B.)*.

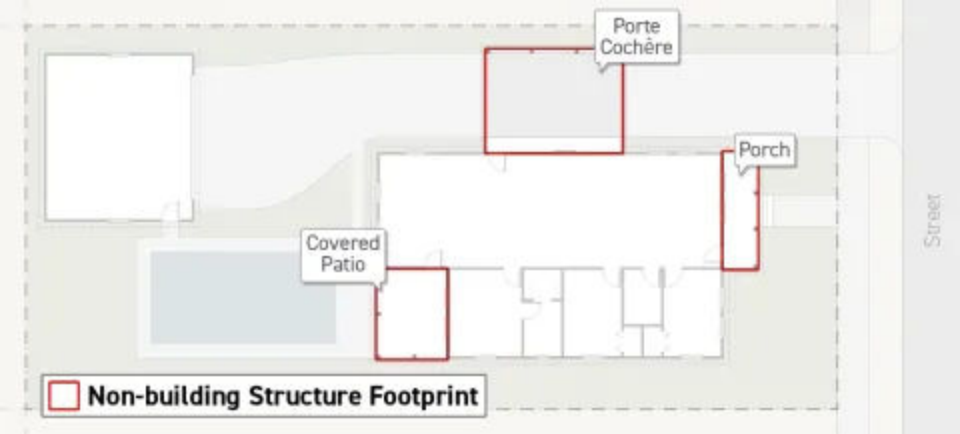
D. Measurement

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. 14.2.2.A.1. (Covered)*.

4. For structure footprint and building footprint determination, see *Sec. 14.2.1. (Building Footprint)*.

E. Exceptions

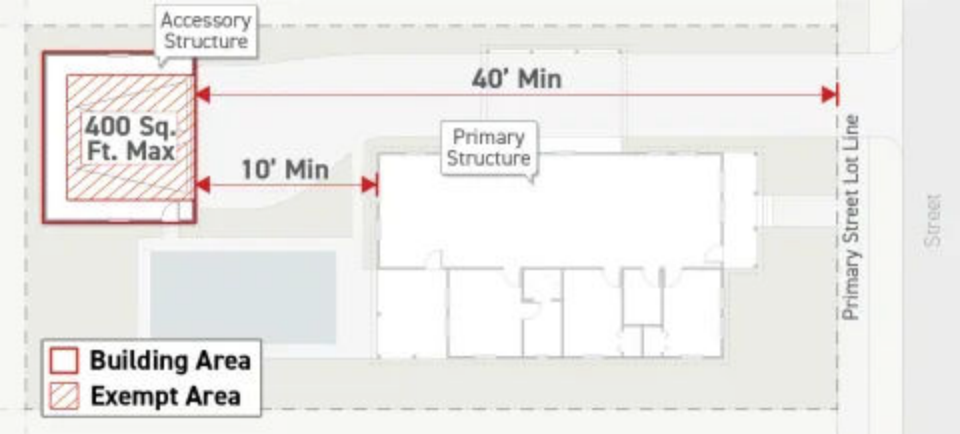
1. Covered structures or portions of covered structures less than six feet in height, as measured from adjacent finished grade, are not included in the calculation of building coverage.

2. For lots with two or fewer dwelling units, having a *House Form District (Div. 2B.3.)* 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 percent increase to the total allowed area of covered structures on a lot may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

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

SEC. 2C.2.2. BUILDING SETBACKS

Building setback is defined as the area on a lot not intended for buildings and structures. Building setbacks include primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks.

A. Intent

The intent of the standards of this *Section (Building Setbacks)* is to provide open areas on the lot and help reduce the impact of buildings or structures on abutting sidewalks and neighboring development.

B. Applicability

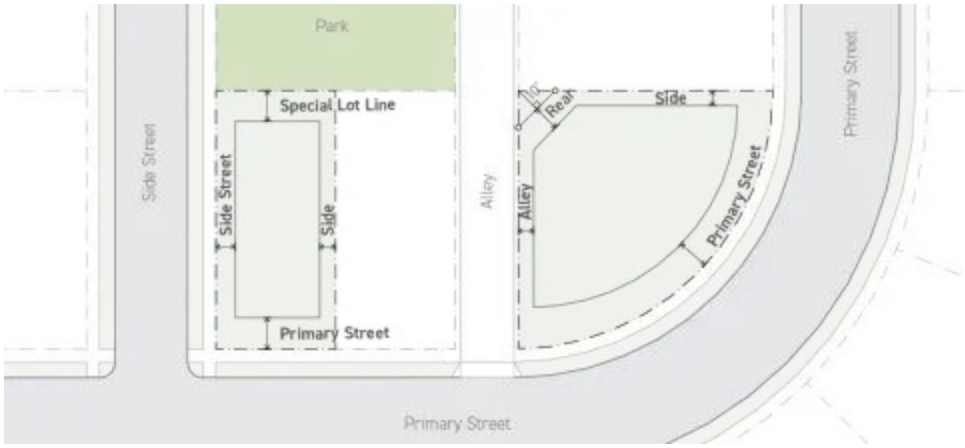
Building setback standards apply to new construction or a major remodel. When the building setback standards apply, the standards apply to all buildings and structures on a lot.

C. Standards

All buildings and structures on the lot shall be located on or behind a minimum building setback, except where allowed in *Subsection E. (Exceptions)* below.

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.

4. A rear setback is measured from the rear 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. 14.2.12.C.3. (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 an interior setback is specified, the setback is applied only to a lot within a unified development and shall be measured from any abutting lot within the same unified development. Where a lot within a unified development shares a lot line with a property outside of the unified development, the standard setback requirement applies.

8. For measurement on portions of a lot required for dedication of land, see *Sec. 14.2.11. (Lot)*.

9. For measurement on a lot affected by a public access easement, see *Sec. 14.2.17.B.1. (Building Setback)*.

E. Exceptions

1. 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. 14.2.5.A.1.a.*)			
Encroachment (max)	2'	2'	2'
Distance from lot line (min)	0'	2.5'	0'
Roof Projections (*Sec. 14.2.5.A.1.b.*)			
Encroachment (max)	2.5'	2.5'	2.5'
Distance from lot line (min)	0'	2.5'	0'
Unenclosed Structures: Ground story (*Sec. 14.2.5.A.1.c.*)			
Encroachment (max)	7'	5'	7'
Distance from lot line (min)	0'	2.5'	2.5'
Unenclosed Structures: Above ground story (*Sec. 14.2.5.A.1.d.*)			
Encroachment (max)	5'	3'	3'
Distance from lot line (min)	0'	5'	2.5'
Enclosed Structures: Projecting (*Sec. 14.2.5.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. 14.2.5.A.1.f.*)			
Encroachment (max)	1.5'	2.5'	2.5'
Distance from lot line (min)	15'	2.5'	0'
Mechanical/Electrical Equipment: Wall mounted (*Sec. 14.2.5.A.1.g.*)			
Encroachment (max)	1.5'	1.5'	1.5'
Distance from lot line (min)	15'	2.5'	0'

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS

	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Waste Enclosures (*Sec. 14.2.5.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. 14.2.5.A.1.i. - Sec. 14.2.5.A.1.n.*)			
Encroachment (max)	unlimited	unlimited	unlimited
Distance from lot line (min)	0'	0'	0'

2. For existing nonconforming building exceptions, see *Sec. 12.2.1. (Coverage Exceptions)*.

3. Modifications to existing structures may encroach beyond the limitations specified in the Horizontal Encroachments Allowed Into Setbacks table, pursuant to *Paragraph 1.* above, only where such limitations conflict with California State Accessibility Standards or Fire Code. When greater encroachments are necessary, the horizontal encroachment shall extend the minimum amount necessary to achieve compliance.

4. Motor vehicle use areas and charging equipment that facilitates the charging of electric vehicles in electric vehicle parking stalls and any required use standards of the applied *Use District (Part 5B.)* for electric vehicle charging facilities and carports integrated with electric vehicle charging facilities are allowed to encroach into the required building setback but in no case shall encroach into the required Frontage and transition screen.

F. Relief

1. A deviation from a required setback along a special lot line that abuts a public right-of-way or public open space may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*. In addition to the finding otherwise required by *Sec. 13B.5.1. (Alternative Compliance)*, the Director shall also consider:

   a. That the granting of the application will improve a site's connection with the public right-of-way or public open space.

b. Where a deviation from a required setback from a special river lot line is granted, the application will improve a site's connection with the river or will improve river access.

2. A reduction in required setback of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*, provided the resulting setback is at least three feet.

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

DIV. 2C.3. AMENITY

SEC. 2C.3.1. LOT AMENITY SPACE

Lot amenity space is defined as an area on a lot designated to be used for active or passive recreation, including common outdoor amenity space, pedestrian amenity space, and public amenity space.

A. Intent

The intent of the standards of this *Section (Lot Amenity Space)* is 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

Lot amenity space standards apply to new construction that results in an increase of 20 percent or more floor area, or to any lot modifications.

C. Standards

1. The cumulative area of lot 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 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

3. A maximum of 25 percent of the total required lot amenity space may be privately accessible to individual tenant spaces, provided it meets the design standards in *Sec. 2C.3.3.C.2. (Pedestrian Amenity Space)*.

4. Lot amenity space which is privately accessible pursuant to *Paragraph 3.* above shall abut and provide direct access to the assigned tenant space.

5. 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.

6. Lot amenity space provided in accordance with *Sec. 2C.3.3.C.3. (Public Amenity Space)* may be eligible for credit toward the fee and dedication requirements in *Div. 10.4. (Park Fees & Dedications)*, according to *Sec. 10.4.8.B. (Privately Owned Park & Recreational Facilities)*.

7. Lot amenity space located above the ground story may be required to set back from the roof edge, see Chapter V. (Public Safety and Protection), Sec. 57.317. (Rooftop Gardens and Landscaped Roofs) of this Code.

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

9. 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.

10. At least 20 percent 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 spread at maturity shall be considered as being shaded.

11. Lot amenity may be provided across a lot line when it is provided or required as part of a unified development, but shall be subject to all relevant standards in *Sec. 2C.3.3. (Amenity Space Types)* and *Sec. 2C.3.4. (Amenity Design Standards)*.

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 one 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.

5. For calculation of lot amenity space on a lot affected by a public access easement, see *Sec. 14.2.17.B.2. (Lot Amenity Space)*.

6. In a unified development, the lot amenity requirement can be fulfilled for every individual lot by the above measurement, or the total area of all lots may be taken as the lot area to be multiplied by the lot amenity percentage requirement. Private outdoor amenity space cannot be used to fulfill the lot amenity requirement when the cumulative lot area is used for the calculation.

E. Exceptions

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

2. When a lot modification involves an air space lot subdivision, the air space lot area is not used in the calculation for required lot amenity space.

3. Where the applied *Form District (Part 2B.)* identifies an eligible lot amenity alternative, in lieu of the otherwise required lot amenity space in this *Section (Lot Amenity Space)*, a project may provide a lot amenity space meeting the requirements established for that listed lot amenity alternative type, as provided in *Sec. 2C.3.5. (Lot Amenity Alternatives)*.

4. Where the applied *Form District (Part 2B.)* identifies an eligible lot amenity alternative, in lieu of the otherwise required lot amenity space in this *Section (Lot Amenity Space)*, a project may provide a lot amenity space meeting the requirements established for that listed lot amenity alternative type, as provided in *Sec. 2C.3.5. (Lot Amenity Alternatives)*.

F. Relief

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

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

SEC. 2C.3.2. RESIDENTIAL AMENITY SPACE

Residential amenity space is defined as an area which is designed and intended to be used by occupants of dwelling units for recreational, domestic, or vocational purposes.

A. Intent

The intent of the standards of this *Section (Residential Amenity Space)* is 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 standards apply to any project that includes five or more dwelling units on a lot and involves any of the following project activities: new construction, a major remodel, a lot modification, or a use modification.

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 percent 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 percent 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.

7. Residential amenity space provided in accordance with *Sec. 2C.3.3.C.3. (Public Amenity Space)* may be eligible for credit towards the fee and dedication requirements outlined in *Div. 10.4. (Park Fees & Dedications)*, according to *Sec. 10.4.8.B. (Privately Owned Park & Recreational Facilities)*.

8. Residential amenity space located above the ground story may be required to set back from the roof edge, see Chapter V. (Public Safety and Protection), Sec. 57.317. (Rooftop Gardens and Landscaped Roofs) of this Code.

9. Mechanical equipment 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 percent of any outdoor residential amenity space shall be shaded by shade trees or shade structures.

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 one square foot of public amenity space provided.

5. Any area that is covered by a shade structure or a shade tree canopy (as measured by spread at maturity) shall be considered as being shaded.

E. Relief

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

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

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

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

Floor area ratio or FAR is defined as the measurement of the total floor area of all buildings on a lot in relation to the size of the lot.

A. Intent

The intent of the standards of this *Section (Floor Area Ratio (FAR))* is to regulate the bulk and massing of buildings on a lot.

B. Applicability

Floor area ratio standards apply to new construction or a lot modification. When the floor area ratio standards apply, they apply to all buildings and structures located on a lot.

C. Standards

1. Floor Area Ratio (FAR)

A lot shall not exceed the maximum floor area ratio specified in the applied *Form District (Part 2B.)*.

2. Base

When floor area ratio (FAR) is further specified by “Base”, in the applied *Form District (Part 2B.)*, a lot shall not exceed the maximum Base floor area ratio without meeting the requirements of *Div. 9.3. (Community Benefits Program)*, or an applicable Specific Plan, Supplemental District, or Special Zone.

3. Bonus

When floor area ratio (FAR) is further specified by “Bonus”, in the applied *Form District (Part 2B.)*, a lot may exceed the maximum Base floor area ratio up to the maximum Bonus floor area ratio as allowed in *Div. 9.3. (Community Benefits Program)*, or an applicable Specific Plan, Supplemental District, or Special Zone.

4. Tier 1 Bonus

When floor area ratio (FAR) is further specified by “Tier 1 Bonus”, in the applied *Form District (Part 2B.)*, a lot may exceed the Base floor area ratio up to the maximum tier 1 bonus floor area ratio of the applied *Form District (Part 2B.)* as allowed in *Div. 9.3. (Community Benefits Program)*, or an applicable Specific Plan, Supplemental District, or Special Zone.

5. Tier 2 Bonus

When floor area ratio (FAR) is further specified by “Tier 2 Bonus”, in the applied *Form District (Part 2B.)*, a lot may exceed the Base floor area ratio and tier 1 bonus floor area ratio up to the maximum tier 2 bonus floor area ratio as allowed in *Div. 9.3. (Community Benefits Program)*, or an applicable Specific Plan, Supplemental District, or Special Zone.

D. Measurement

1. FAR is calculated by dividing the total floor area on a lot by the lot area.

2. For the measurement of floor area, see *Sec. 14.2.7. (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 the City of Los Angeles Charter, Article I. (Incorporation and Powers), Sec. 104. (e) (Floor Area Restriction).

5. The Downtown Community Plan Implementation Overlay may define and measure buildable area differently than outlined in *Paragraph 4.* above for the purpose of calculating the maximum floor area using bonus FAR.

E. Exceptions

1. For existing nonconforming building exceptions, see *Sec. 12.2.2. (Floor Area Ratio & Height Exceptions)*.

2. Projects participating in incentive programs intended to implement State law, including the *State Density Bonus Program (Sec. 9.2.1.)*, the *Affordable Housing Incentive Program (Sec. 9.2.2.)*, the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.)*, the *Corridor Transitions Incentive Program (Sec. 9.2.3.)*, *Transit Oriented Incentive Program (Sec. 9.2.4.)*, the *Permanent Supportive Housing Incentive Program (Sec. 9.4.1.)*, or the *Accessory Dwelling Unit Incentive Program (Div. 9.5.)*, may exceed the maximum floor area ratio or any applicable bonus FAR of the applied *Form District (Part 2B.)*.

F. Relief

1. For existing nonconforming building exceptions, see *Sec. 12.2.2. (Floor Area Ratio & Height Exceptions)*.

2. For projects that include multiple parcels having different applied *Form Districts (Part 2B.)*, floor area averaging across the development site may be granted, 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 Use District (Div. 5B.5.)*, *Industrial-Mixed Use District (Div. 5B.6.)*, or *Industrial Use District (Div. 5B.7.)* applied, or the project is located entirely in the Downtown Community Plan Area and all lots included in the project have a *Residential-Mixed Use District (Div. 5B.4.)*, *Commercial-*

Mixed Use District (Div. 5B.5.), *Industrial-Mixed Use District (Div. 5B.6.)*, or *Industrial Use District (Div. 5B.7.)* applied.

iii. The total floor area of all structures on an individual lot may only exceed the FAR allowed pursuant to the applied *Form District (Part 2B.)* if the total floor area across all lots in the unified development does not exceed the sum of the maximum FAR calculated based on the maximum FAR specified by each applied *Form District (Part 2B.)*.

b. Supplemental Procedures

If the Zoning Administrator approves floor area averaging, then prior to the issuance of any building permits the property owner shall file with the Department of Building and Safety a covenant running with the land that specifies 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;

iv. The covenant is binding on all assigns and successors in interest; and

v. 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 *Sec. 15.3.12. (Annual Inspection of FAR Averaging & Density Transfer Covenants)*.

SEC. 2C.4.3. HEIGHT IN STORIES

Height in stories is defined as 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 variation in building heights, maximum height in stories standards 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 new construction or an exterior modification on a lot where the applied *Form District (Part 2B.)* specifies a maximum height in stories standard.

2. Minimum height in stories standards apply to new construction or an exterior modification 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. Buildings and structures shall not exceed the "Height in stories (max)" specified in the applied *Form District (Part 2B.)*.

b. When height in stories is further specified by "Maximum", buildings and structures shall not exceed the Maximum height in stories. When "None" is indicated, there is no limitation to building and structure height except if a minimum story height is required.

2. Minimum Height in Stories

a. When height in stories is further specified by "Minimum", portions of a building and structure shall be built to the minimum height in stories specified, as follows:

i. Only those portions of the building fulfilling the build-to width standard in the applicable *Frontage District (Part 3B.)* are required to be built to the minimum height in stories.

ii. 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 the minimum height in stories specified by the applied *Form District (Part 2B.)*

b. When height in stories is further specified by "Minimum (Bonus)" the following standards apply:

i. The minimum height in stories applies only to projects utilizing bonus FAR.

ii. The minimum height in stories requirement does not apply to predominantly non-residential projects. For the purposes of this rule, "predominantly non-residential" means a project with more than 50 percent of the total floor area allocated to non-

residential uses (not including uses in the eating & drinking, personal services, and retail use groups).

iii. Only those portions of the building fulfilling the build-to width standard in the applicable *Frontage District (Part 3B.)* are required to be built to the minimum height in stories.

iv. 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 the minimum height in stories specified by the applied *Form District (Part 2B.)*.

3. Base

When height in stories is further specified by "Base", buildings and structures shall not exceed the Base maximum height in stories without meeting the requirements of *Div. 9.3. (Community Benefits Program)*, or an applicable Specific Plan, Supplemental District, or Special Zone.

4. Bonus

When height in stories is further specified by "Bonus", buildings and structures may exceed the Base maximum height in stories up to the bonus height of the applied *Form District (Part 2B.)* as allowed in *Div. 9.3. (Community Benefits Program)*, or an applicable Specific Plan, Supplemental District, or Special Zone.

5. Tier 1 Bonus

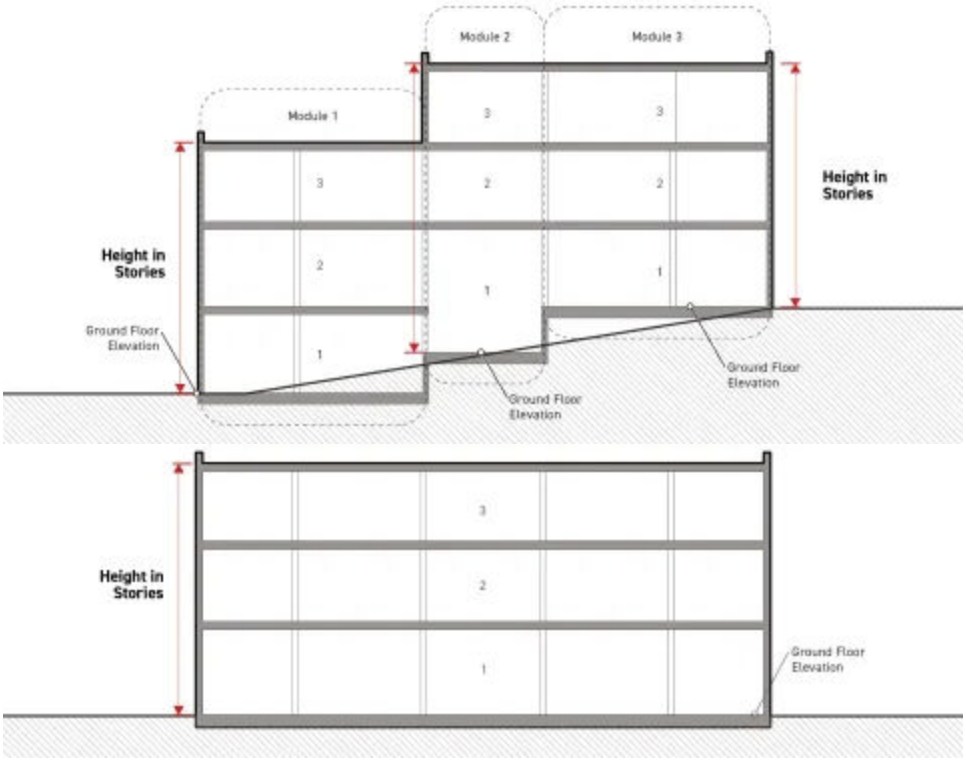
When height in stories is further specified by "Tier 1 Bonus", buildings and structures may exceed the Base maximum height in stories up to the tier 1 bonus height of the applied *Form District (Part 2B.)* as allowed in *Div. 9.3. (Community Benefits Program)*, or an applicable Specific Plan, Supplemental District, or Special Zone.

6. Tier 2 Bonus

When height in stories is further specified by "Tier 2 Bonus", buildings and structures may exceed the Base maximum height in stories and maximum tier 1 bonus height up to the maximum tier 2 bonus height of the applied *Form District (Part 2B.)* as allowed in *Div. 9.3. (Community Benefits Program)*, or an applicable Specific Plan, Supplemental District, or Special Zone.

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. 14.2.9.D. (Building Module Method)*.



2. For determining ground story, see *Sec. 14.2.10.A. (Ground Story)*.

3. ### Structures without Stories

   a. For determining the maximum allowed height for structures that do not contain habitable stories when the applied form district does not also regulate height in feet, the maximum allowed height shall be determined by multiplying the maximum height in stories by 15 feet per allowable story. This resulting product shall be the maximum height allowed for a structure containing no habitable stories.

   b. When the applied form district includes a bonus maximum height in stories, the number of bonus stories specified shall be used to determine the maximum allowable height of structures containing no habitable stories.

E. Exceptions

1. 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 7 Stories	More than 7 Stories
Mechanical/Electrical Equipment: Roof Mounted (*Sec. 14.2.5.B.1.b.*)			
Encroachment (max)	3'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Architectural Elements (*Sec. 14.2.5.B.1.c.*)			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	5'	5'
Vertical Circulation (*Sec. 14.2.5.B.1.d.*)			
Encroachment (max)	10'	20'	20'
Setback from roof edge (min)	0'	0'	0'
Safety Barriers (*Sec. 14.2.5.B.1.e.*)			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
Unenclosed Structures (*Sec. 14.2.5.B.1.f.*)			
Encroachment (max)	8'	8'	8'
Setback from roof edge (min)	5'	5'	5'
Flatwork (*Sec. 14.2.5.B.1.g.*)			
Encroachment (max)	2.5'	2.5'	2.5'
Setback from roof edge (min)	1'	1'	1'
Vegetation (*Sec. 14.2.5.B.1.h.*)			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'

2. Modifications to existing structures may encroach beyond the limitations of the Allowed Vertical Encroachments table, pursuant to *Paragraph 1.* above, only where such limitations conflict with California State Accessibility Standards or Fire Code. When greater encroachments are necessary, the vertical encroachment shall extend the minimum amount necessary to achieve compliance.

3. Projects participating in incentive programs intended to implement State law, including the *State Density Bonus Program (Sec. 9.2.1.)*, the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.)*, the *Corridor Transitions Incentive Program (Sec. 9.2.3.)*, *Transit*

Oriented Incentive Program (Sec. 9.2.4.), the *Permanent Supportive Housing Incentive Program (Sec. 9.4.1.)*, or the *Accessory Dwelling Unit Incentive Program (Div. 9.5.)*, may exceed the maximum height in stories or any applicable bonus height of the applied *Form District (Part 2B.)*.

F. Relief

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

2. A reduction in minimum height in stories of one story may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

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

DIV. 2C.5. BUILDING MASS

SEC. 2C.5.1. BUILDING WIDTH

Building width is defined as the horizontal dimension of any building or collection of abutting buildings on a lot.

A. Intent

The intent of the standards of this *Section (Building Width)* is 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 to encourage larger projects to provide open space for pedestrians and recreation.

B. Applicability

Building width standards apply to new construction or an exterior modification of any frontage lot line-facing buildings or structures. When the building width standards apply, the standards only apply to those portions of a building or structure located above the ground floor elevation.

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. In order to establish buildings on the same lot as separate buildings for the purpose of measuring maximum building width, a building break shall be provided between the buildings.

c. 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.

d. 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 street lot lines and side street lot lines.

e. All applicable buildings and collections of abutting buildings located on the same lot shall be separated by at least the minimum building break dimension for the full depth of the building in order to establish them as separate buildings for the purpose of measuring building width.

f. No building or structure shall encroach into the building break, except where allowed in *Subsection E. (Exceptions)* below.

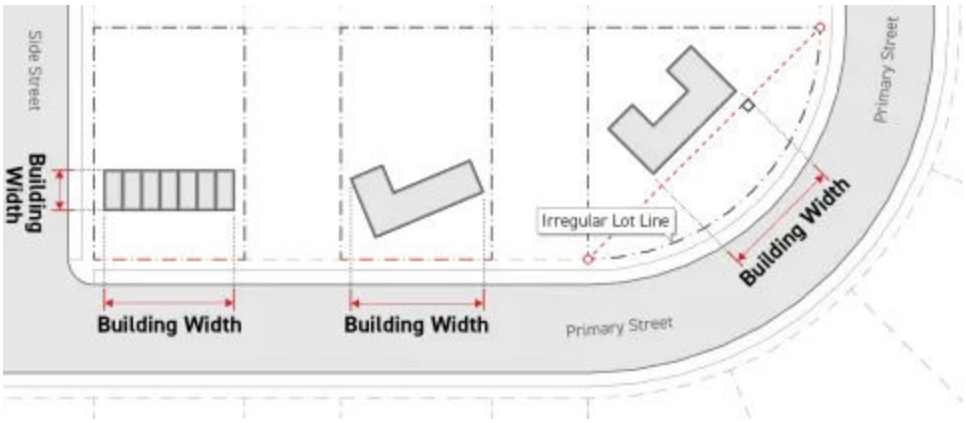
2. Bonus Building Width

a. Notwithstanding *Paragraph 1. (General),* above, buildings and structures may exceed the maximum building width up to the bonus building width in feet of the applied *Form District (Part 2B.)* as allowed by *Div. 9.3. (Community Benefits Program)*, if the participating project provides the required restricted affordable units or other public benefits.

b. Projects participating in incentive programs intended to implement State law, including the *State Density Bonus Program (Sec. 9.2.1.)*, the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.)*, the *Corridor Transitions Incentive Program (Sec. 9.2.3.)*, *Transit Oriented Incentive Program (Sec. 9.2.4.)*, the *Permanent Supportive Housing Incentive Program (Sec. 9.4.1.)*, or the *Accessory Dwelling Unit Incentive Program (Div. 9.5.)*, may exceed the maximum bonus building width of the applied *Form District (Part 2B.)*.

D. Measurement

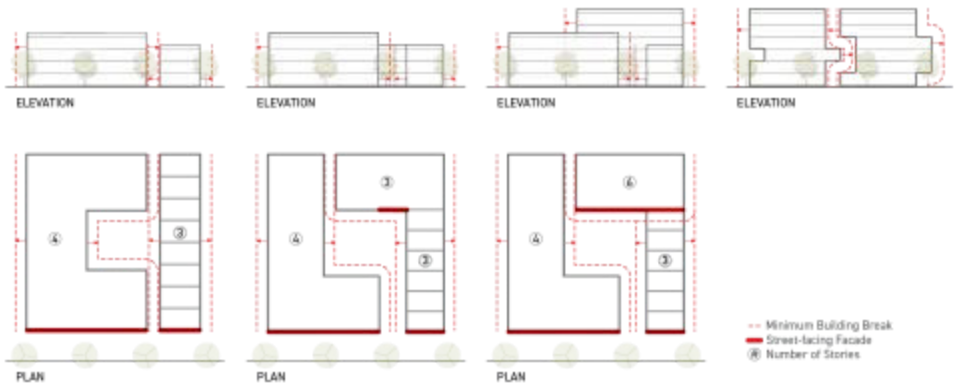
1. Building width is measured horizontally and parallel to each primary street lot line and side street lot line from one end of an applicable building or collection of abutting buildings to the opposite end.



2. For lot line-facing, see *Sec. 14.2.6. (Facing)*.

3. For measuring building width on irregular lot lines, see *Sec. 14.2.14. (Irregular Lot lines)*.

4. A building break is measured perpendicular to the outermost surface of each applicable portion of a building both vertically and horizontally.



E. Exceptions

1. Encroachments

The following are allowed to encroach into the building break, as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (*Sec. 14.2.5.A.1.a.*)	
Encroachment (max)	2’
Clear width (min)	3’
Roof Projections (*Sec. 14.2.5.A.1.b.*)	
Encroachment (max)	2.5’

Clear width (min)	3’
Unenclosed Structures: Above Ground Story (*Sec. 14.2.5.A.1.d.* - *Sec. 14.2.5.A.1.d.*)	
Encroachment (max)	5’
Clear width (min)	3’
Mechanical/Electrical Equipment (*Sec. 14.2.5.A.1.f.* - *Sec. 14.2.5.A.1.g.*)	
Encroachment (max)	1.5’
Clear width (min)	3’

2. Building Break Amenity Space Alternative

As an alternative to a building break, a street-facing 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 amenity space shall meet the design standards of an amenity space type pursuant to *Sec. 2C.3.3. (Amenity Space Types)* and for outdoor space pursuant to *Sec. 2C.3.4.C.1. (Outdoor Space)*.

b. The amenity space width shall be at least two times the minimum building break dimension specified in the applied *Form District (Part 2B.)*, measured parallel to the applicable street lot line.

c. The amenity space width shall not be greater than the maximum building width, measured parallel to the applicable street lot line.

d. The amenity space depth shall be at least five 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 percent of the amenity space area shall meet the design standards in *Sec. 2C.3.3.C.2. (Pedestrian Amenity Space)*.

f. The 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. (Exceptions)*.

g. Any portion of the amenity space may count toward lot amenity space and residential amenity space, provided it meets all applicable standards.



F. Relief

1. Increased building width of 20 percent or less or reduced building break of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Increased building width or reduced building break may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.6. UPPER-STORY BULK

SEC. 2C.6.3. WALL PLATE HEIGHT

Wall plate height is defined as the vertical dimension of the wall of a building that supports the roof structure.

A. Intent

The intent of the standards of this *Section (Wall Plate Height)* is to help reduce the impact of taller building walls along the public realm and from abutting properties, in addition to maintaining the upper-story profile of a district.

B. Applicability

The wall plate height standards apply to any building on a lot where the applied *Form District (Part 2B.)* specifies a maximum wall plate height standard.

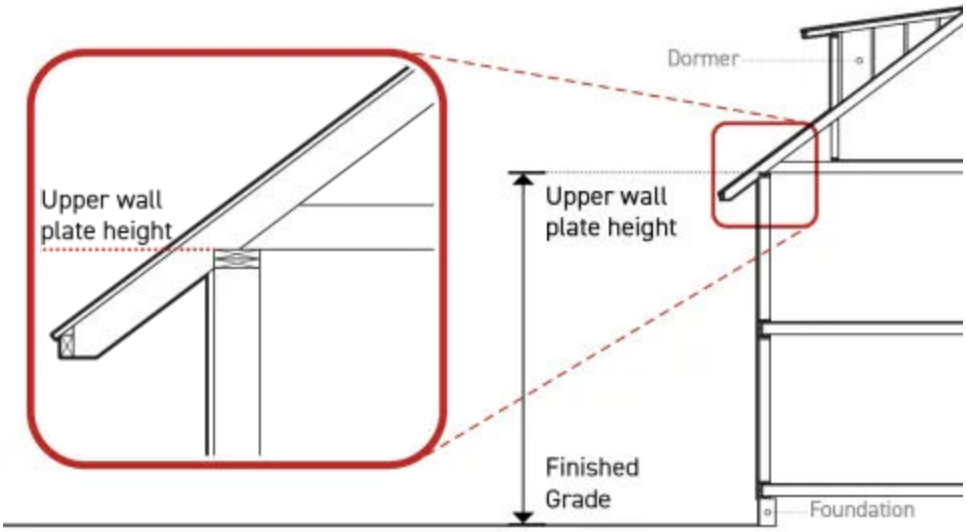
C. Standards

1. The height of any exterior wall of a building shall not exceed the maximum wall plate height specified by the applied *Form District (Part 2B.)*.

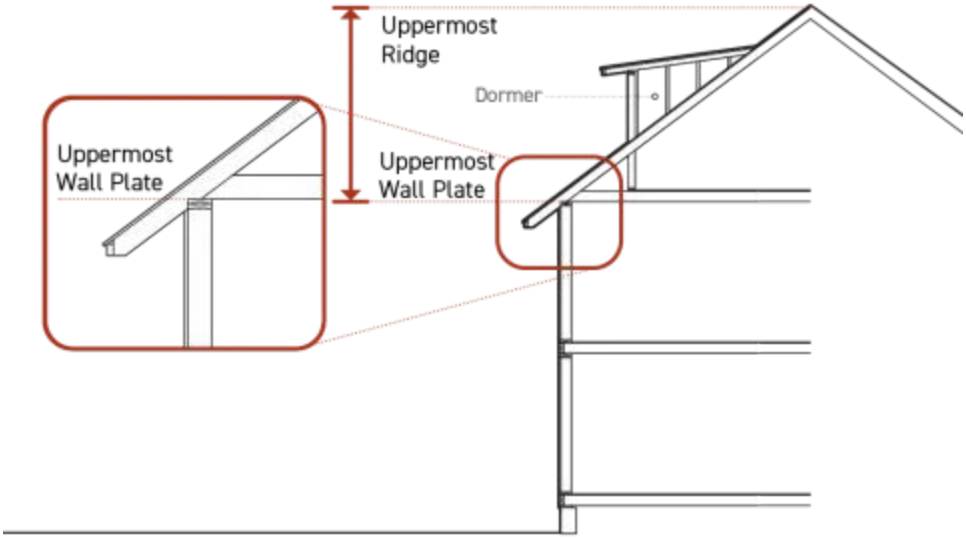
2. A building may continue in height up to the maximum height in feet specified by the applied *Form District (Part 2B.)* when set within a pitched roof having a pitch between a minimum of 3:12 (three inches of vertical rise for every 12 inches of horizontal span) and a maximum of 16:12 (16 inches of vertical rise for every 12 inches of horizontal span).

D. Measurement

1. Wall plate height is measured vertically along each exterior wall of a building from the finished grade to the top of the uppermost wall plate of the building. This measurement shall be taken from every elevation of the proposed building.



2. Roof pitch shall be measured from the top of the uppermost wall plate to the uppermost ridge along the same sloping roof plane, and 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.



E. Exceptions

The following are allowed to encroach into the maximum wall plate height subject to the maximum encroachment and the minimum setbacks from the roof edge as listed below:

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment: Roof Mounted (*Sec. 14.2.5.B.1.b.*)	
Encroachment (max)	3'
Setback from roof edge (min)	3'
Architectural Elements (*Sec. 14.2.5.B.1.c.*)	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Safety Barriers (*Sec. 14.2.5.B.1.e.*)	
Encroachment (max)	6'
Setback from roof edge (min)	0'
Unenclosed Structures (*Sec. 14.2.5.B.1.f.*)	
Encroachment (max)	8'
Setback from roof edge (min)	5'
Flatwork (*Sec. 14.2.5.B.1.g.*)	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation (*Sec. 14.2.5.B.1.h.*)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. An increase in the maximum wall plate height of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. An increase in the maximum wall plate height of more than 20 percent may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

ARTICLE 3. FRONTAGE

PART 3A. INTRODUCTION

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)

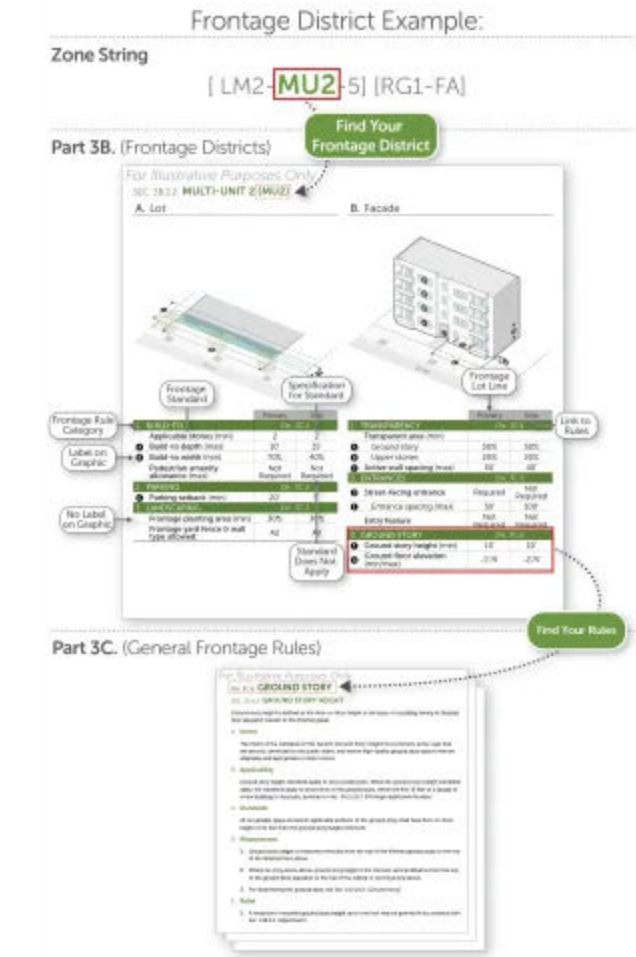
A. Identify the Applicable Frontage District

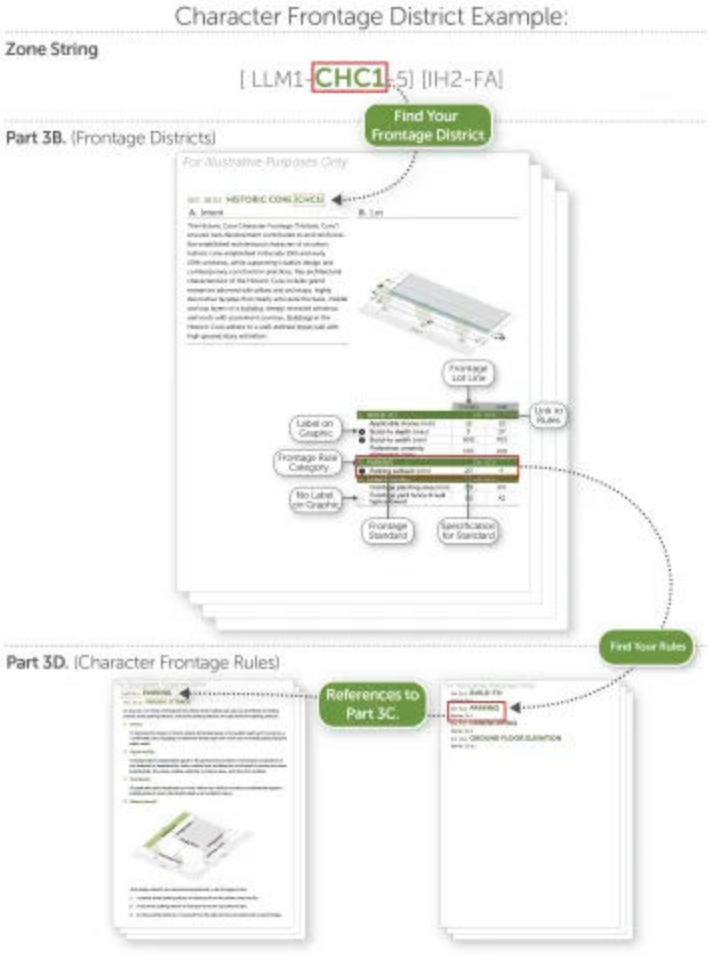
The second component in a zone string is the Frontage District applied to a property.

B. Determine Applicable Frontage District Standards

1. Frontage District standards are outlined in *Part 3B. (Frontage Districts)*. Each Frontage District page identifies the standards specific to that Frontage District.

2. 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 Frontage Districts and general Frontage Districts. Text in italics below a heading provides a definition of that heading.


Frontage District Example:
Zone String
[LM2-MU2-5] [RG1-FA]
Find Your Frontage District
Part 3B. (Frontage Districts)
For Illustrative Purposes Only
A. Lot
B. Facade
Frontage Standard
Specification for Standard
Frontage Lot Line
Frontage Rule Category
Label on Graphic
Link to Rules
No Label on Graphic
Standard Does Not Apply
Find Your Rules
Part 3C. (General Frontage Rules)
GROUND STORY

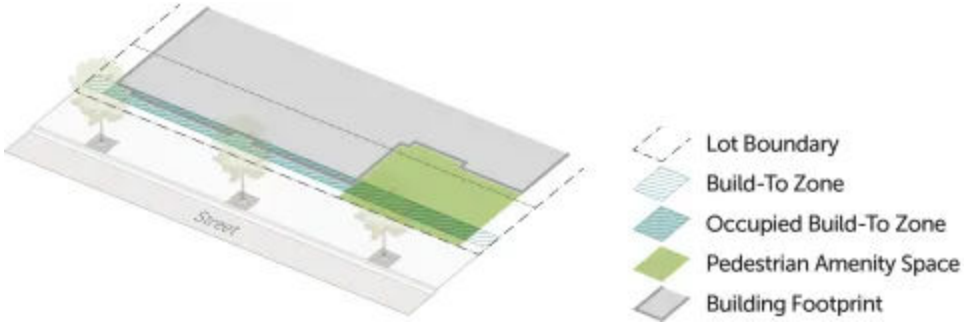

Character Frontage District Example:
Zone String
[LLM1-CHC1-5] [IH2-FA]
Find Your Frontage District
Part 3B. (Frontage Districts)
For Illustrative Purposes Only
Frontage Lot Line
Label on Graphic
Link to Rules
Frontage Rule Category
No Label on Graphic
Frontage Standard
Specification for Standard
Find Your Rules
Part 3D. (Character Frontage Rules)
References to Part 3C.

SEC. 3A.1.3. FRONTAGE DISTRICT DIAGRAMS

A. General

Diagrams and illustrations are provided in this *Article (Frontage)* to assist users in understanding the purpose and requirements of the text and are not requirements but examples of compliance with a particular standard. In the event a conflict occurs between the text of this *Article (Frontage)* and any diagram or illustration, the text prevails.

B. Lot Diagrams



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. Buildings are required to occupy the build-to zone according to the minimum build-to width specified by the applied *Frontage District (Part 3B.)*.

3. Occupied Build-To Zone

The part of the build-to zone with a blue background representing the width of the build-to zone applied toward build-to width based on location of buildings or location of pedestrian amenity spaces.

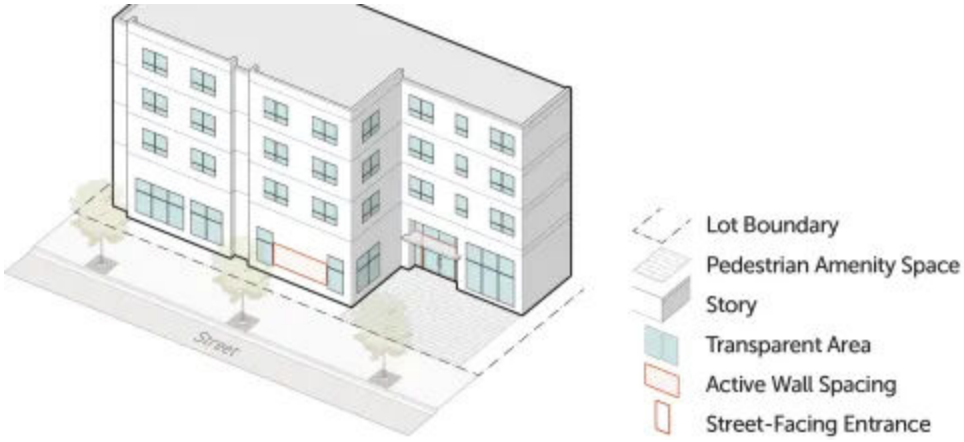
4. Pedestrian Amenity Space

This green shape represents the largest pedestrian amenity space applicable toward the build-to width according to the maximum pedestrian amenity allowance specified by the applied *Frontage District (Part 3B.)*.

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, and serves as a reference for build-to width that meets the build-to standards of the applied *Frontage District (Part 3B.)*.

C. Facade Diagrams



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 diagram, demonstrating the relationship between pedestrian amenity space 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.

5. Active Wall Spacing

This red-hatched shape represents one example measurement of active wall spacing, including the regulated facade area between one 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.

D. Character Frontage Diagrams

Character Frontage Districts (Div. 3B.9.) include a wider variety of diagrams, but use the same approach to representation established by the lot diagrams and facade diagrams. In addition to the elements depicted in lot and frontage diagrams, Character Frontage Districts represent articulation techniques, focal entry features, and exterior materials.

1. Articulation Techniques



Articulation standards often include a variety of regulatory elements, for example, vertical band articulation and horizontal band articulation, building layers, and articulating elements. While articulating elements are not depicted in Character Frontage District diagrams, 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 that meets the focal entry feature requirements in the applied *Frontage District (Part 3B.)*.

b. Primary and secondary exterior materials are represented using a variety of colors and textures to represent one or more of the exterior materials allowed by the applied *Frontage District (Part 3B.)*.

SEC. 3A.1.4. FRONTAGE DISTRICT NAMING CONVENTION

Frontage District names have two components: frontage category and variation number.

A. Frontage Category

The first component of each Frontage District, frontage categories group all districts with similar characteristics, and 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 second component of each Frontage District, a variation number represents the order that the Frontage District falls within this *Article (Frontage)*.

DIV. 3A.2. GENERAL RULES

SEC. 3A.2.1. FRONTAGE

This *Article (Frontage)* regulates the portions of a lot and exterior building facades that impact the public realm. *Frontage Districts (Part 3B.)* help ensure that projects respond to the public realm in a contextually appropriate manner. Frontage Districts range from minimal standards (for example Warehouse Frontages) to a robust set of standards (for example 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. General

All project applications filed after the effective date of this Zoning Code (Chapter 1A) must comply with the Frontage District standards and rules in this *Article (Frontage)*, as further specified in the applicability statement of each Section in *Part 3C. (General Frontage Rules)* and *Part 3D. (Character Frontage Rules)*. 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. Applicable Components of Lots, Buildings, & Structures

1. General

Frontage standards apply only to the applicable facades, portions of a lot, and building depth, as specified in *Paragraph 3. (Frontage Applicable Facades)* below. 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. (General Frontage Rules)* and *Part 3D. (Character Frontage Rules)*.

2. Frontage Applicable Portions of a Lot

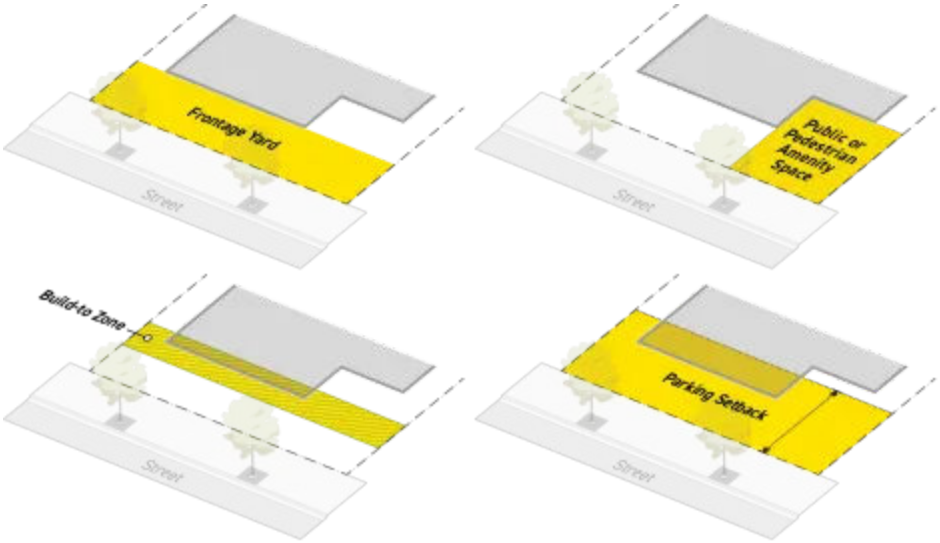
Frontage District standards apply to the following portions of a lot:

a. Frontage yards, see *Sec. 14.2.16. (Yards)*;

b. Public amenity spaces or pedestrian amenity spaces, see *Sec. 2C.3.3. (Amenity Space Types)*;

c. Build-to zones; and

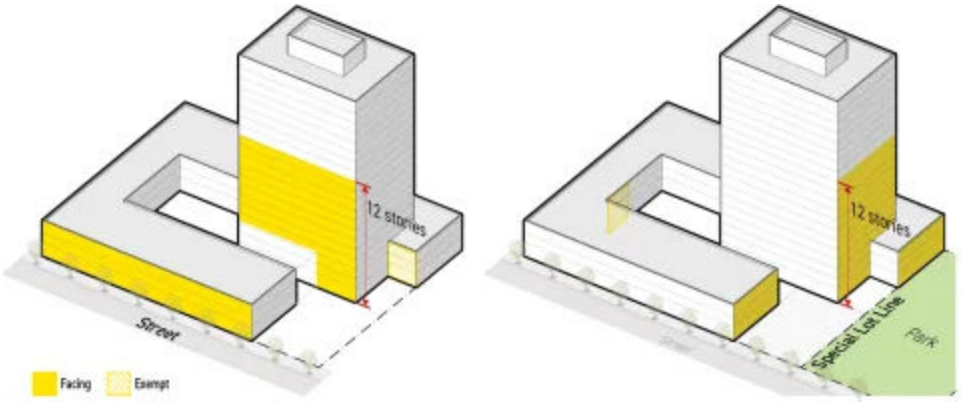
d. Parking setbacks.



3. Frontage Applicable Facades

Frontage standards apply to the following facades up to the top of the 12th story, unless otherwise specified by the applied *Frontage District (Part 3B.)*:

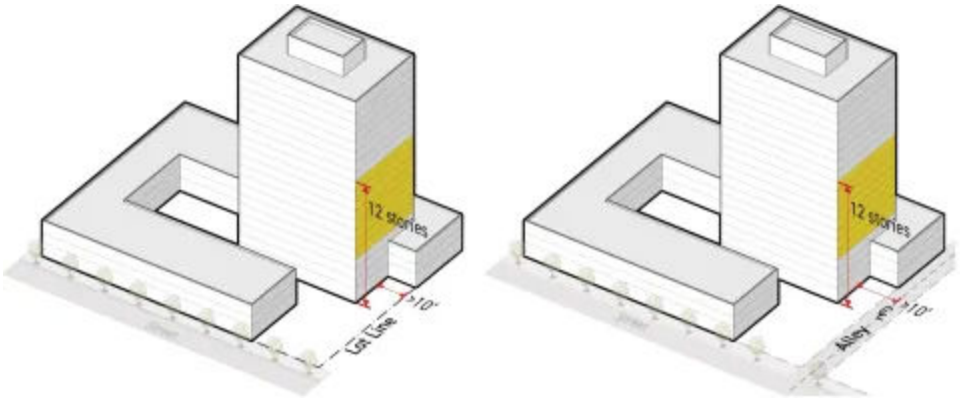
a. **Frontage Lot Line-Facing Facades**



i. Facades facing a frontage lot line, including street-facing facades, special lot line-facing facades, and when a *Dual Frontage District (Div. 3B.8.)* is applied.

ii. These facades shall meet the standards specified by the applied *Frontage District (Part 3B.)* along 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)**



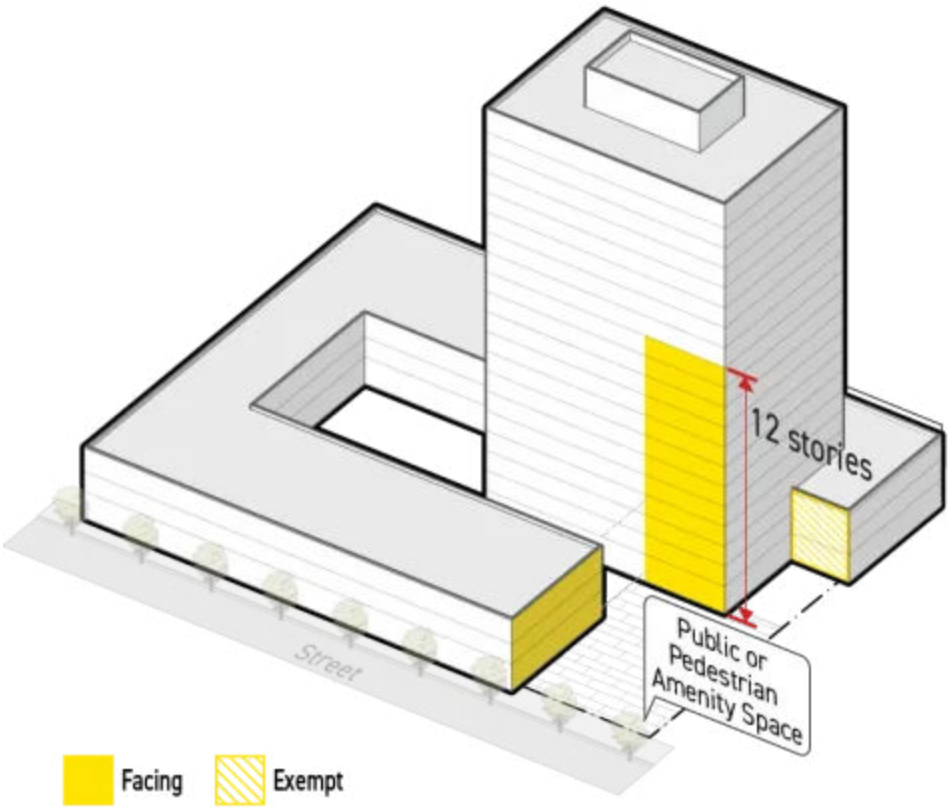
i. Lot line-facing facades that do not face a frontage lot line and are:

a) Located vertically above the top of the fourth 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 and Public Amenity Space-Facing Facades

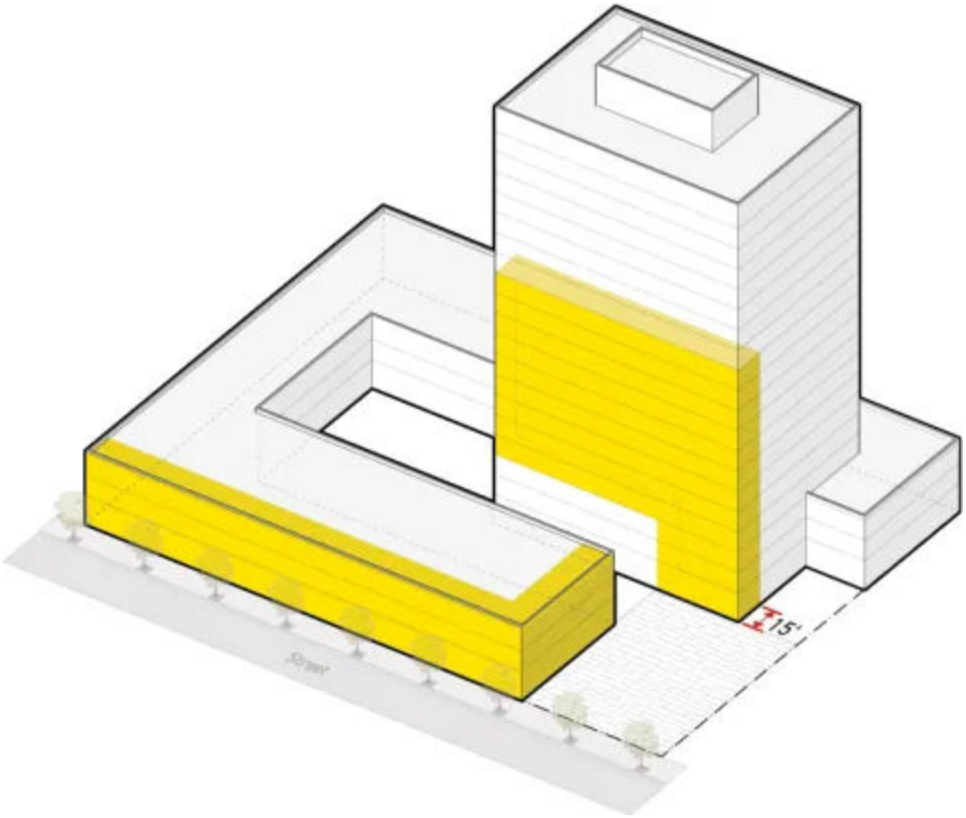


i. Facades that face a pedestrian amenity space or public amenity space, see *Sec. 14.2.6.C. (Pedestrian Amenity & Public Amenity-Facing Facade)*.

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 or public amenity space abuts. Where the pedestrian amenity space or public amenity space abuts multiple frontage lot lines, the standards specified for the frontage lot line that abuts the pedestrian amenity space or public amenity space for the greatest length applies.

4. Frontage Applicable Building Depth

Frontage District standards apply to portions of a building interior within 15 feet of a frontage lot line-facing facade pursuant to *Sec. 3A.2.2.B.3.a. (Frontage Lot Line-Facing Facades)* or frontage applicable facades facing a pedestrian amenity space or public amenity space pursuant to *Sec. 3A.2.2.B.3.c. (Pedestrian Amenity Space and Public Amenity Space-Facing Facades)*.



C. Nonconformities

Article 12. (Nonconformities) may provide relief from the requirements of this *Article (Frontage)* for existing lots, site improvements, buildings and structures, and uses that conformed to the zoning regulations, at the time they were established, but do not otherwise conform to current district standards or use permissions. Unless otherwise specified by *Div. 12.3. (Frontage Exceptions)*, project activities must conform with applicable frontage standards.

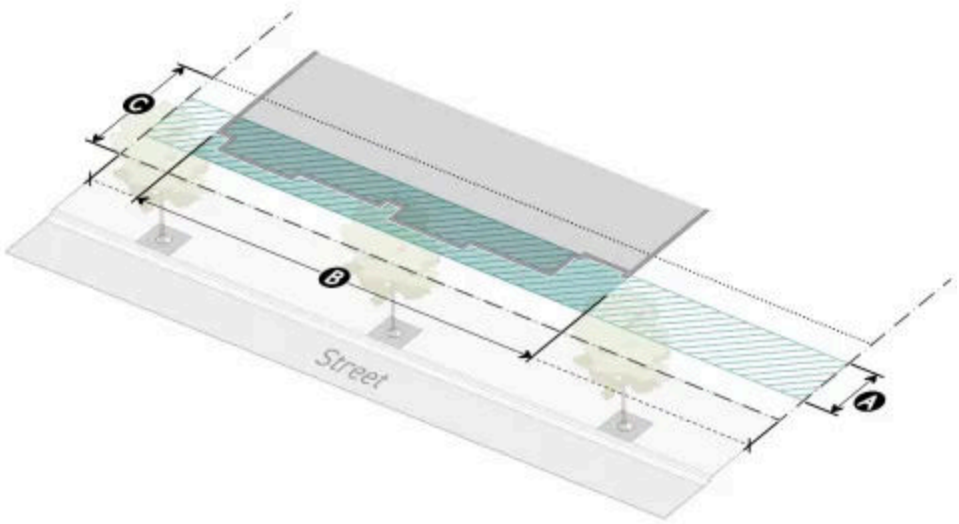
PART 3B. FRONTAGE DISTRICTS

DIV. 3B.2. MULTI-UNIT FRONTAGE DISTRICTS

Multi-Unit Frontages require higher ground floor elevation, 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.2.3. MULTI-UNIT 3 (MU3)

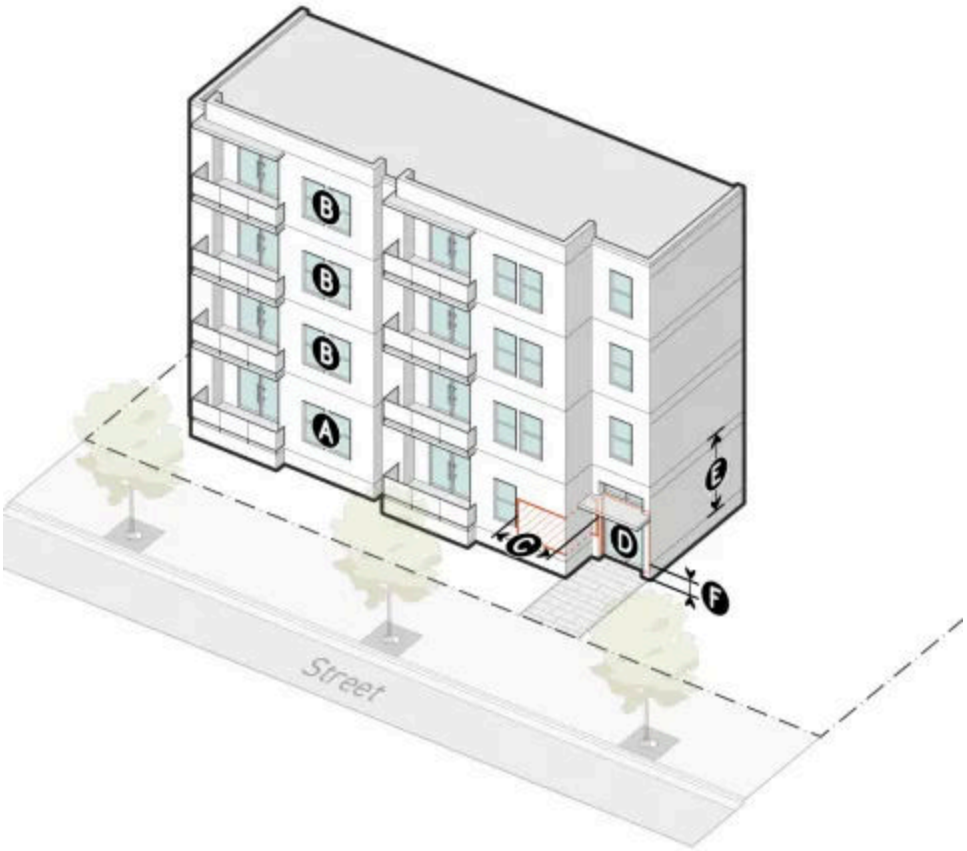
A. Lot



		Primary	Side
1. 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)	Not Required	Not Required
2. PARKING		*Div. 3C.2.*	
C	**Parking setback (min)**	20’	5'
3. LANDSCAPING		*Div. 3C.3.*	
	Frontage planting area (min)	30%	30%

	Frontage yard fence & wall type allowed:	A3	A3

B. Facade



		Primary	Side
1. TRANSPARENCY		*Div. 3C.4.*	
	Transparent area		
A	Ground story (min)	12%	10%
b	Upper stories (min)	15%	12%
c	**Active wall spacing (max)**	20’	30'
2. ENTRANCES		*Div. 3C.5.*	
D	**Street-facing entrance**	Required	Not Required
	Entrance spacing (max)	50’	100'
	Entry feature	Not Required	Not Required
3. GROUND STORY		*Div. 3C.6.*	
e	**Ground story height (min)**	10'	10'
f	**Ground floor elevation (min/max)**	-2'/5'	-2'/5'

PART 3C. GENERAL FRONTAGE RULES

DIV. 3C.1. BUILD-TO

SEC. 3C.1.1. APPLICABLE STORIES

Applicable stories is defined as the number of stories that are required to meet build-to standards.

A. Intent

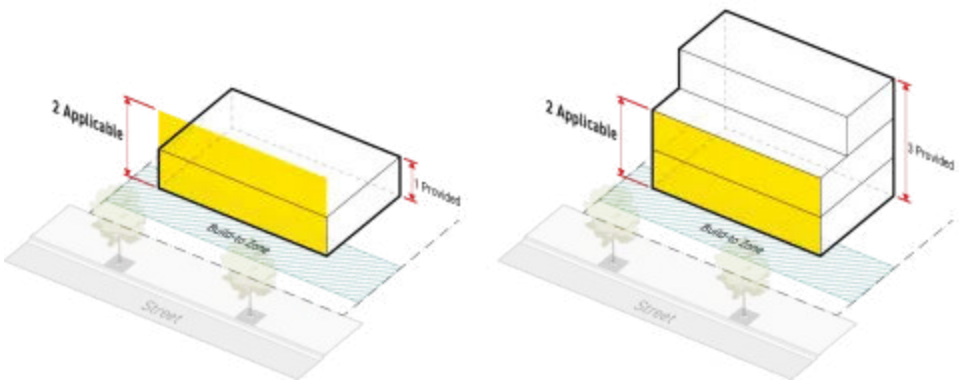
The intent of the standards of this *Section (Applicable Stories)* is to ensure that ground stories of buildings, and upper stories where appropriate, are located in a consistent manner along the street.

B. Applicability

Applicable stories standards apply to new construction of any portion of a building, or a whole building. When the applicable stories standards apply, the standards apply to any part of the building that is required to meet the standards of Sec. 3C.1.2. (Build-To Depth) and the standards of Sec. 3C.1.3. (Build-To Width).

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 *Sec. 2C.4.3. (Height in Stories)*.

E. Relief

1. A reduction of one story from the number of applicable stories may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A reduction in number of applicable stories may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.2. BUILD-TO DEPTH

Build-to depth is defined as the depth of the build-to zone starting at the minimum building setback and continuing inward for the maximum build-to depth for the full width of the lot.

A. Intent

The intent of the standards of this *Section (Build-To-Depth)* is to regulate buildings along the public realm and to create a consistent street wall.

B. Applicability

Build-to depth standards apply to new construction. When build-to depth standards apply, they apply to all portions of buildings required to satisfy the standards of Sec. 3C.1.3. (Build-To Width) and the standards of Sec. 3C.1.1. (Applicable Stories).

C. Standards

1. The build-to zone shall be no deeper than the maximum build-to depth of the applied *Frontage District (Part 3B.)*.

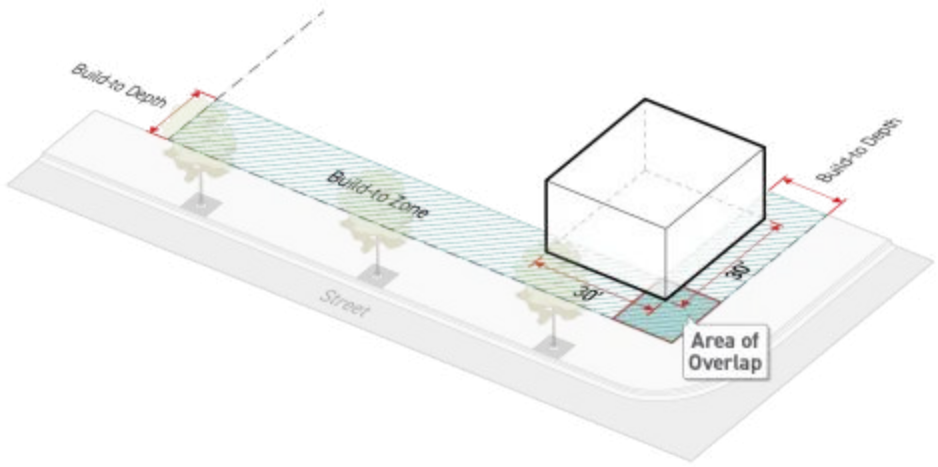
2. Buildings shall occupy the build-to zone for at least the minimum required build-to width.

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. This building width counts toward the required build-to width for both frontage lot lines.

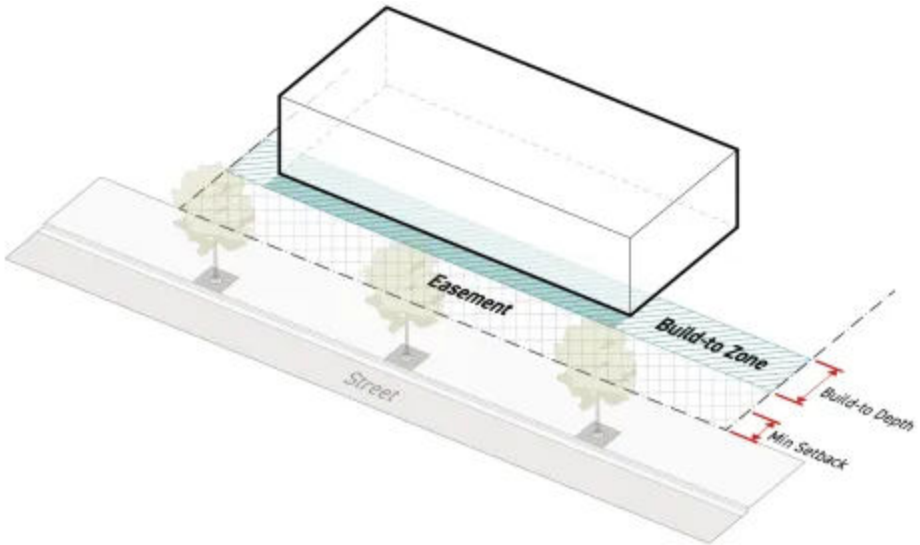
b. This standard does not apply when a pedestrian amenity space occupies some portion of the area of overlap and is being used as a pedestrian amenity allowance. See *Sec. 3C.1.4. (Pedestrian Amenity Allowance)*.



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.



3. For a lot affected by a public access easement, see *Sec. 14.2.17.B.3. (Build-To Depth)*.

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 *Sec. 13B.3.1. (Administrative Review)*.

3. See *Sec. 12.3.1. (Build-To Exceptions)*.



F. Relief

1. An increase in build-to depth of 20 percent may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from maximum build-to depth may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.3. BUILD-TO WIDTH

Build-to width is defined as 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

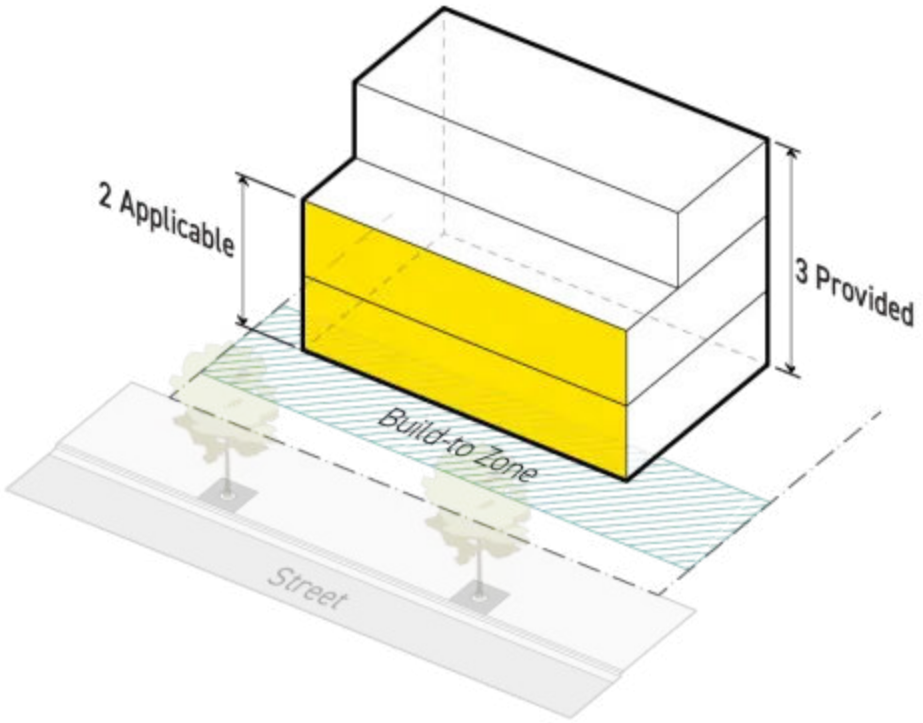
The intent of the standards of this *Section (Build-To-Width)* is to ensure that buildings enclose the public realm with a legible and consistent street wall, spatially defining an outdoor room, and to promote a strong visual and physical connection between uses inside buildings and the public realm.

B. Applicability

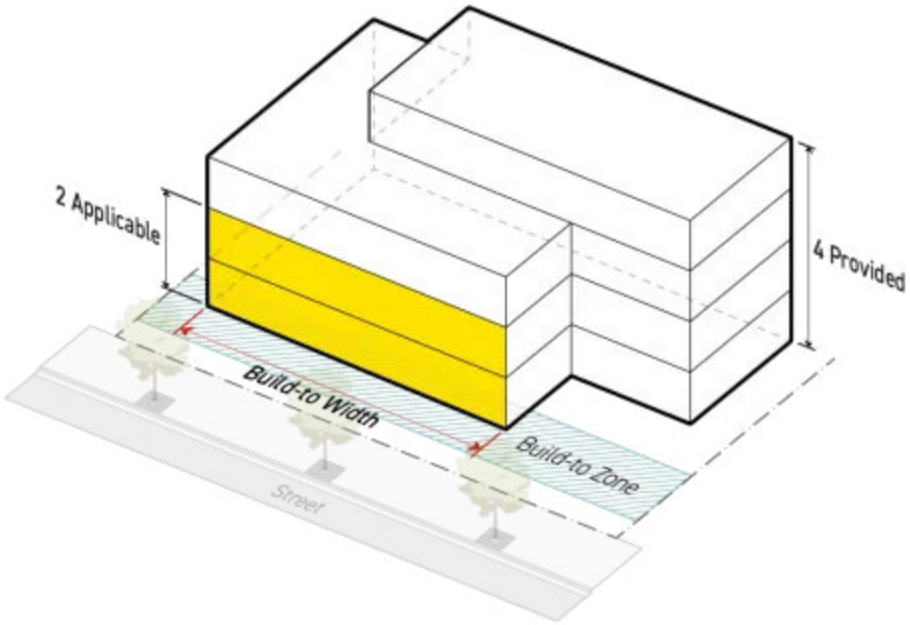
Build-to width standards apply to new construction and are subject to the following:

1. Where a minimum height is specified in the applied *Form District (Part 2B.)*, build-to width standards apply 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 standards apply to all stories located above-grade up to the applicable stories.



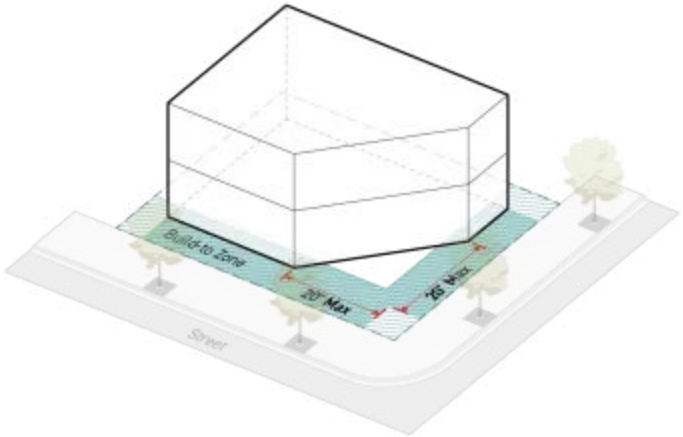
3. Where both an applicable stories standard and a minimum height standard are specified, build-to width standards apply to whichever standard requires the greatest number of stories located in the build-to zone.

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 standards apply only to the ground story.

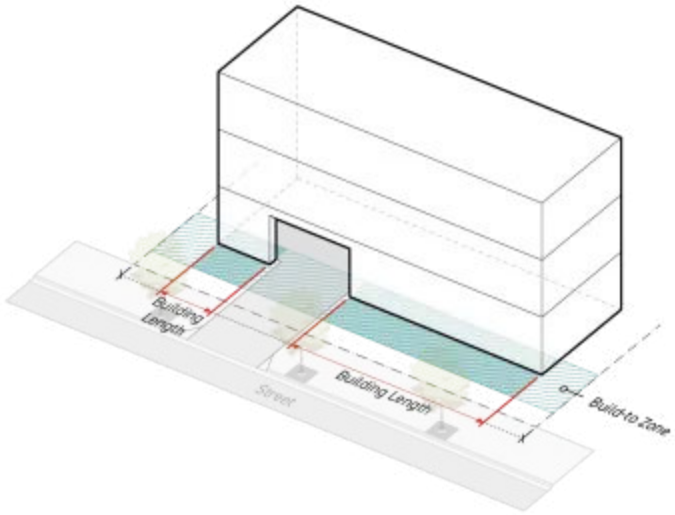
C. Standards

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.



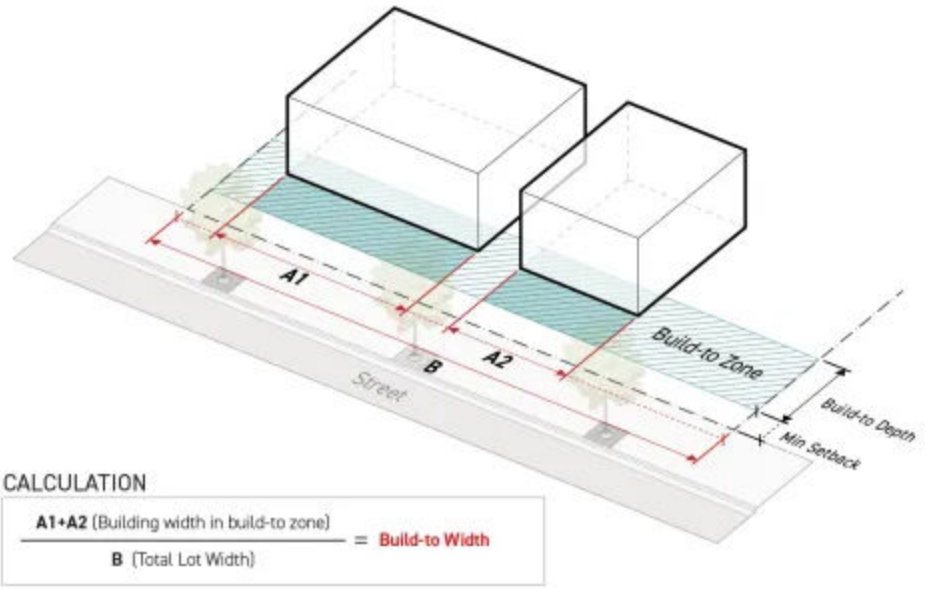
3. Portions of building width providing motor vehicle access to a motor vehicle use area through the ground story of a building do not qualify as building width in the build-to zone.



4. When build-to width is specified as "building-based", the build-to zone shall be occupied by buildings for not less than 50 percent of the width of the building having the greatest total floor area on the lot.

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.



1. Building width is measured parallel to the frontage lot line. For measuring building width on a lot with a curved or irregular lot line, see *Sec. 14.2.14. (Irregular Lot Lines)*.

2. Lot width is measured along the frontage lot line. For measuring width of a lot with a curved or irregular lot line, see *Sec. 14.2.14. (Irregular Lot Lines)*.

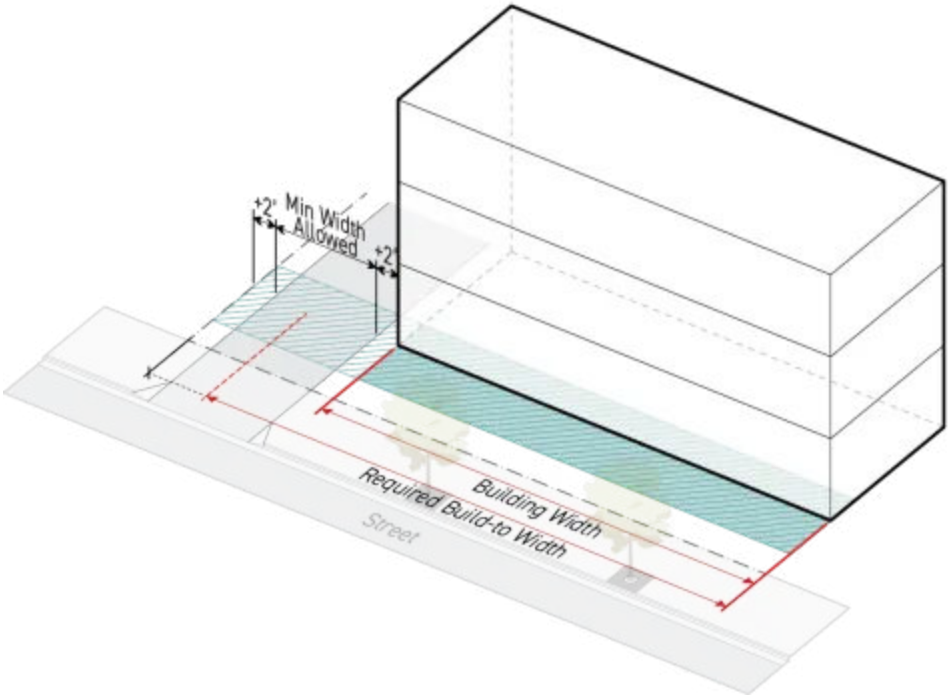
E. Exceptions

1. Pedestrian amenity space counts 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 taken through the frontage lot line based on the automobile access package in *Sec. 4C.2.1. (Automobile Access Packages)* as specified by the applied *Development Standards District (Part 4B.)*, and providing vehicle access prevents a building from achieving the required build-to width, a reduced build-to width may be allowed. However, the portion of the lot in the build-to zone used for vehicle access shall be no wider than the minimum required drive aisle width plus an additional four feet of width for clearance. See *Div. 4C.2. (Automobile Access)*.

4. See *Sec. 12.3.1. (Build-To Exceptions)*.



F. Relief

1. Up to a 10 percent reduction to the total required width of a building occupying the build-to zone may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A reduced minimum build-to width may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.2. PARKING

SEC. 3C.2.1. PARKING SETBACK

Parking setback is defined as 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

The intent of the standards of this *Section (Parking Setback)* is 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 standards apply to new construction, a major remodel, or a site modification. When parking setback standards apply, the standards apply to any areas of a lot designed and designated for a parking area or motor vehicle use area.

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 in *Subsection E. (Exceptions)* below.

D. Measurement

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 continues inward away from the special lot line.



4. For a lot affected by a public access easement, see *Sec. 14.2.17.B.5. (Parking Setback)*.

E. Exceptions

1. A driveway may provide access through a parking setback if:

a. The automobile access package specified by the applied *Development Standards District (Part 4B.)* allows automobile access through the frontage lot line associated with a parking setback, then a driveway may be permitted in the parking setback, and

b. The driveway is no wider than the minimum required width. See *Div. 4C.2. (Automobile Access)*.

2. Motor vehicle use areas dedicated to electric vehicle charging facilities are exempt from this Section (Parking Setback).

F. Relief

1. A reduction in the required parking setback up to 20 percent may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

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

DIV. 3C.3. LANDSCAPING

SEC. 3C.3.1. FRONTAGE PLANTING AREA

Frontage planting area is defined as the area in a frontage yard designated and designed for plants.

A. Intent

The intent of the standards of this *Section (Frontage Planting Area)* is 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

Frontage planting area standards apply to new construction, a major remodel, or a site modification, on any lot possessing yards abutting a frontage lot line.

C. Standards

1. Each frontage yard shall provide a cumulative area at least the size of 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.6.4. (Plant Design & Installation)*.

D. Measurement

1. Frontage planting area is 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. 14.2.16. (Yards)*.

3. For a lot affected by a public access easement, see *Sec. 14.2.17.B.6. (Frontage Planting Area)*.

E. Exceptions

Where there is less than three feet between the building and frontage lot line, planting area standards are not applicable.

F. 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 percent reduction to the total required planting area may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A reduction in the required planting area may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.4. TRANSPARENCY

SEC. 3C.4.1. TRANSPARENT AREA

Transparent area is defined as the amount of transparent area on a building facade.

A. Intent

The intent of the standards of this *Section (Transparent Area)* is to provide visual interest along the public realm by encouraging visual connections between the public realm and the interior of a building.

B. Applicability

Transparent area standards apply to the following project activities when "transparent area" is required by the applied *Frontage District (Part 3B.)*: new construction, a major remodel, and an exterior modification. When the transparent area standards apply, the standards apply pursuant to *Sec. 3A.2.2.B.3. (Frontage Applicable Facades)* and *Sec. 3A.2.2.B.4. (Frontage Applicable Building Depth)*.

C. Standards

1. Each applicable facade shall provide at least 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 shall be located within five feet of any ground story transparent area with the exception of visual obstructions allowed in subparagraph d below.

   b. Exterior visual obstructions shall not be located within five feet of any upper story transparent area with the exception of visual obstructions allowed in subparagraph d below.

   c. Visual obstructions may be located five feet or greater from a facade area counting toward transparent area.



   d. The following visual obstructions may be located less than five 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 percent 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. 14.2.13. (Opacity (%))*.



ii. Windows obscured by fixed exterior facade screens may count toward transparent area, provided no more than 25 percent 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.

iii. Transparent area covered by window signs may count toward transparent area provided the window signs are permitted by the applied *Development Standards District (Part 4B.)*.

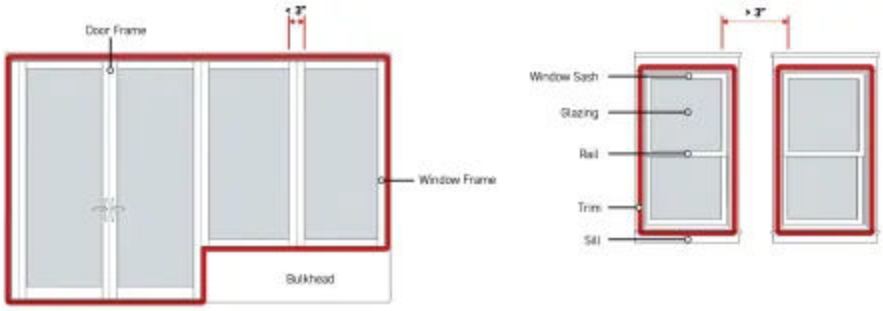
iv. Areas of transparency may be made temporarily opaque by operable window treatments, such as curtains or blinds.

e. Distance from transparent area is measured perpendicular to the exterior face of the transparent area.

f. 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%

g. Muntins, mullions, window sashes, window frames, and door frames, no more than three 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 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.

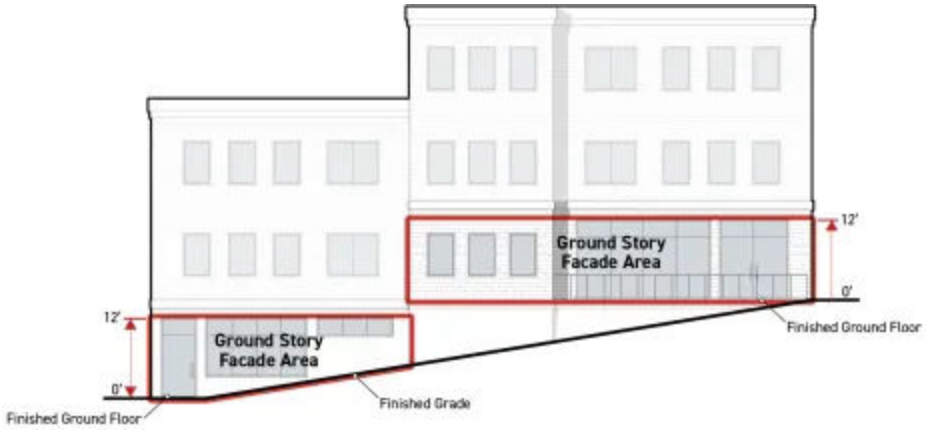
b. In calculating ground story transparency, ground story facade area is measured in the following ways:

i. Ground story facade area is measured as the above-grade facade area between zero 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.

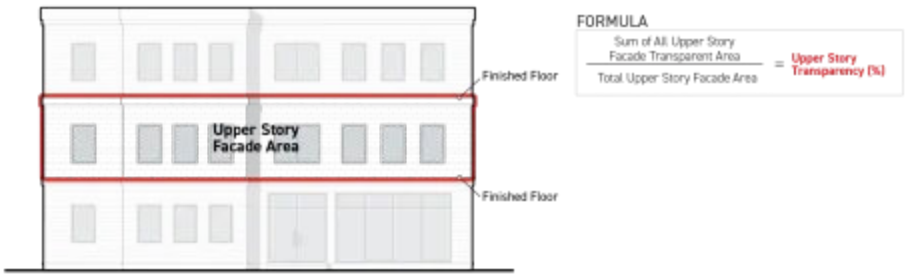


2. Upper Stories

   a. The facade area along each upper story shall meet the required transparency standard. .

   b. Upper story transparency is a percentage, calculated as the sum of all upper story facade area meeting the standards for transparent area divided by the total upper story facade area for each story.

   c. In calculating upper story transparency, the 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. Exceptions

Transparent area standards do not apply to portions of building facades that enclose a parking structure except where parking structures are required to be wrapped by the applied *Development Standards District (Part 4B.)*.

F. Relief

1. Up to a 10 percent reduction from the total required transparent area may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from required transparent area standards may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.4.2. ACTIVE WALL SPACING

Active wall spacing is defined as the horizontal distance between widths of ground story facade and foundation wall with window or door openings.

A. Intent

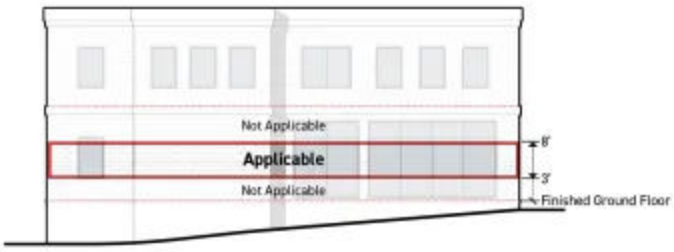
The intent of the standards of this *Section (Active Wall Spacing)* is to provide visual interest and activation along the public realm by limiting areas without visual or physical connections between the public realm and the interior of a building.

B. Applicability

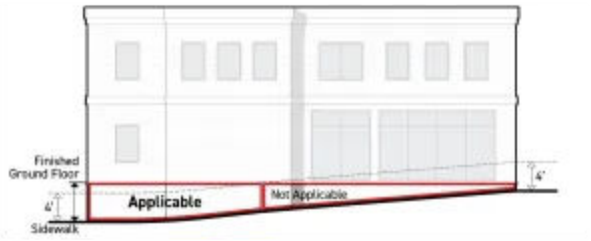
1. Active wall spacing standards apply to new construction, a major remodel, or an exterior modification.

2. Active wall spacing standards apply to the following facades:

   a. All portions of ground story frontage applicable facades pursuant to *Sec. 3A.2.2.B.3. (Frontage Applicable Facades)* located between three feet and eight feet from the ground floor elevation measured vertically.



   b. All portions of foundation walls on frontage applicable facades pursuant to *Sec. 3A.2.2.B.3. (Frontage Applicable Facades)* that are exposed four feet in height or greater above sidewalk grade. 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 five feet, measured from and perpendicular to the foundation wall.



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 *Subsection E. (Exceptions)* below.

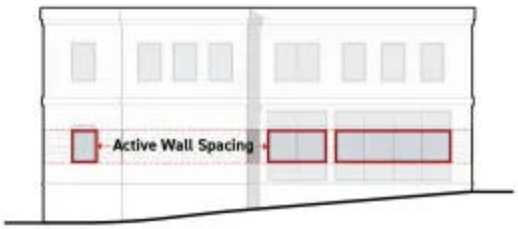
2. Active Wall Spacing on Foundation Wall

Applicable portions of foundation walls shall be no wider than the maximum active wall spacing specified by the applied *Frontage District (Part 3B)*. For exceptions to this standard, see *Subsection E. (Exceptions)* below.

D. Measurement

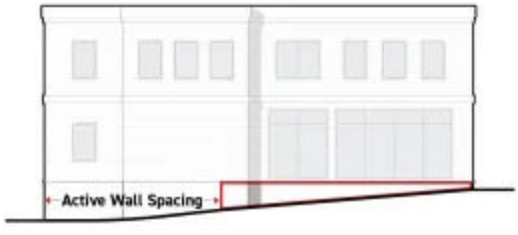
1. Active Wall Spacing on Ground Story Facade

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. Inapplicable Facades

a. Active wall spacing standards do not apply to upper story facades.

b. Active wall spacing standards do not apply to portions of building facades enclosing a parking structure except where parking structures are required to be wrapped or fenestrated by the applied Development Standards District (Part 4B).

2. Inactive Wall Treatment Alternatives

a. Ground story facades that exceed the maximum allowed active wall spacing may apply one or more ground story inactive wall treatment alternatives to the applicable facade area between door or window openings and increase the active wall spacing by 50 percent per *Paragraph 3. (Ground Story Inactive Wall Treatment Alternatives)* below.

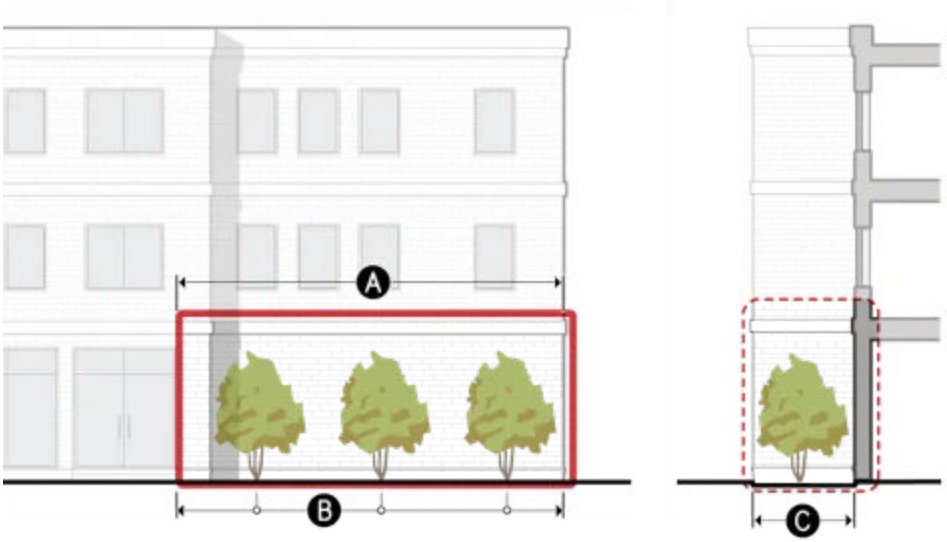
b. Facades designed with foundation walls that exceed the maximum allowed active wall spacing may apply one or more foundation inactive wall treatment alternatives to the facade area between active foundation walls and double the allowed active wall spacing per *Paragraph 4. (Foundation Inactive Wall Treatment Alternatives)* below.

c. Plants provided to meet the requirements of *Paragraph 3. (Ground Story Inactive Wall Treatment Alternatives)* and *Paragraph 4. (Foundation Inactive Wall Treatment Alternatives)* below shall also comply with *Div. 4C.6. (Plants)*.

3. Ground Story Inactive Wall Treatment Alternatives

Permanent design improvements located between segments of ground story active wall and the public realm, designed to improve visual interest and the pedestrian experience.

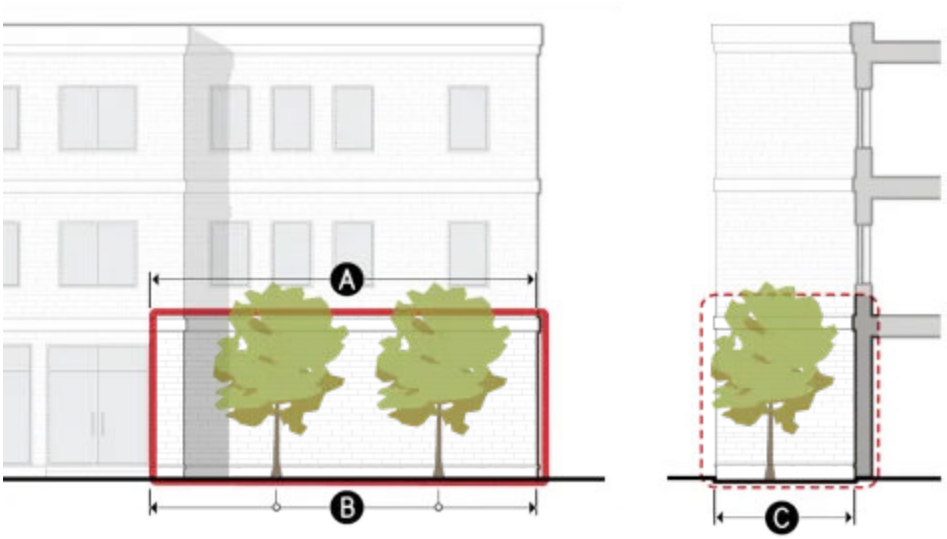
a.Small Trees
Small trees planted between a ground story facade with no window or door openings and the public realm.



DIMENSIONAL STANDARDS		For measurement see *Sec. 3C.4.2.E.5.*
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		For measurement see *Sec. 3C.4.2.E.5.*
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

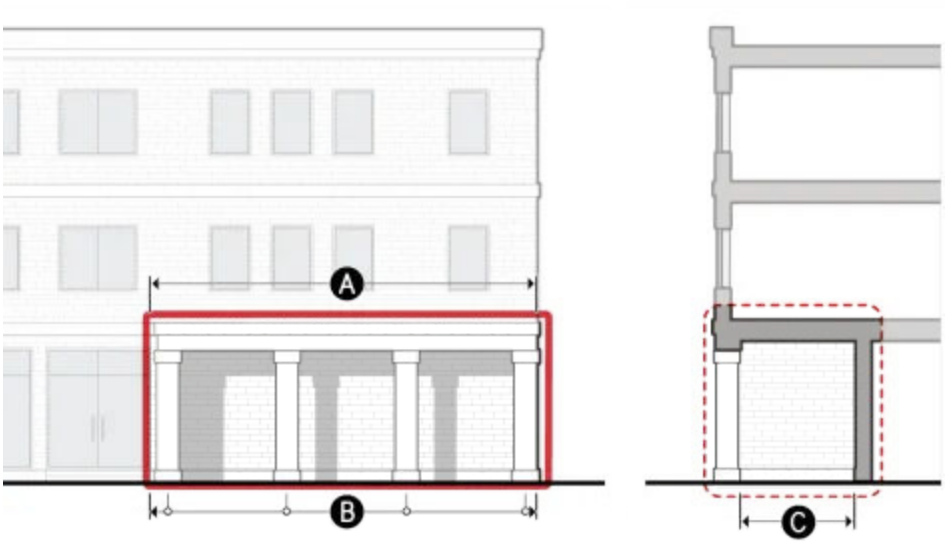
A permanently fixed assembly located between a ground story facade with no window or door openings and the public realm that supports plants, their growing medium, and irrigation.



DIMENSIONAL STANDARDS		For measurement see *Sec. 3C.4.2.E.5.*
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		For measurement see *Sec. 3C.4.2.E.5.*
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%

4. Foundation Inactive Wall Treatment Alternatives

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.

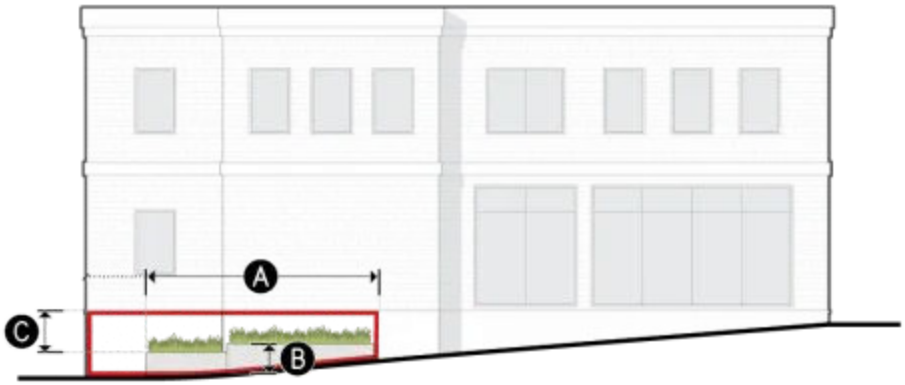


DIMENSIONAL STANDARDS		For measurement see *Sec. 3C.4.2.E.5.*
A	**Treatment width (min portion of inactive wall)**	75%

	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

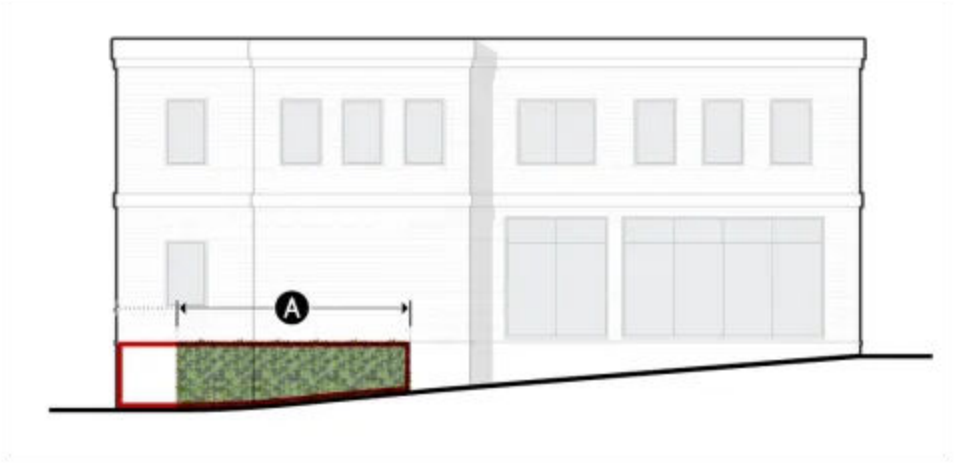
Permanent structure containing plants and their growing medium located between a foundation wall with no window or door openings and the public realm.



DIMENSIONAL STANDARDS		For measurement see *Sec. 3C.4.2.E.5.*
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

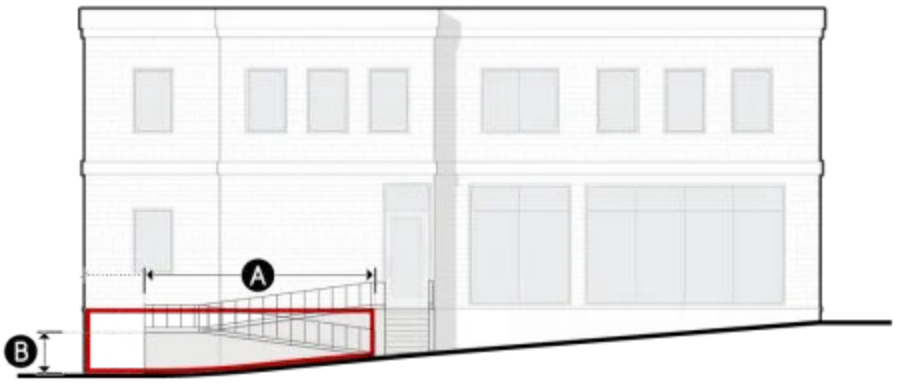
A structure permanently attached to a foundation wall with no window or door openings that supports climbing plants.



DIMENSIONAL STANDARDS		For measurement see *Sec. 3C.4.2.E.5.*
A	**Treatment area (min)**	75%
	Planting area depth (min)	1.5'
	See *Div. 4C.6. (Plants)* for additional standards.	

d.Pedestrian Access

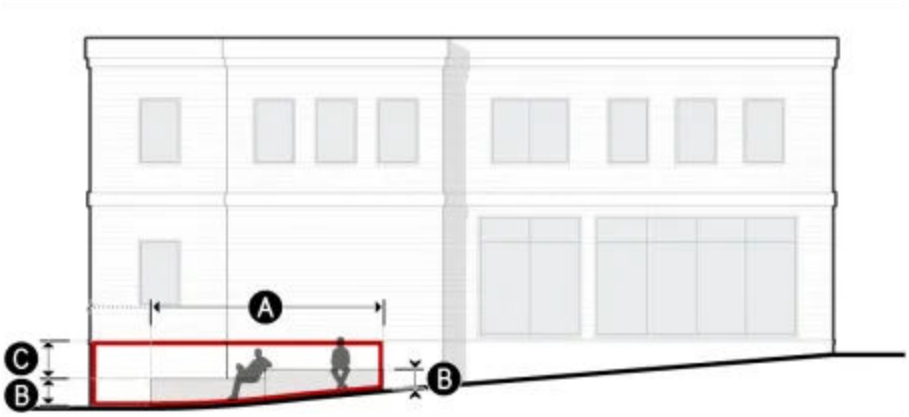
Stairs or ramps providing pedestrian access to a street-facing entrance located between a foundation wall with no window or door openings and the public realm.



DIMENSIONAL STANDARDS		For measurement see *Sec. 3C.4.2.E.5.*
A	**Treatment width (min)**	75%
B	**Height above sidewalk (max)**	4'
	Additional access standards	See *Div. 4C.1.*
	See *Div. 4C.1. (Pedestrian 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		For measurement see *Sec. 3C.4.2.E.5.*
A	**Treatment width (min)**	75%
B	**Height above sidewalk (min/max)**	1.5'/3'
C	**Foundation wall reveal (max)**	3'
	Seat depth (min)	2'

5. Inactive Wall Treatment Measurement

a. **Treatment Width**

Minimum treatment width percentage is 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 percentage is 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 or large species according to *Sec. 4C.6.4.C.3.a.ii. (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 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 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 five 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. 14.2.4. (Enclosure)*.

F. Relief

1. Deviation from inactive wall treatment standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. An increase in allowed active wall spacing up to 20 percent may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. An increase in allowed active wall spacing and inactive wall treatment standards may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.6. GROUND STORY

SEC. 3C.6.2. GROUND FLOOR ELEVATION

Ground floor elevation is defined as the finished floor height associated with the story of a building having its finished floor elevation nearest to the finished grade.

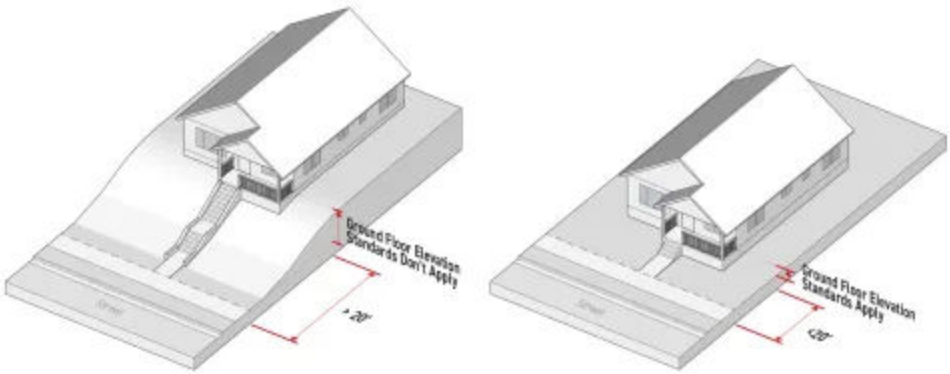
A. Intent

The intent of the standards of this *Section (Ground Floor Elevation)* is to promote high-quality ground story spaces with direct connection and visual interplay with the public realm.

B. Applicability

1. Ground floor elevation standards apply to new construction subject to the following:

   a. 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 pursuant to *Sec. 3A.2.2.B.3. (Frontage Applicable Facades)*, measured inward and perpendicular to the frontage lot line, shall comply with ground floor elevation standards.



C. Standards

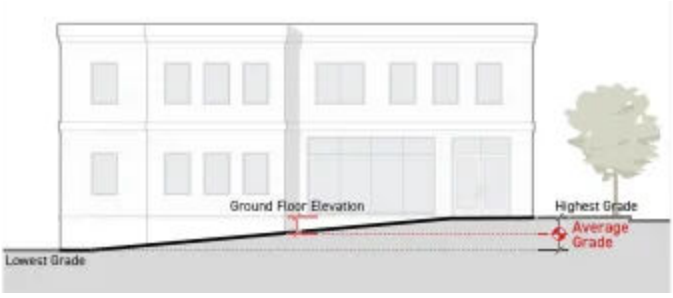
1. All occupiable space located in applicable portions of the ground story shall have a ground floor elevation no higher than the maximum ground floor elevation specified by the applied *Frontage District (Part 3B.)*.

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 five feet of the frontage lot line facing building perimeter to the finished floor elevation of the ground story.

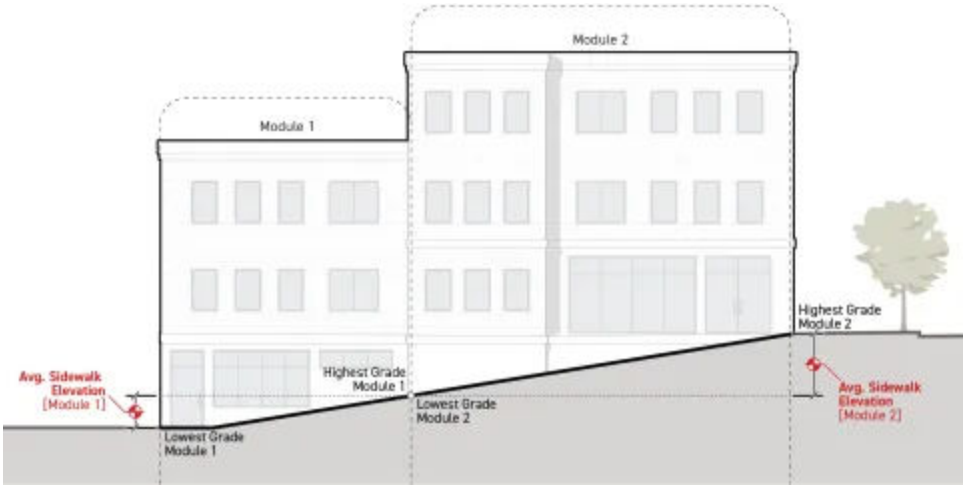
2. Where a building is located 10 feet or less from a public sidewalk, ground floor elevation is measured vertically from the average sidewalk grade to the finished floor elevation of the ground story. Average sidewalk grade is measured as the average of the highest and lowest sidewalk elevation for the portion of the sidewalk located in front of the building.



3. Ground floor elevation shall 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 five feet of the frontage lot line facing building perimeter

based on the distance of the building module from a public sidewalk according to *Paragraph 1.* and *Paragraph 2.* above.

a. For sloped lots, average elevation along the sidewalk shall 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. Exceptions

Ground floor elevation standards do not apply to structures located 20 feet or greater from the frontage lot line.

F. Relief

1. A deviation in minimum or maximum ground floor elevation up to 10 percent may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from ground floor elevation standards may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

PART 3D. CHARACTER FRONTAGE RULES

DIV. 3D.5. STORY HEIGHT

SEC. 3D.5.1. GROUND STORY HEIGHT

For the intent, applicability, standards, measurement, and relief of ground story height see *Sec. 3C.6.1. (Ground Story Height)*.

DIV. 3D.8. ENTRANCES

SEC. 3D.8.1. STREET-FACING ENTRANCE

For the intent, applicability, standards, measurement, and relief of street-facing entrance see *Sec. 3C.5.1. (Street-Facing Entrance)*.

ARTICLE 4. DEVELOPMENT STANDARDS

PART 4A. INTRODUCTION

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 Applicable Development Standards District

The third component in a zone string is the Development Standards District applied to a property.

B. Development Standards District Regulations

1. 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.

2. 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. Text in italics below a heading provides a definition of that heading



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 (Development Standards)*.

DIV. 4A.2. GENERAL RULES

SEC. 4A.2.1. DEVELOPMENT STANDARDS

This *Article (Development Standards)* regulates site design including location and site characteristics, such as access, parking, landscape, environmental features 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 (Development Standards)*, as further specified in the applicability statement of each Section in *Part 4C. (Development Standards Rules)*. 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. Applicable Components of Lots and Structures

Unless otherwise provided, *Development Standards Districts (Part 4B.)* apply to all portions of a lot and all buildings and structures on a lot.

C. Nonconformities

Article 12. (Nonconformities) may provide relief from the requirements of this *Article (Development Standards)* for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations at the time they were established, but do not conform to current district standards or use permissions. All project activities shall conform with Development Standards District regulations unless otherwise specified by *Div. 12.4. (Development Standards Exceptions)*.

PART 4B. DEVELOPMENT STANDARDS DISTRICTS

DIV. 4B.2. DEVELOPMENT STANDARDS DISTRICT GROUP "B"

SEC. 4B.2.1. DEVELOPMENT STANDARDS DISTRICT 4

A. 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..

B. Standards

1. PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 1	
2. AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 1	
3. BICYCLE PARKING	*Div. 4C.3.*	
Division standards apply		
4. AUTOMOBILE PARKING	*Div. 4C.4.*	
Division standards apply		
Automobile parking stalls	Package 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
5. TRANSPORTATION DEMAND MANAGEMENT		*Div. 4C.5.*
Division standards apply		
6. PLANTS	*Div. 4C.6.*	
Division standards apply		
7. FENCES & WALLS	*Div. 4C.7.*	
Division standards apply		
8. SCREENING	*Div. 4C.8.*	
Division standards apply		
9. GRADING & RETAINING WALLS		*Div. 4C.9.*
Division standards apply		
10. OUTDOOR LIGHTING & GLARE		*Div. 4C.10.*
Division standards apply		
11. SIGNS	*Div. 4C.11.*	
Sign package	Package 2	
12. SITE ELEMENTS	*Div. 4C.12.*	
Division standards apply		
13. ENVIRONMENTAL PROTECTION		*Div. 4C.13.*
Division standards apply		
14. DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 1	
15. RESIDENT PROTECTIONS	*Div. 4C.15.*	
Division standards apply		

PART 4C. DEVELOPMENT STANDARDS RULES

DIV. 4C.1. PEDESTRIAN ACCESS

SEC. 4C.1.1. PEDESTRIAN ACCESS PACKAGES

A. Intent

The intent of the standards of this *Section (Pedestrian Access Packages)* is 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

1. Pedestrian access package standards apply to new construction, a major remodel, a site modification, or an exterior modification, and are applied to a project as determined by the pedestrian access package assigned by the *Development Standards District (Part 4B)* as provided below:

   a. 'Site access' standards only apply to street-facing entrances required by the applicable *Frontage District (Part 3B.)* and all frontage yards.

   b. 'Through Access' standards only apply when the lot area is greater than 30,000 feet, or the lot width is equal to or greater than the pedestrian passageway spacing minimum of the pedestrian access package assigned by the applicable *Development Standards District (Part 4B.)*, or the lot is a through lot or abuts either a public right-of-way, public access easement, or a lot zoned with an *Open Space Use District (Div. 5B.1.)* on at least two opposing lot lines, or any of the above lot characteristics combined.

C. Standards

1. Pedestrian Access Packages

A pedestrian access package is a combination of standards regulating pedestrian access from the public sidewalk into and through a site.

a. Pedestrian Access Package 1

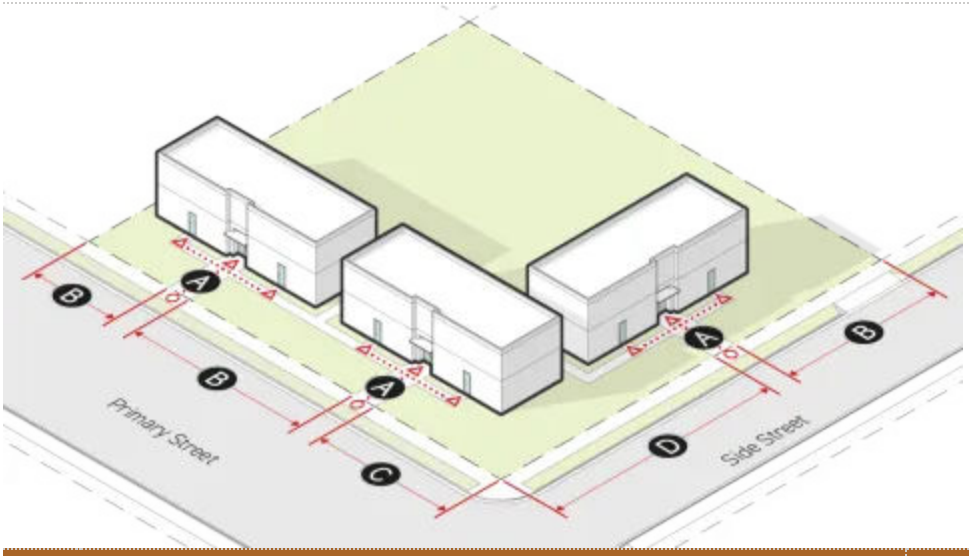
The intent of Pedestrian Access Package 1 is to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical connections between the public realm and the interior of a building and improved porosity through large sites.



SITE ACCESS		*Sec. 4C.1.1.C.2.*
A	**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

The intent of Pedestrian Access Package 2 is 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.

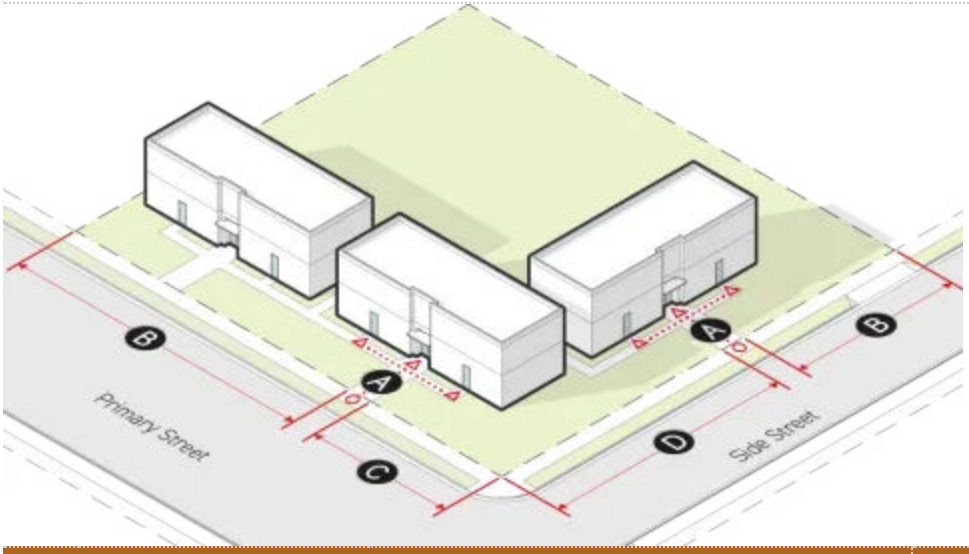


SITE ACCESS		*Sec. 4C.1.1.C.2.*
A	**Pedestrian accessway type**	Linked
B	**Pedestrian accessway spacing (max)**	100'
	Distance from street intersection (max)	

C	Primary street	50'
D	Side street	100'
THROUGH ACCESS		*Sec. 4C.1.1.C.3.*
	Pedestrian passageway	Required
	Pedestrian passageway spacing (max)	600'

c. Pedestrian Access Package 3

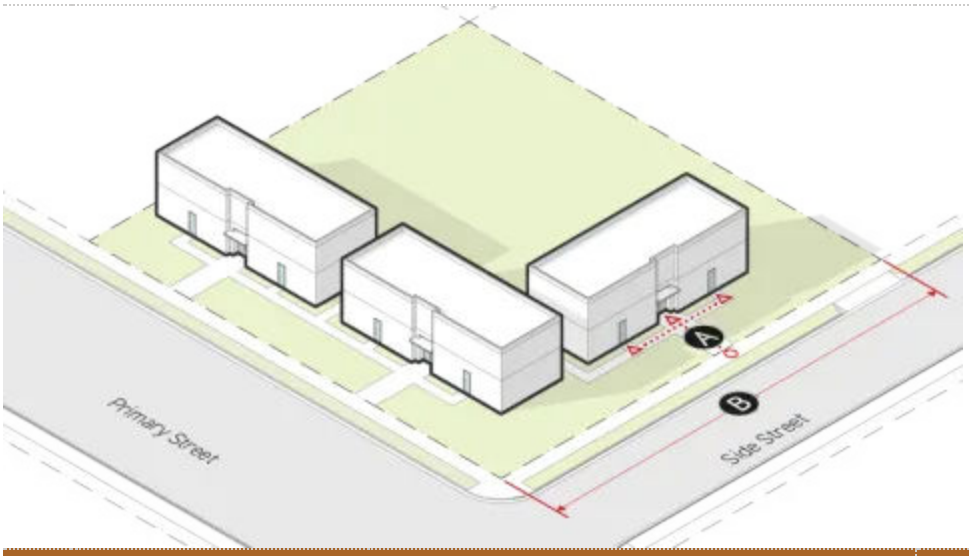
The intent of Pedestrian Access Package 3 is to ensure buildings are accessible from the public realm and promote walking as a safe mobility option through intermittent physical connections between the public realm and the interior of a building.



SITE ACCESS		*Sec. 4C.1.1.C.2.*
A	**Pedestrian accessway type**	Linked
B	**Pedestrian accessway spacing (max)**	300'
	Distance from street intersection (max)	
C	Primary street	100'
D	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

The intent of Pedestrian Access Package 4 is 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.*
A	**Pedestrian accessway type**	Linked
B	**Pedestrian accessway spacing (min)**	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

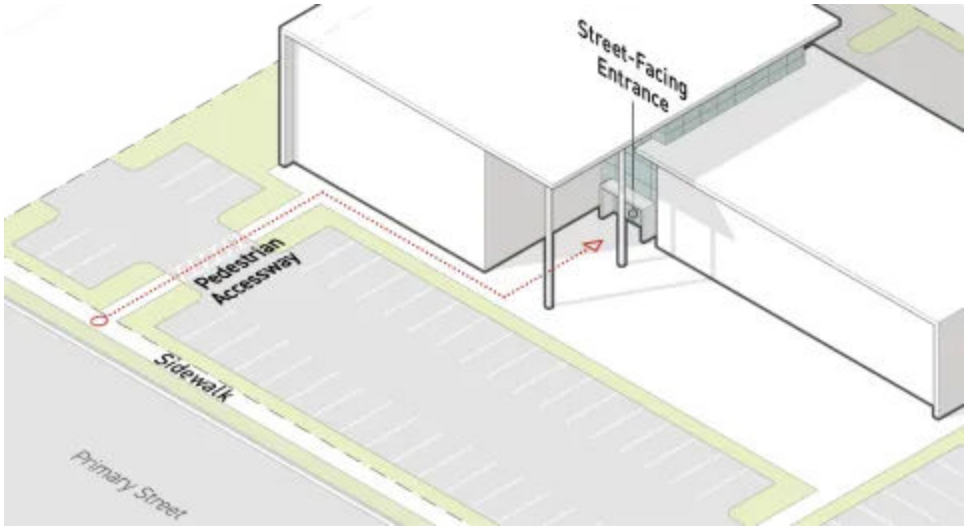
i. Linked

Where the applicable pedestrian access package specifies "linked" as the pedestrian accessway type, all required pedestrian accessways shall meet the following standards:

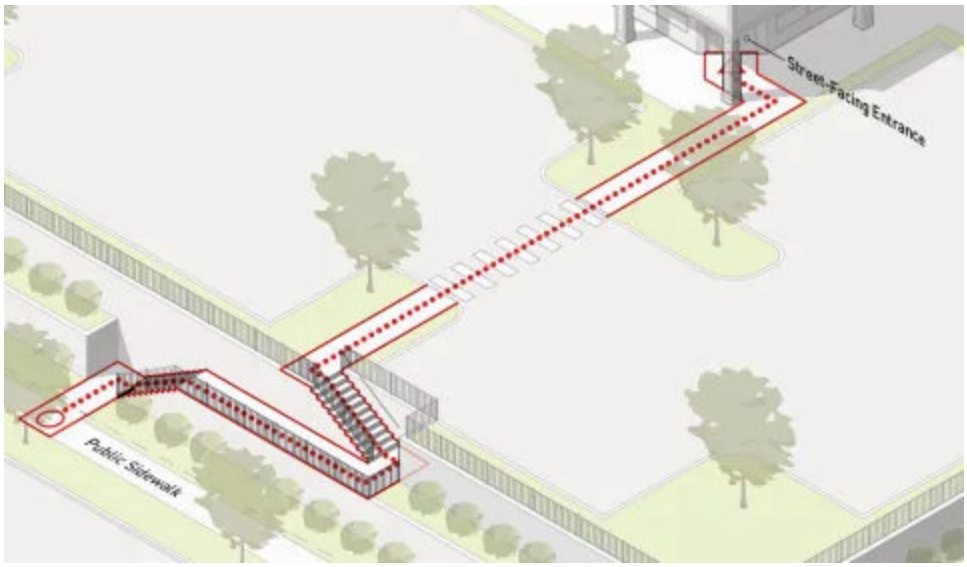
a) Be a minimum width of four feet.

b) Connect from the sidewalk, or other publicly accessible pedestrian facility located along the applicable frontage lot line, to a street-facing entrance required by the applicable *Frontage District (Part 3B.)* within the frontage yard.

c) 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.4.3.C.13. (Parking Bay Dimensions)*. Physical separation methods may include, curbs of no less than four 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 five feet.



d) Where a retaining wall, open drainage, or similar obstacle interrupts a required pedestrian accessway, the pedestrian accessway is designed to facilitate passage through or over the obstacle.



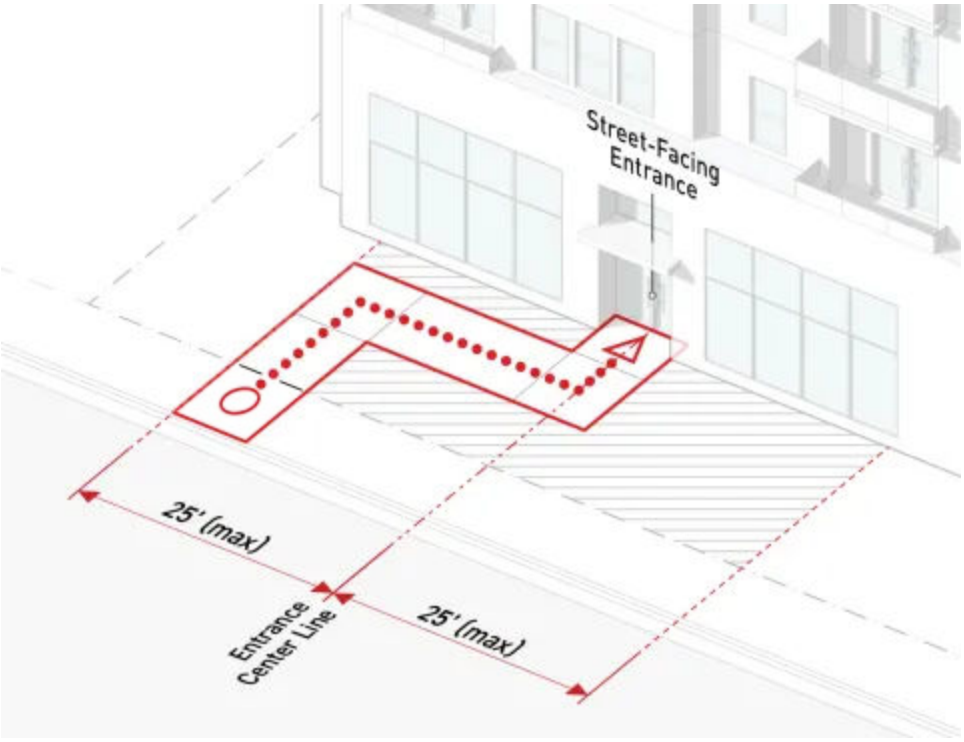
ii. Direct

Where the applicable pedestrian package specifies "direct" as the pedestrian accessway type, all required pedestrian accessways shall meet the following standards:

a) Comply with *Sub-subparagraph i. (Linked)* above.

b) A minimum of one pedestrian accessway is provided to each street-facing entrance required by the applied *Frontage District (Part 3B.)*.

c) All portions of the pedestrian accessway including the connection to the public sidewalk is 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 the applicable 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 the applicable pedestrian access package.

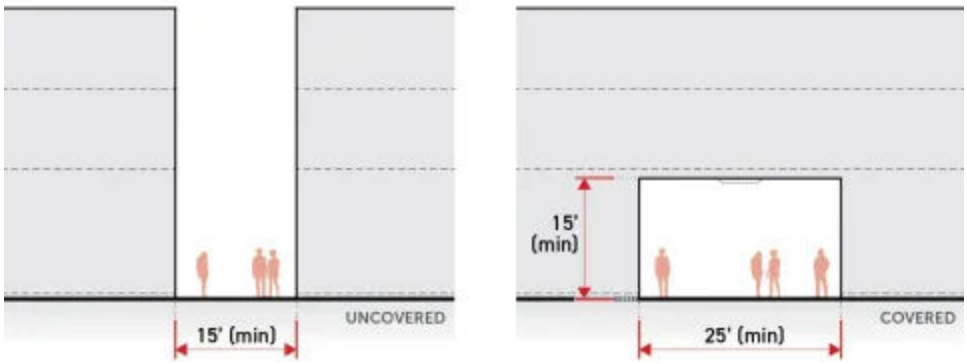
3. Through Access

a. Pedestrian Passageway

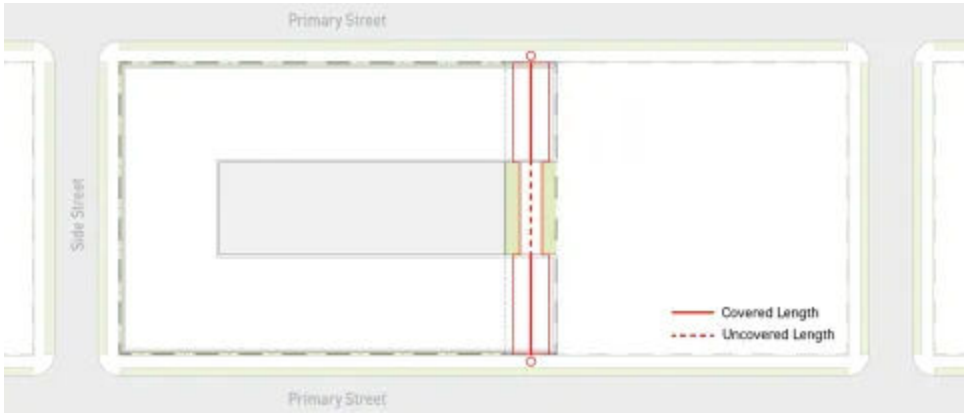
When the applicable pedestrian access package indicates a pedestrian passageway is required, a pedestrian passageway meeting the following requirements shall be provided:

i. Uncovered portions having a minimum width of 15 feet and covered portions having a minimum width of 25 feet.

ii. A minimum clear height for covered portions be 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.



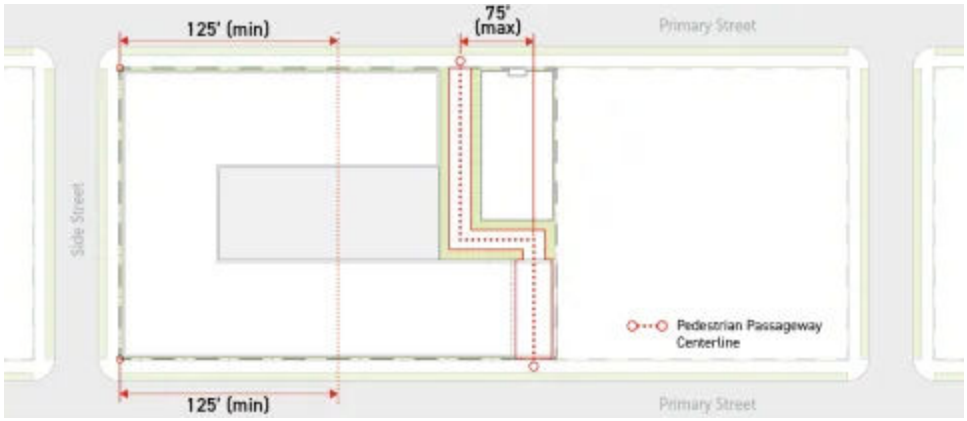
iv. For pedestrian passageways having a clear height of 30 to 45 feet for all portions of its required width, a maximum of 350 linear feet of the total passageway may be covered for any portion of the required minimum width, measured cumulatively.

v. For pedestrian passageways having a clear height greater than 45 feet for all portions of its required minimum width, up to 100 percent 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 any portion of the pedestrian passageway shall be located within 75 feet of centerline of the sidewalk access point on the primary street, measured perpendicular to the primary street lot line.

viii. Shall take access from the sidewalk along the primary street lot line at least 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.4.3.C.13. (Parking Bay Dimensions)*. Physical separation methods may include curbs of no less than four inches in height, bollards, walls, raised planters, or similar containment methods, no less than 30 inches in height and separated by no more than five feet.

x. The surface of the passageway shall be illuminated in accordance with *Sec. 4C.10.1.C.3. (Pedestrian-Oriented Lighting)*.

xi. No gates or other barriers may block any portion of a pedestrian passageway from pedestrian access from sunset to sunrise or during operational hours, whichever is longer, and a sign shall be posted at every public entrance to the pedestrian passageway in accordance with the standards in *Sec. 2C.3.4.C.10.b. (Publicly Accessible)*.

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. 14.2.6.C. (Pedestrian Amenity Space & Public Amenity Space-Facing Facades)*.

xiii. A pedestrian passageway may count toward the amenity requirements, pursuant to *Div. 2C.3. (Amenity)*, of the applied *Form District (Part 2B.)* where the pedestrian passageway meets the specifications of an eligible amenity space type specified within *Div. 2C.3. (Amenity)*.

4. Pedestrian Passageway Spacing

a. A required pedestrian passageway 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 applied *Development Standards District (Part 4B.)*.

b. The maximum pedestrian passageway spacing requirement shall be met for each lot individually and is not applicable to adjacent or abutting lots.

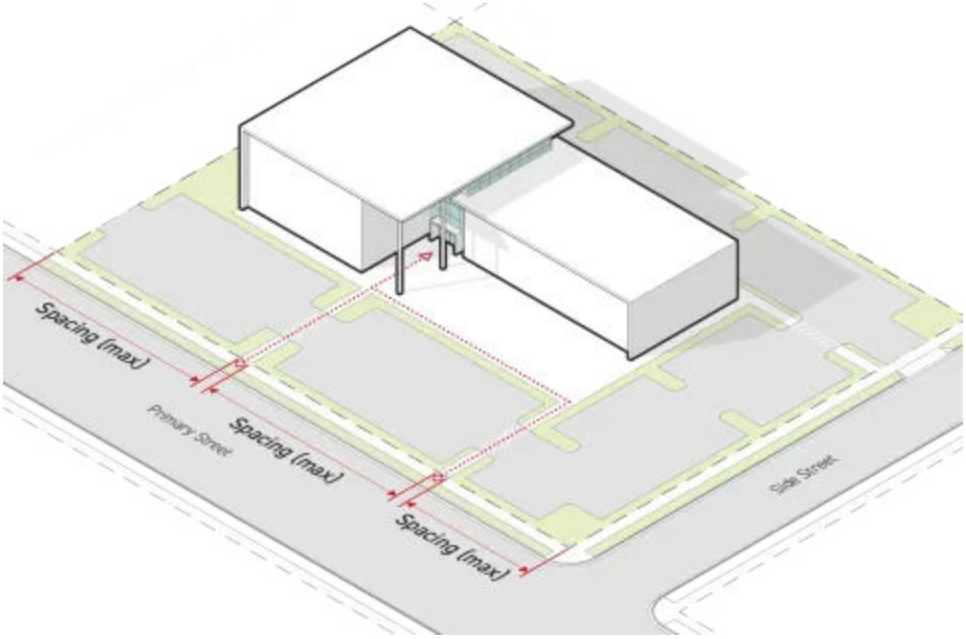
D. Measurement

1. General

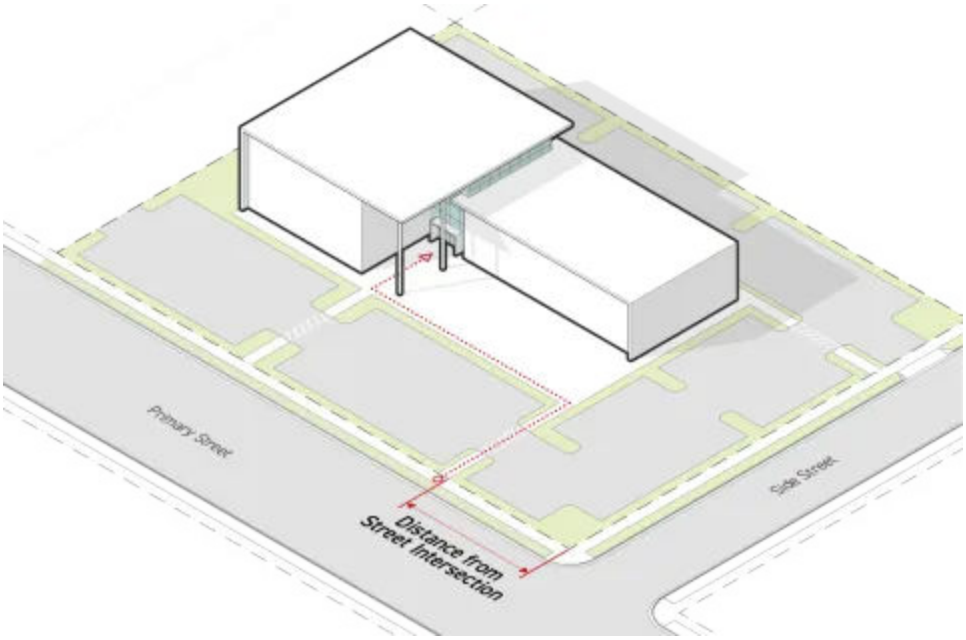
For measurement of the frontage lot line, see *Sec. 14.2.12. (Lot Line Determination)*.

2. Pedestrian Accessways

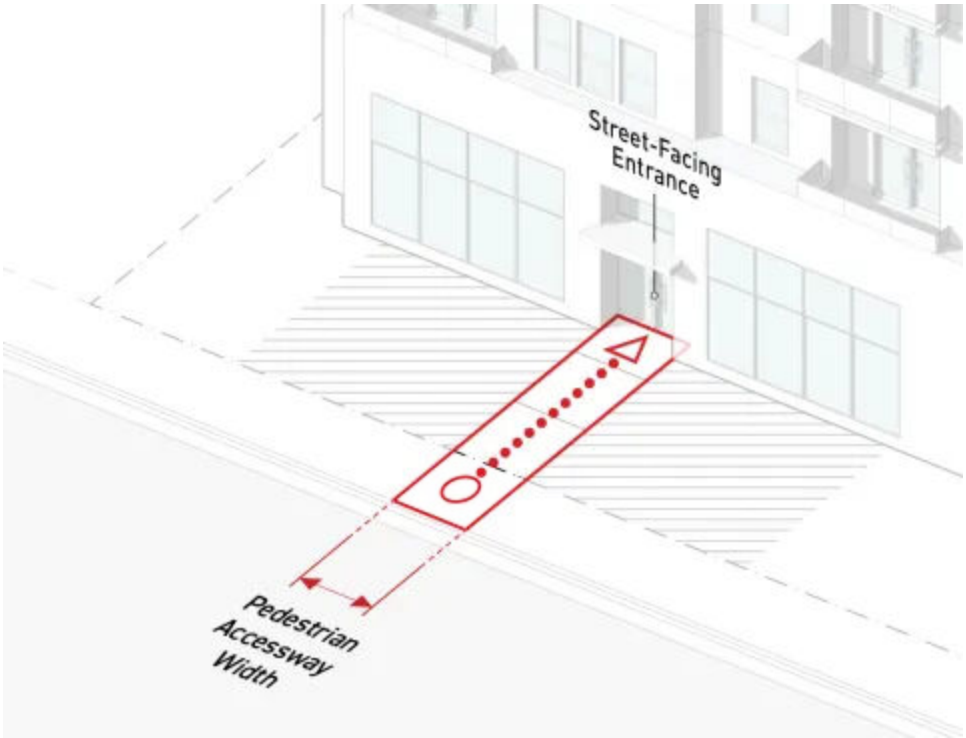
a. Pedestrian accessway spacing is measured as the distance between two pedestrian accessways, following the geometry of the frontage lot line. Measurement shall be taken from the edge of one accessway where the accessway meets the public sidewalk, to the nearest edge of the nearest accessway located on the same frontage lot line.



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.

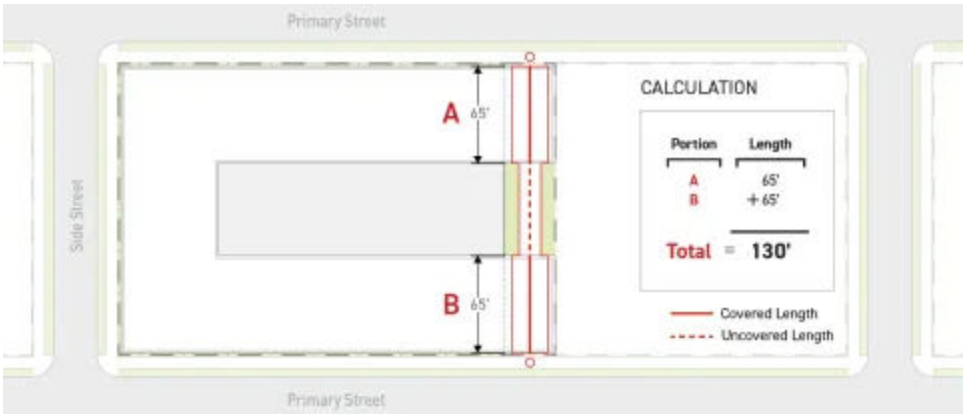


c. Pedestrian accessway width is measured from one edge of the accessway perpendicularly to the opposite edge.



3. Pedestrian Passageways

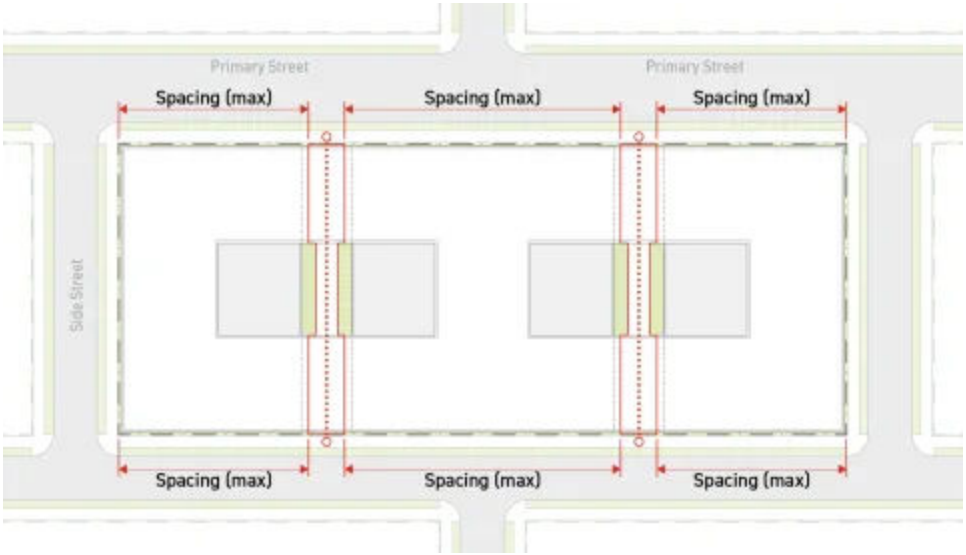
a. The cumulative linear feet of covered pedestrian passageway is measured along the centerline of the minimum pedestrian passageway width. Where any portion of the minimum width of the pedestrian passageway is not open to the sky, the length of the centerline having covered area perpendicular to it counts as covered length. The total covered length is calculated as the sum of all portions of the centerline considered covered.



b. Pedestrian passageway 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, measured along the primary street lot line.



c. Pedestrian passageway spacing is measured as the horizontal distance between designated pedestrian passageways, measured along the applicable frontage lot line pursuant to *Sec. 4C.1.1.C.3.a.vi. (Pedestrian Passageway)* above from the edge of one pedestrian passageway to the nearest edge of the next pedestrian passageway, the end of a primary street lot line, or street intersection, whichever is closest.



E. Exceptions

Site access standards do not apply to non-required entrances.

F. Relief

1. Alternative Compliance from any pedestrian access standard may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any pedestrian access dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any pedestrian access standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.1.2. PEDESTRIAN BRIDGES & TUNNELS

A. Intent

The intent of the standards of this *Section (Pedestrian Bridges & Tunnels)* is 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 shall find that the proposed pedestrian bridge or tunnel meets the requirements in *Paragraph 2. (Performance Criteria)* and *Paragraph 3. (Justification Criteria)* below. Conditions of approval may be applied by the Director pursuant to *Paragraph 4. (Additional Conditions of Approval)* below.

2. Performance Criteria

A pedestrian bridge or tunnel shall meet all of the following performance criteria:

a. The design of the pedestrian bridge or tunnel is visually compatible with the 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, and only allowed for, one of the following uses:

i. Civic facility

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

Conditions of approval may be imposed by the Director to ensure the proposed pedestrian bridge or tunnel does not detract from the pedestrian experience or have detrimental effects on surrounding properties or the public right-of-way, or to meet any other performance criteria.

DIV. 4C.2. AUTOMOBILE ACCESS

SEC. 4C.2.1. AUTOMOBILE ACCESS PACKAGES

A. Intent

The intent of the standards of this *Section (Automobile Access Packages)* is 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 stalls and motor vehicle use areas.

B. Applicability

1. Automobile access package standards apply to new construction, a major remodel, a site modification, or a lot modification, wherever a project provides a driveway from a public right-of-way to a lot, and are applied to a project as determined by the automobile access package assigned by the *Development Standards District (Part 4B.)* and subject to the following:

    a. 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.

    b. Where the 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 street or local street, as designated by the applicable community plan circulation map.

C. Standards

1. Automobile Access Packages

Automobile access packages are a combination of standards regulating automobile access between the public roadway and a lot.

a. Automobile Access Package 1

Automobile Access Package 1 is 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'
DRIVE AISLE SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other drive aisles (min)	60'
Collector or Local	
From intersection (min)	75'
From other drive aisles (min)	60'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Not Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area)* for additional standards that apply.

b. Automobile Access Package 2

Automobile Access Package 2 is 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'
DRIVE AISLE SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other drive aisles (min)	40'
Collector or Local	
From intersection (min)	75'
From other drive aisles (min)	40'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Not Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area)* for additional standards that apply.

c. Automobile Access Package 3

Automobile Access Package 3 is 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'

DRIVE AISLE SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other drive aisles (min)	20'
Collector or Local	
From intersection (min)	75'
From other drive aisles (min)	20'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Allowed
See *Sec. 4C.2.2. (Motor Vehicle Use Area)* for additional standards that apply.	

2. General

a. Design

All vehicle drive aisles shall conform to *Sec. 4C.2.2. (Motor Vehicle Use Area)*.

b. Queuing 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.

QUEUING DEPTH		
Total Parking Stalls	Queuing 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 and drive aisle for the minimum queuing depth.

ii. Automobile parking stalls shall not be accessed from the drive aisle for the minimum queuing depth.

iii. Drive aisles providing internal circulation within a parking facility shall not intersect a drive aisle that is providing access to a lot from the street for its minimum queuing

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 to a lot shall be no greater than the number specified by the applicable automobile access package based on the lot width. Lot width shall be measured along the street lot line from which access is limited pursuant to *Paragraph 3. (Access Location)* above.

5. ## Access Lane Width

   Access lanes shall be no wider than the maximum and no narrower than the minimum width specified by the applicable automobile access package. When more than one access lane is permitted on a lot, two access lanes may be conjoined to create a dual-lane drive aisle, the maximum width of which is the sum of two allowable single access lane widths. A drive aisle may be no wider than the sum of all included access lane widths, excluding gutters of no more than 18 inches wide, curbs, and pedestrian accessways.

6. ## Drive Aisle Separation

   a. ### From Intersection

i. Drive aisles shall be separated from all street intersections by a distance no less than the minimum distance specified by the applicable 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: three-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 drive aisle shall be located no less than half of the minimum distance specified by the applicable automobile access package.

b) Where both intersecting streets are designated as local streets, no drive aisle separation from the intersection is required.

iii. Drive aisles 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 or Local, and drive aisles are placed along the side lot line located furthest from the street intersection. When there are multiple intersections from which separation is required, drive aisles shall be placed at the midpoint between the street intersections.

b. From Other Drive Aisles

Drive aisles shall be separated from all other drive aisles located on the same street lot line by a distance no less than the minimum distance specified by the applicable automobile access package, measured parallel to the applicable street lot line.

7. Drive-Throughs

a. Where the applicable 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.3. (Motor Vehicle Use Area)*.

8. Measurement

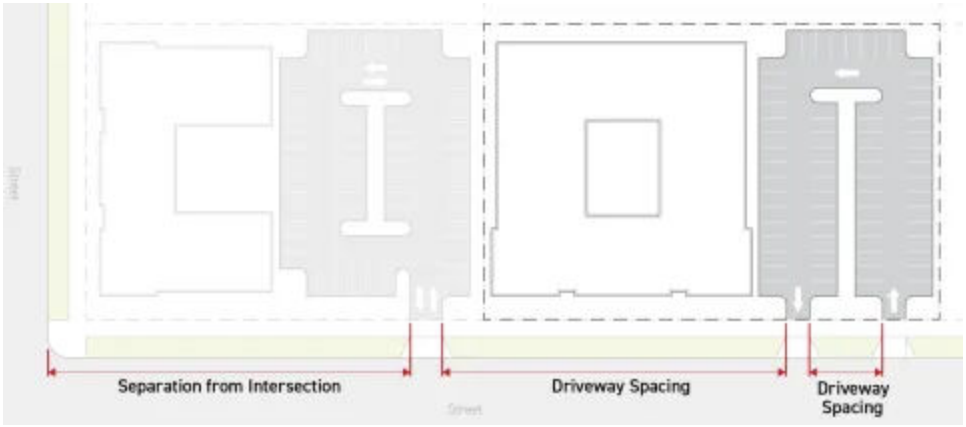
a. For determining primary street lot line and side street lot line measurements see *Sec. 14.2.12. (Lot Line Determination)*.

b. Street designation is determined by the applicable community plan circulation map.

c. Number of access lanes is calculated as the total number of access lanes providing access to a lot along an individual street lot line.

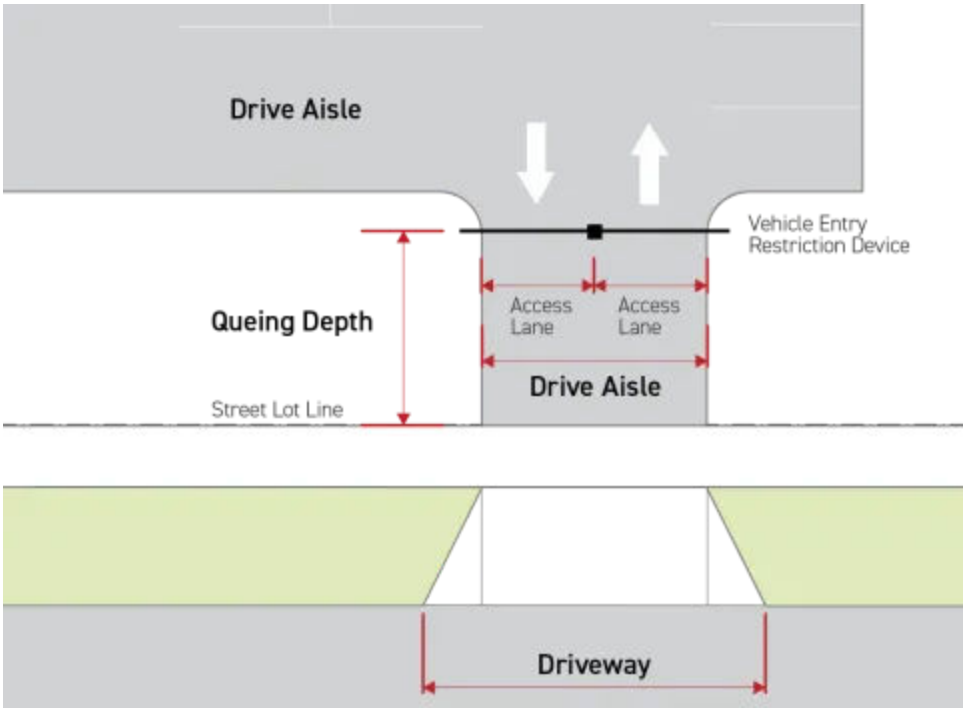
d. Drive aisle separation from intersections is measured parallel to the street lot line that the drive aisle takes access through, from the extension of the curb along the intersecting street to the edge of the nearest access lane.

e. Drive aisle separation from other drive aisles located on the same street lot line is measured following the geometry of the street lot line that the drive aisle takes access through, from edge of drive aisle to edge of drive aisle. Drive aisle separation from other drive aisles only includes drive aisles providing access to the subject lot and does not include drive aisles providing access to surrounding lots.



9. 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.

10. Queuing depth is measured from the applicable street lot line, into the lot and perpendicular to the drive aisle width, to the abutting drive aisle or vehicle entry restriction device.



D. Relief

1. Alternative Compliance from any automobile access standard may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any drive aisle separation, width or depth dimensional standard, or drive aisle separation of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. One additional access lane in excess of the maximum number of access lanes permitted may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

4. A deviation from any automobile access standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.2.2. MOTOR VEHICLE USE AREA

A motor vehicle use area is defined as 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, fueling stations and areas to be used for the sale or storage of motor vehicles.

A. Intent

The intent of the standards of this *Section (Motor Vehicle Use Area)* is 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

Motor vehicle use area design standards apply to new construction or a site modification. When motor vehicle use area design standards apply, the standards apply to the lot, 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.

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 setback specified by the applicable *Frontage District (Part 3B.)*.

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 as follows:

a) An *F-Screen 2 (Sec. 4C.8.1.C.2.b.)* or an *F-Screen 3 (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 *T-Screen 1 (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 *T-Screen 1 (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 located in a frontage yard shall comply with frontage yard fence & 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 provided 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 four 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 five 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 Chapter VI. (Public Works and Property), Sec. 64.72. (Stormwater Pollution Control Measures for Development Planning and Construction Activities) of this Code.

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 in *sub-subparagraph iii.* 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 millimeters (3.14 inches).

c) If plants 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 drive aisles and parking areas serving a maximum of two dwelling units.

2. Freight Loading Areas

Freight loading areas are areas designated for the on-site loading and unloading of freight vehicles.

a. General

All freight loading areas on-site shall meet the following standards:

i. Shall meet *Sec. 4C.2.2.C.1. (Motor Vehicle Use Area)*.

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. 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 will not occur in public streets, with the exception of loading areas designated by the City.

v. Loading and unloading activities will not encroach on or interfere with the use of sidewalks, driveways, drive aisles, automobile queuing spaces, or parking areas.

vi. 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 public & institutional uses, general commercial uses, heavy commercial uses, light industrial uses, or heavy industrial uses, 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. The freight loading area for each tenant space shall meet the following minimum dimensional standards:

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 equal in size to the sum of the required minimum dimension for each tenant space, 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

A drive-through facility is a facility that provides goods or services to drivers in vehicles. Drive-through facilities include drive-through lanes consisting of 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.

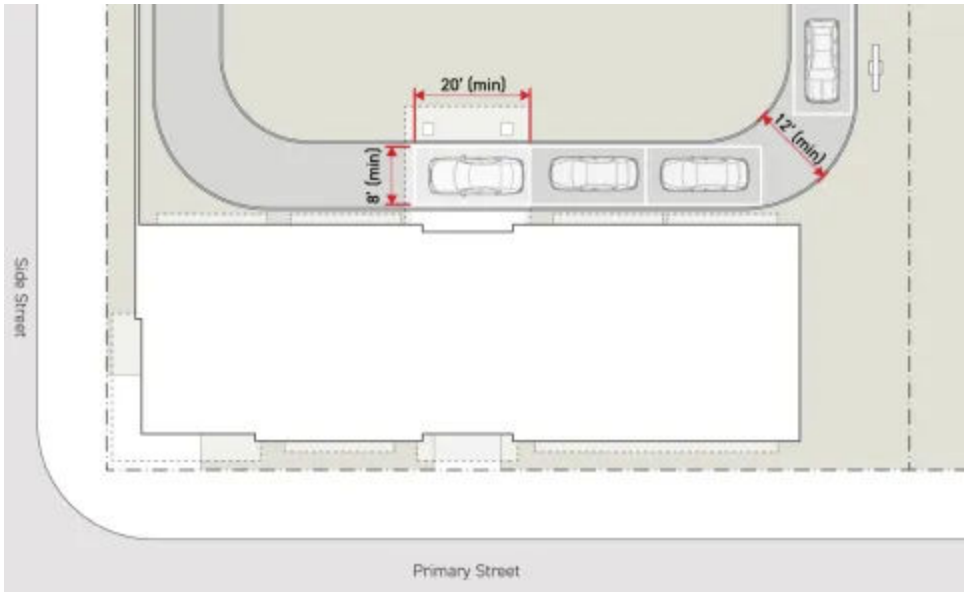
b. Where the applicable automobile access package specifies that drive-through facilities are "Allowed", a drive-through facility may be provided on-site and shall meet all of the following standards:

i. Comply with *Subsection C. (Standards)* above.

ii. Provide a number of automobile queuing spaces sufficient to accommodate the number of automobiles anticipated during peak demand, to the satisfaction of LADOT.

iii. Shall not encroach on or interfere with the use of sidewalks, drive aisles providing access to parking stalls, loading areas, or parking areas.

iv. Each queuing space in a drive-through lane is a minimum of 20 feet in length and eight feet in width along straight segments of the drive-through lane. Drive-through lanes are a minimum of 12 feet in width along curved segments.



v. Any drive-through lane that take access directly from the public right-of-way shall be regulated as a drive aisle and subject to the drive aisle standards specified by the applicable automobile access package for the minimum required depth of the queuing depth.

vi. Reviewed and approved 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 measurements see *Sec. 14.2.12. (Lot Line Determination)*.

2. For frontage yard measurements see *Sec. 14.2.16.C.1. (Frontage yard)*.

3. For parking setback measurements 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 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. Exceptions

1. Parking lots and parking structures are excluded from motor vehicle use area design standards. For parking lot and parking structure design standards see *Sec. 4C.4.3. (Parking Area Design)*.

2. The conversion of an existing parking stall into an electric vehicle parking stall in an existing parking area is exempt from the standards of this *Section (Motor Vehicle Use Area)*.

F. Relief

1. A deviation from any motor vehicle use area design dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from any motor vehicle use area design standard may be granted 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

The intent of the standards of this *Section (Bicycle Parking Spaces)* is to promote bicycling as an alternative to automobile transportation, and to ensure safe, secure, accessible, and convenient storage of bicycles for all users.

B. Applicability

This *Section (Bicycle Parking Spaces)* applies to new construction, a major remodel, a site modification, or a use modification.

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 three 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 indicated 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 dwelling unit shall not be required to provide long-term bicycle parking.

b. Notwithstanding the above, for all supportive housing uses, short-term bicycle parking shall be provided at a rate of one 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 two short-term and two long-term bicycle parking spaces shall be provided.

2. Public & 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 & institutional uses, transportation uses, commercial uses, and industrial uses at the ratio and minimum indicated in the table below.

	Short-Term (*Sec. 4C.3.2.*)	Long-Term (*Sec. 4C.3.3.*)
Public & Institutional Uses		
Public & Institutional Uses, except as listed below:	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
Civic Facility: 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: Post-secondary	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 Uses		
Open Space & Recreation Uses, 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)	--	--
Indoor Recreation: Public	1/10 provided automobile parking stalls, (5 min)	1/10 provided automobile parking stalls, (5 min)
Outdoor Recreation: Public	1/10 provided automobile parking stalls, (5 min)	1/10 provided automobile parking stalls, (5 min)
Transportation Uses		
All	--	--
General Commercial Uses		
All General 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, Indoor: 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 units)	1/10 lodging units, (2 min)	1/10 lodging units, (2 min)
Office	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
Retail: All	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Heavy Commercial Uses		
All Heavy Commercial Uses, except as listed below:	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)

Required Bicycle Parking

	Short-Term (*Sec. 4C.3.2.*)	Long-Term (*Sec. 4C.3.3.*)
Storage, Indoor: All	--	--
Storage, Outdoor: All	--	--
Light Industrial Uses		
All	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Heavy Industrial Uses		
All	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Agricultural Uses		
All	--	--

"--" = no parking required

3. City Operated Uses

In all buildings or parking lots used by the City for government purposes, including government office buildings, both short-term and long-term bicycle parking shall be provided at a rate of 10 percent of the required parking. However, no less than five short-term bicycle spaces and no less than five long-term bicycle parking shall be provided for the lot or building.

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. (Exceptions)* 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

Adaptive reuse projects in accordance with *Sec. 9.4.5. (Downtown Adaptive Reuse Program)* and *Sec. 9.4.6. (Citywide Adaptive Reuse Program)* are not required to provide additional bicycle parking.

F. Relief

1. A deviation from any required bicycle parking dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from any required bicycle parking standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.3.2. SHORT-TERM BICYCLE PARKING DESIGN

A. Intent

The intent of the standards of this *Section (Short-Term Bicycle Parking Design)* is 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

This *Section (Short-Term Bicycle Parking Design)* applies to all short-term bicycle parking spaces required by *Sec. 4C.3.1. (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. Owners and operators shall not unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking, including the adoption of unreasonable property management rules. Unreasonable interference includes shorter operating hours for short-term bicycle parking than for the 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 *Subparagraph* do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. Bicycle Parking Space Design

a. General

Required short-term bicycle parking shall consist of bicycle racks that do all of the following:

i. Support the bicycle frame at two points, and support only the wheel of the bicycle are not permissible.

ii. Allow for the bicycle frame and at least one wheel to be locked to the racks.

iii. 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. Be securely anchored to a permanent surface.

vi. If more than 20 short-term bicycle parking spaces are provided, at least 50 percent of the bicycle parking spaces shall be 100 percent 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 two feet wide and six 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. Alternatively to *Subparagraph b. (Horizontal Storage)* above, 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 parking service, the service must meet the standards outlined in *Paragraph 7. (Attended Bicycle Parking Service)* below.

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 location, or a combination of the following:

i. On the same lot as the use for which it is intended to serve.

ii. In a parking facility serving the use for which the bicycle parking is intended to serve.

iii. Immediately in front of a lot within the public right-of-way in accordance with *Paragraph 4. (Bicycle Parking in the Public Right-of-Way)* below.

iv. In a City-funded bicycle corral in accordance with *Paragraph 5. (Bicycle Corrals)* below.

v. In a bicycle share station in accordance with *Paragraph 6. (Bicycle Share Stations)* below.

b. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the lot.

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 six feet by two 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 percent of short-term bicycle parking shall be located outside buildings or parking structures; however, no more than eight 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 in accordance with *Sec. 4C.1.1.C.2.a.ii. (Direct)* to a public street.

h. For new construction, 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 lot.

ii. Legible and reflectorized.

iii. Indicate the availability and location of bicycle parking within the lot.

iv. All signs shall comply with *Div. 4C.11. (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 three or more pedestrian entrances, no more than 50 percent of all short-term bicycle parking spaces shall be assigned to a single pedestrian entrance.

4. Bicycle Parking in the Public Right-of-Way

Business operators or property owners may install their own racks within the public right-of-way unless a City owned rack already exists, subject to compliance with all LAMC requirements, including but not limited obtaining any necessary permit from the Bureau of Engineering and approval by LADOT.

5. Bicycle Corrals

a. City-Funded Bicycle Corrals

Any lot located within 500 feet of a City-funded bicycle corral may count up to four bicycle parking spaces within the bicycle corral towards their required short-term bicycle parking spaces.

b. Bicycle Corral Parking Incentive Program

i. Businesses or property owners who have obtained approval from Bureau of Engineering and LADOT to install and maintain a bicycle corral in the right-of-way in front of their property 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.

ii. Business operators or property owners shall pay the construction and maintenance costs of building said bicycle corrals.

iii. 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 recorded covenant maintenance agreement as outlined below in a form approved by LADOT.

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.

iv. Business operators or property owners who choose to install bicycle corrals within the public right-of-way shall be responsible for maintaining the racks according to the standards set forth in a covenant maintenance agreement approved by LADOT.

v. If, for any reason, the responsibility for maintaining a bicycle corral is returned to the City of Los Angeles, it shall be considered a City-funded bicycle corral.

vi. If, for any reason, the City determines that a bicycle corral has been removed regardless of the reason, business owners shall no longer be able to count the spaces removed toward their required bicycle parking and the 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 *Paragraph 3. (Siting Requirements)* above.

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 four bicycle share docks toward the required number of short-term bicycle parking spaces for a building or use 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 percent of the total number of short-term bicycle parking spaces required for the subject lot.

d. Where bicycle share docks are counted toward the required number of short-term bicycle parking spaces, residential and non-residential 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.E.10. (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. A pick-up and drop-off location for short-term bicycle parking shall either comply with *Paragraph 3. (Siting Requirements)* above or be co-located with a valet automobile parking pick-up or drop-off location provided on the same lot for the subject use.

b. Once stored, a bicycle left in the care of an attendant(s) shall be accessible only to the attendant(s), with the storage location not necessarily in the same location as the pick-up and drop-off point.

c. 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.

d. 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 granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any short-term bicycle parking design dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any short-term bicycle parking design standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.3.3. LONG-TERM BICYCLE PARKING DESIGN

A. Intent

The intent of the standards of this *Section (Long-Term Bicycle Parking Design)* is 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

This *Section (Long-Term Bicycle Parking Design)* applies to all long-term bicycle parking spaces required by *Sec. 4C.3.1. (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. Owners and operators shall not unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking, including through the adoption of unreasonable property management rules. Unreasonable interference includes 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 *Subparagraph.* 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 fully enclosed and 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 two 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

Alternative to *Subparagraph b. (Horizontal Storage)* above, 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 four feet deep and six feet in height.

d. Stacked Storage

Alternative to *Subparagraph b. (Horizontal Storage)* and *Subparagraph c. (Vertical Storage)* above, long-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 elements required by federal, state and local laws have been provided.

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 percent 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 lot.

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 six feet by two feet).

4. Showers and Personal Lockers

Showers and personal lockers are required for long-term bicycle parking in non-residential uses in accordance with Chapter IX. (Building Regulations), Sec. 91.6307. (Shower and Locker Facilities) of this Code and shall remain available for the use of building occupants arriving by bicycle.

5. Attended Bicycle Parking Service

a. A pick-up and drop-off location for long-term bicycle facilities shall either comply with *Paragraph 3. (Siting Requirements)* above or be co-located with a valet automobile parking pick-up or drop-off location provided on the same lot for the subject use.

b. Once stored, a bicycle left in the care of an attendant(s) shall be accessible only to the attendant(s), with the storage location not necessarily in the same location as the pick-up and drop-off point.

c. 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.

d. 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 and required to meet the minimum parking requirement.

D. Measurement

[Reserved]

E. Relief

1. An alternative compliance to any long-term bicycle parking design standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any long-term bicycle parking design dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any long-term bicycle parking design standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 4C.4. AUTOMOBILE PARKING

SEC. 4C.4.1. AUTOMOBILE PARKING STALLS

An automobile parking stall is defined as a 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. Automobile parking stalls do not include bicycle parking.

A. Intent

The intent of the standards of this *Section (Automobile Parking Stalls)* is to accommodate the arrival to a lot 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

Automobile parking stall standards apply to new construction, a major remodel, a site modification, or a use modification to buildings, structures, a lot, or uses on a lot, and as determined by the automobile parking package assigned by the applicable *Development Standards District (Part 4B.)*.

C. Standards

1. General

a. Projects shall provide the minimum number of automobile parking stalls specified in the Required Automobile Parking Table, Table 1 below, based on the project's use(s) and the parking package assigned by the applied *Development Standards District (Part 4B.)*.

b. When a 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 lot with a combination of uses results in a fraction, then the total parking required for all uses on a 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 lot based on the combination of uses.

c. In addition to the above, projects shall comply with the electric vehicle charging space requirements in Chapter IX. (Building Regulations), Article 9. (Green Building Code) of this Code.

2. Required Automobile Parking Table

a. When the Required Automobile Parking Table below lists multiple parking stall requirement options, the option that results in the greater number of required parking stalls applies.

b. For the purposes of using the Required Automobile Parking Table, uses are defined in *Part 5D. (Use Definitions)*.

-Table 1- Required Automobile Parking

	Parking Package				
	A	B	C	D	E
RESIDENTIAL Uses					
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 units	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)				

-Table 1- Required Automobile Parking

	Parking Package				
	A	B	C	D	E
Home Sharing	See Dwelling (No additional parking required beyond Dwelling)				
Joint Living & Work Quarters	Entire Unit including workspace treated as dwelling unit				
Live/Work	Entire Unit including workspace treated as dwelling unit				
Mobile Home Park	See California Code of Regulations, Title 25. (Housing and Community Development), Div. 1. (Housing and Community Development).				
Supportive Housing:					
General	--	0.05/du	0.1/du	0.15/du	0.2/du
Medical Care	--	0.05/bed	0.1/bed	0.15/bed	0.2/bed
Temporary	--	--	--	--	--
PUBLIC & INSTITUTIONAL Uses					
Cemetery	--	--	--	--	--
Civic Facility: All	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Civic Fleet Services		--	--	--	--
Detention Facility	--	--	--	--	--
Hospital					
Local	--	0.1/bed	0.1/bed	0.2/bed	0.2/bed
Regional	--	0.5/bed	1/bed	1.5/bed	2/bed
Parking	--	--	--	--	--
Public Safety Facility	--	--	--	--	--
Community Assembly: All (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
Utilities: All	--	--	--	--	--
Open Space & Recreation Uses					
Amphitheater or Stadium: All	--	10/1,000 SF	15/1,000 SF	20/1,000 SF	25/1,000 SF
Indoor Recreation:					

-Table 1- Required Automobile Parking

	Parking Package				
	A	B	C	D	E
Public	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
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: All	--	--	--	--	--
Transportation Uses					
All	--	--	--	--	--
General Commercial Uses					
Animal Sales and Services: All	--	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: All					
The service floor area	--	1/1,000 SF	2/1,000 SF	4/1,000 SF	5/1,000 SF
The food & drink preparation area	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Entertainment Venue, Indoor: All (excluding all non assembly area)	--	10/1,000 SF	15/1,000 SF	20/1,000 SF	25/1,000 SF
Financial Services: All	--	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 lodging units	--	0.5/lodging unit	0.5/lodging unit	1/lodging unit	1/lodging unit
Next 30 lodging units	--	0.25/lodging unit	0.25/lodging unit	0.5/lodging unit	0.5/lodging unit
Remaining lodging units	--	--	--	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: All					
The sales floor area	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
The showroom area	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Sexually Oriented Business: All	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF

-Table 1- Required Automobile Parking

	Parking Package				
	A	B	C	D	E
Heavy Commercial uses					
All 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 & Rental: All	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Storage, Indoor: All		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: All					
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	--	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					

Download date: 11/8/2026

-Table 1- Required Automobile Parking

	Parking Package				
	A	B	C	D	E
All	--	--	--	--	--

"--" = 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 *Paragraph 3. (Square Feet)* of this *Subsection (Measurement)*.

b. Multiply the result by the numerator in the specified parking ratio. If the result is a fraction, round in accordance with *Paragraph 5. (Fractional Spaces)* of this *Subsection (Measurement)*.

c. The result shall be the total number of required automobile parking stalls.

2. Parking Stalls Per Acre

When determining automobile parking stall requirements specified as a ratio having a denominator of "acre" the method for determining the total number of required automobile parking stalls shall be executed as follows:

a. Divide the total floor area of the subject use by 43,560. For determining floor area of the specified use, see *Paragraph 3. (Square Feet)* below.

b. Multiply the result by the numerator in the specified parking ratio. If the result is a fraction, round in accordance with *Paragraph 5. (Fractional Spaces)* below.

c. The result shall be the total number of required automobile parking stalls.

3. Square Feet

For the purpose of calculating required automobile parking stalls in this *Section (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. 14.2.7. (Floor Area)*.

4. Habitable Rooms

For the purpose of applying the automobile parking stall requirements of this *Section (Automobile Parking Stalls)*, any kitchen shall not be considered a habitable room.

5. Fractional Space

When the application of these regulations results in the requirement of a fractional automobile parking stall, any fraction up to and including 1/2 may be disregarded, and any fraction over 1/2 is construed as requiring one automobile parking space. Rounding shall occur after taking the sum of automobile parking required across all proposed uses.

E. Exceptions

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 state, federal and local laws.

2. Amenity Space

Floor area provided as lot amenity space or residential amenity space shall be exempt from parking requirements.

3. Use Modification

No additional parking stalls shall be required for use modification project activities that only modify the following uses:

a. Indoor recreation: public,

b. Indoor recreation: commercial, or

c. All general commercial uses.

4. Electric Vehicle Parking Stalls

a. Each EV capable parking stall provided above the minimum required by Chapter IX. (Building Regulations), Article 9. (Green Building Code) of this Code may be substituted for two required automobile parking stalls for the purpose of complying with any applicable minimum automobile parking stall requirements of this *Section (Automobile Parking Stalls)*.

b. An accessible EV capable parking stall shall count as two required automobile parking stalls for the purpose of complying with any applicable minimum parking stall requirements of this *Section (Automobile Parking Stalls)*.

c. The conversion of one or more existing parking stalls into electric vehicle parking stalls is allowed, even if the conversion or the associated equipment for electric vehicle charging reduces the total number of parking stalls provided, or would cause the project to provide less parking than required by *Sec. 4C.4.1.C.2. (Required Automobile Parking Table)*. No modification to an existing entitlement is required to allow for this conversion.

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 uses, eating & drinking use, personal services 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 & drinking uses, personal services uses or retail uses that may provide parking at the same rate required for office uses shall not exceed five percent of the total floor area dedicated for office uses.

iv. Any floor area dedicated to any combination of indoor recreation uses, eating & drinking uses, personal services uses or retail uses that exceeds five percent of the total floor area dedicated for office uses shall provide parking at the rate specified for the subject use in the applicable parking package assigned by the applied *Development Standards District (Part 4B.)*.

b. Any office uses sharing a lot with a wholesale trade & warehousing use may provide parking at the same rate required for wholesale trade & 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 & warehousing uses shall not exceed 10 percent of the total floor area dedicated for wholesale trade & warehousing uses.

ii. Any floor area dedicated to office uses that exceeds 10 percent of the total floor area dedicated for wholesale trade & 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 4B.)*.

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 two 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 one automobile parking stall for every four bicycle parking spaces provided the bicycle

parking spaces meet the applicable requirements of *Sec. 4C.3.1. (Bicycle Parking Spaces)*.

b. Non-residential uses may substitute up to 20 percent of the required automobile parking with bicycle parking. When a non-residential use is located within 1,500 feet of a passenger transit facility, up to 30 percent of the required automobile parking stalls may be substituted with bicycle parking.

c. Residential uses may substitute up to 10 percent 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 percent 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 percent of the required automobile parking with bicycle parking, as deemed eligible.

11. Conversion of Existing One-Unit Dwellings

Only one automobile parking stall is required for each dwelling unit that results from the conversion of an existing building on a lot that contains only one dwelling unit, provided that the conversion meets the following requirements:

a. The lot is not in a 1L *Density District (Part 6B.)*;

b. The conversion is limited to the structural alteration of the existing building or the addition of not more than 250 square feet of floor area thereto;

c. The conversion results in a total of two or more dwelling units; and

d. All newly created dwelling units are rental units.

12. Outdoor Dining Area Parking Exception

a. Outdoor dining areas may replace otherwise required automobile parking stalls, provided that at least one automobile parking stall is provided for the associated eating & drinking use, subject to the following exceptions where no automobile parking is required:

i. On a lot where no parking is required for the associated eating & drinking use.

ii. Where the associated eating & drinking use has a total floor area of 3,000 square feet or less.

iii. Where the outdoor dining area has a total area of 1,000 square feet or less.

b. Establishments that have been the subject of a wage claim under Chapter XVIII. (Employee Wages and Protections), Article 8. (Los Angeles Office of Wage Standards Ordinance) of this Code, on or after January 1, 2024, are not eligible for the outdoor dining area parking exception.

13. Proximity to Transit

Regardless of the number of required automobile parking stalls specified by the parking package assigned by the applied *Development Standards District (Part 4B.)*, no minimum parking shall be required for any project located in whole or in part in the Major Transit Stop Area Map (*Sec. 1.5.18. (Major Transit Stop Area Map)*).

F. Relief

1. Alternative Compliance to automobile parking requirements may be granted in accordance with *Sec. 4C.4.3. (Alternative Parking Strategies)*.

2. A reduction in required automobile parking requirements of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustments)*.

3. A deviation in required automobile parking requirements may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.4.2. ALTERNATIVE PARKING STRATEGIES

A. Intent

The intent of the standards of this *Section (Alternative Parking Strategies)* is to provide opportunities for projects to reduce the number of required automobile parking stalls through alternative methods of accommodating arrival to a lot and reduce demand for automobile parking.

B. Applicability

Alternative parking strategy standards apply to new construction, a major remodel, a site modification, or a use modification.

C. Standards

1. General

a. A reduction in required automobile parking stalls through the provision of one or more alternative parking strategy 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 parking stalls 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 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 lot combines dwelling uses or office uses with on-site general commercial uses that may serve the lot's residents or employees, the total number of required automobile parking stalls may be reduced when an applicant demonstrates that the lot's commercial uses will cater to the lot'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. Contains 50 or more dwelling units or 50,000 square feet or more dedicated to office use.

b. General commercial uses are limited to indoor recreation, eating & drinking uses, personal services or retail use.

c. The general commercial uses shall be limited to 25 percent of total floor area.

d. The mix of uses sufficiently alleviates the demand for the specified number of required automobile 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. A parking facility may be shared among multiple uses within the same building or site, as well as uses located on separate sites. The alternative 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 sufficiently alleviates the demand for the specified number of required automobile 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 sufficiently alleviates 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 and may decrease the total number of required automobile parking stalls, based on the decreased demand, provided the following criteria are met:

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 passenger transit facility or stop.

b. A majority of shuttle users arrive and depart roughly within the same three hour period.

c. The planned shuttle service sufficiently alleviates the demand for the specified number of required parking stalls.

6. Designated Passenger Loading Areas

Uses that can accommodate a high share of arrivals and departures through dynamic ridesharing or taxi services when providing a safe and efficient passenger loading area may have a decreased demand for automobile parking and may decrease the total number of required automobile parking stalls, based on the decreased demand, provided the following criteria are met:

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 sufficiently alleviates the demand for the specified number of required parking stalls.

D. Measurement

1. For measurement of walking distance see *Sec. 14.2.3.A.2. (Walking Distance)*.

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 in the vicinity.

E. Relief

A deviation from any alternative parking strategy dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

SEC. 4C.4.3. PARKING AREA DESIGN

A. Intent

The intent of the standards of this *Section (Parking Area Design)* is to ensure parking areas provide sufficient accommodation for automobile parking.

B. Applicability

Parking area design standards apply to new construction, a major remodel, a site modification, or a use modification, affecting any 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, unless LADOT determines that access will not be detrimental to the flow of traffic. Alleys may be used for circulation between parking areas.

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 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

applied *Frontage District (Part 3B.)* in accordance with *Sec. 3C.2.1. (Parking Setback)*.

d. Automobile parking is not permitted within any portion of a lot 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 four 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 into a parking setback.

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 five parking stalls, which are not required to mark parking stalls with striping.

5. Paving

All parking areas shall be paved with a material treatment meeting either the basic or alternative paving material standards below.

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 two inches thick after compaction or with portland cement paving at least three inches thick.

b. Alternate Paving Materials

i. Alternative to the basic paving material in *Subparagraph a. (Basic Paving Material)* above, automobile parking areas may be paved with the following alternative paving materials: 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 the Los Angeles Fire Department.

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

c) If plants are an element of the alternate paving material, the irrigation system shall not utilize potable water except for during 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.

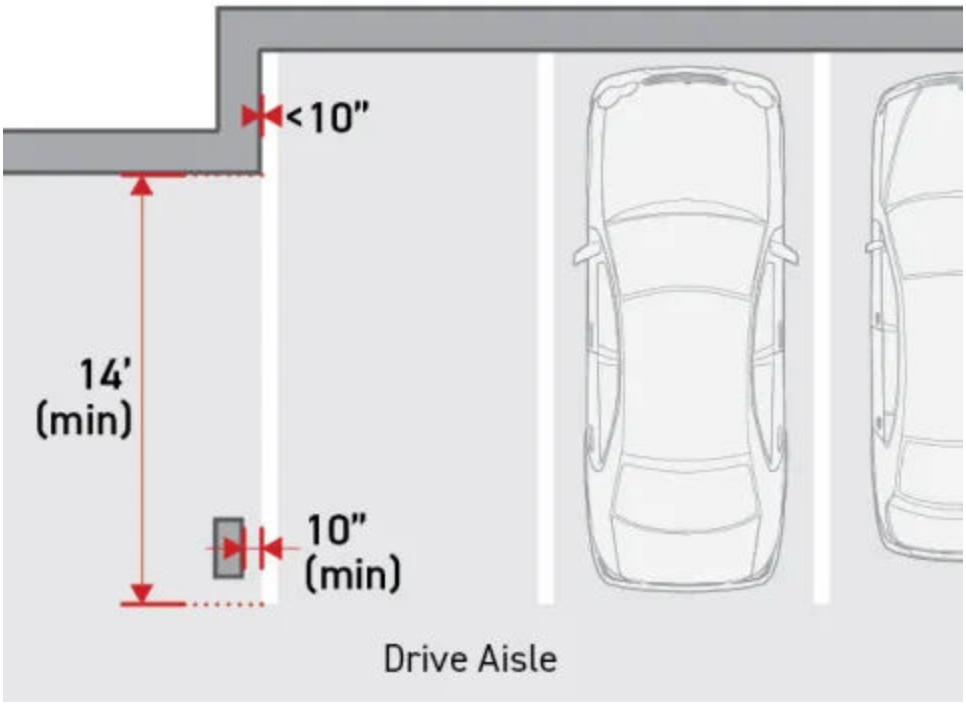
e) Decomposed granite, crushed rock and gravel shall only be allowed for parking areas serving one or two dwelling units.

6. Lighting

Parking areas shall be illuminated in accordance with *Sec. 4C.10.1. (Outdoor Lighting)*.

7. Parking Stall Obstructions

A fence, wall, partition, column, post or similar obstruction shall not 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 (Part 6B.)* are exempt from this standard.



8. Parking Lots

For additional parking lot standards, see *Sec. 4C.4.4. (Parking Lot Design)*.

9. Structured Parking

For additional parking structure standards, see *Sec. 4C.4.5. (Parking Structure Design)*.

10. 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

11. Compact Parking

a. The following parking stalls may be compact:

   i. Any parking stalls in excess of the required number of parking stalls in *Sec. 4C.4.1. (Automobile Parking Stalls)*,

   ii. Parking stalls in excess of one parking stall per dwelling unit may be compact parking stalls, and

   iii. In a parking area containing 10 or more parking stalls, a maximum of 40 percent of the required parking stalls.

b. All compact parking stalls shall be clearly and visibly striped and labeled for compact car use only.

12. Tandem Parking

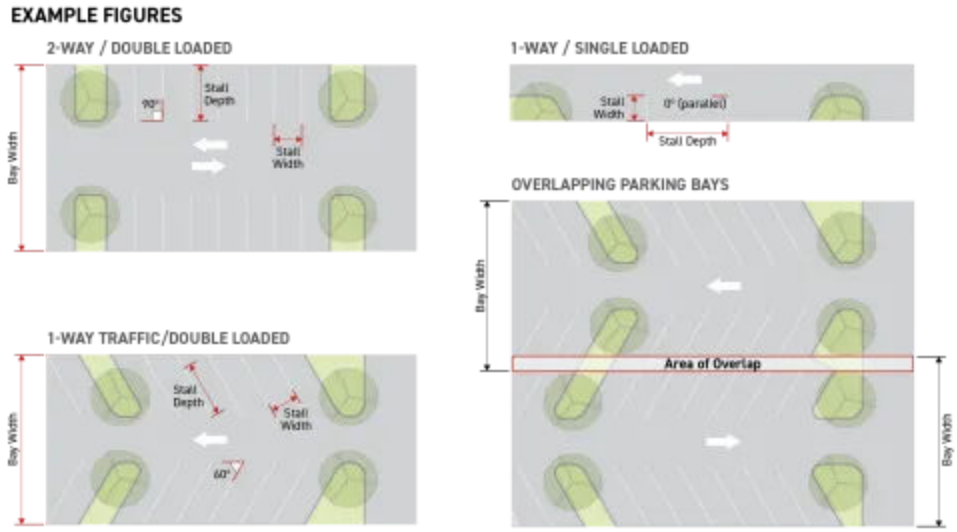
Automobiles may be parked in tandem in a private parking area serving a residential use, where the tandem parking is not more than two cars in depth. Tandem parking is not allowed for recreational vehicles or guest parking provided as part of a private parking area serving a residential use.

13. Parking Bay Dimensions

a. The minimum width of each parking bay is determined by the stall width and angle of the parking stalls provided 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"



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 feet where tandem stalls are provided on only one side of a drive aisle and by 30 feet 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, or their authorized representative, based on vehicle maneuvering requirements on the lot.

14. Mechanical Automobile Lifts & Robotic Parking Structures

a. The stacking of two or more automobiles using a mechanical car lift or computerized parking structure is permitted.

b. Mechanical and robotic automobile parking lifts must maintain the following dimensions between vertical supports or any obstructions:

PARKING LIFT DIMENSIONS		
Dimension	Parking Stall Type	
	Standard	Compact
Clear Width (min)	8'-0"	7'-0"
Clear Height (min)	7'-0"	6'-0"

c. 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 *Div. 4C.4. (Automobile Parking)*.

d. The lift equipment or computerized parking structure shall meet any applicable building code requirements in Chapter IX. (Building Regulations), Article 9. (Green Building Code)of this Code.

e. All mechanical automobile lifts and robotic parking structures shall be subject to *Sec. 4C.4.3.C.2. (Location of Parking Stalls)*.

D. Measurement

1. Parking Stall Width

The parking stall width shall be measured as the narrowest horizontal distance between opposite edges of a parking stall.

2. Parking Stall Depth

The parking stall depth shall be measured as 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 parking bay width shall be measured by the horizontal distance between opposite edges of a parking bay measured perpendicular to the drive aisle.

4. Parking Angle

The parking angle shall be measured from the long edge of a parking stall to the drive aisle.

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, whichever is lower, 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 *Sec. 4C.4.3.C.10. (Parking Stall Dimensions)* and *Sec. 4C.4.3.C.13. (Parking Bay Dimensions)*.

F. Relief

1. Alternative Compliance from parking area design standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. Compact parking stalls provided in lieu of 10 percent of the required standard parking stalls may be granted in accordance with *Sec. 13B.5.2. (Adjustments)*

3. A deviation in required parking stall dimensions or parking bay dimensions may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.4.4. PARKING LOT DESIGN

A. Intent

The intent of the standards of this *Section (Parking Lot Design)* is to 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 new construction, a major remodel, a site modification, or a use modification, subject to the following:

   a. Parking lot design standards apply to all parking areas not contained within a parking structure.

   b. Parking lot landscaping standards apply to all parking areas containing five or more automobile 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.

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 plants 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 millimeters (3.14 inches).

c) If plants 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 shall comply with either *Subparagraph b. (Option 1: Prescriptive Standard)* or *Subparagraph c. (Option 2: Performance-Based Standard)* below to meet the requirements of this *Section (Parking Lot Design)*.

ii. The required stall length of parking stalls may overhang the planting areas required by the parking lot landscaping standards by two feet or less.

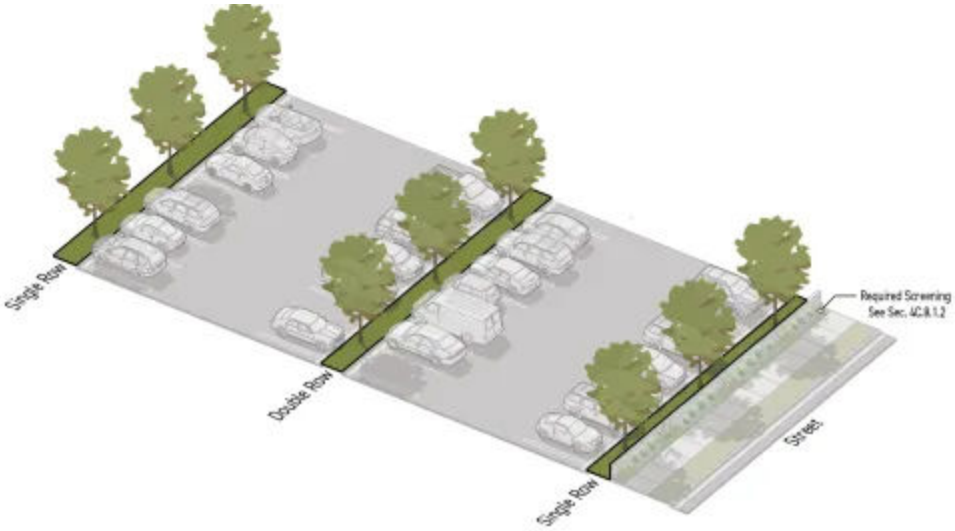
iii. All planting areas shall comply with *Sec. 4C.6.4. (Plant Design & Installation)* in addition to any planting area requirements of the chosen parking lot landscaping option.

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 one large species tree or two small species trees for every four parking stalls.

ii. Trees planted between two rows of parking stalls shall be provided at a rate of one large species tree or two small species trees for every eight parking stalls.

iii. Required trees shall be spaced evenly along the entire length of the required planting area.



iv. When calculating the total number of trees results in a fraction of a tree, any fraction less than 1/2 may be disregarded and any fraction of 1/2 or more will require one additional tree.

c. Option 2: Performance-Based Standard

Trees shall be planted so that at least 50 percent of all parking stalls within the parking lot will be shaded by tree canopy after 10 years of planting.

d. Option 3: Permanent Shade Standard

In lieu of the tree planting requirements specified in *Subparagraph b. (Option 1: Prescriptive Standard)* and *Subparagraph c. (Option 2: Performance-Based Standard)*, above, a parking lot used for electric vehicle charging facilities shall install permanent carports providing a minimum of 50 percent covered area for all electric vehicle parking stalls within the parking lot. Any portion of a parking lot not used for an electric vehicle charging facility is subject to *Subparagraph b. (Option 1: Prescriptive Standard)* or *Subparagraph c. (Option 2: Performance-Based Standard)*, above.

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 as follows:

   i. An *F-Screen 2 (Sec. 4C.8.1.C.2.b.)* or an *F-Screen 3 (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 *T-Screen 1 (Sec. 4C.8.2.C.2.a.)* is required between the parking lot and common lot lines shared with lots zoned with a 1L, 2L, 3L or 4L *Density District (Part 6B.)* for any portion of the length of the parking lot that faces a common lot line.

   iii. A *T-Screen 1 (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 (Part 6B.)* 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 two feet or less.

c. Screens may only be located in a frontage yard where they comply with frontage yard fence & 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, or pedestrian passageways:

a. Continuous curbs of no less than four 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 five feet.

5. Lighting

Parking areas shall be illuminated in accordance with *Sec. 4C.10.1. (Outdoor Lighting)*.

D. Measurement

1. For a lot line measurement determination see *Sec. 14.2.12. (Lot Line Determination)*.

2. For frontage yard designation measurements see *Sec. 14.2.16.C.1. (Frontage yard)*.

3. For parking setback measurements see *Sec. 3C.2.1. (Parking Setback)*.

4. For the length that a parking lot is facing a lot line see *Sec. 14.2.6. (Facing)*.

5. To measure planting area width see *Sec. 4C.6.4.D.1. (Planting Area Width)*.

6. Electric vehicle parking stalls with a covered area of at least 50 percent by carports are excluded from the calculation of parking stalls required to meet the tree planting requirements specified in *Sec. 4C.4.4.C.2.b. (Option 1: Prescriptive Standard)*.

E. Relief

1. A deviation from any parking lot design dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from any parking lot design standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.4.5. PARKING STRUCTURE DESIGN

A. Intent

The intent of the standards of this *Section (Parking Structure Design)* is to limit the visual and environmental impact of motor vehicle use areas on the public realm to the extent appropriate to the mobility context.

B. Applicability

1. Parking structure design standards apply to new construction, a major remodel, or an exterior modification, subject to the following:

   a. Parking structure design standards apply to parking structures possessing a primary street lot line, side street lot line, or special lot line designation.

   b. Parking structure design standards apply to both standalone and integrated parking structures as a part of a broader development, and to all levels of parking structures.

C. Standards

1. General

a. Parking structure design treatments are hierarchical according to the following order listed lowest to highest:

i. Screened Parking

ii. Concealed Parking

iii. Adaptable Parking

iv. Wrapped Parking

b. If a treatment listed lower in the hierarchy in *Subparagraph a.* above is specified by the applied *Development Standards District (Part 4B.)*, the applicant may choose to meet the standards of a treatment with any a higher listed treatment.

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:

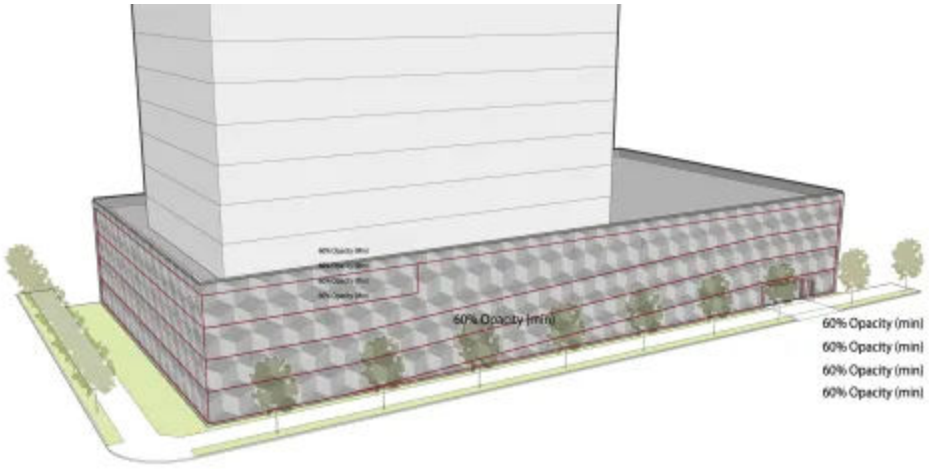
a. Luminaires shall meet the standards of *Sec. 4C.10.1. (Outdoor Lighting)*.

b. Beam spread and glare zone from luminaires shall be contained within the parking structure.

3. Parking Structure Design Treatments

a. Screened Parking

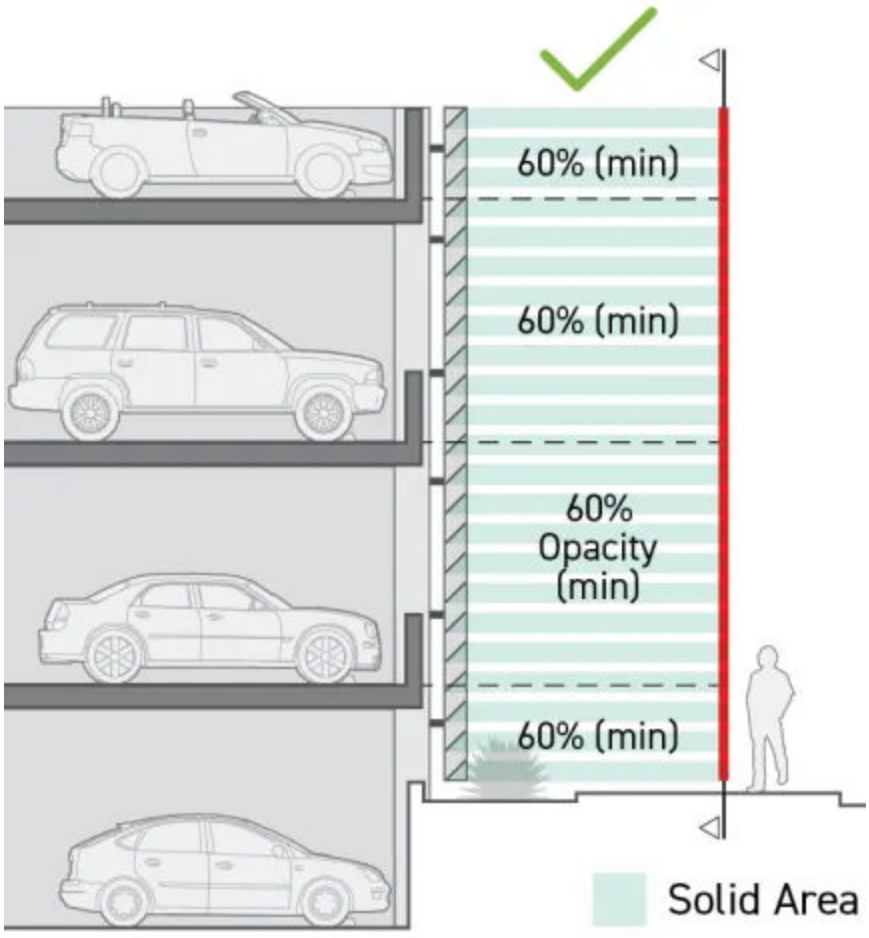
Screened parking is intended to limit the visual and environmental impact of motor vehicle use areas on the public realm.



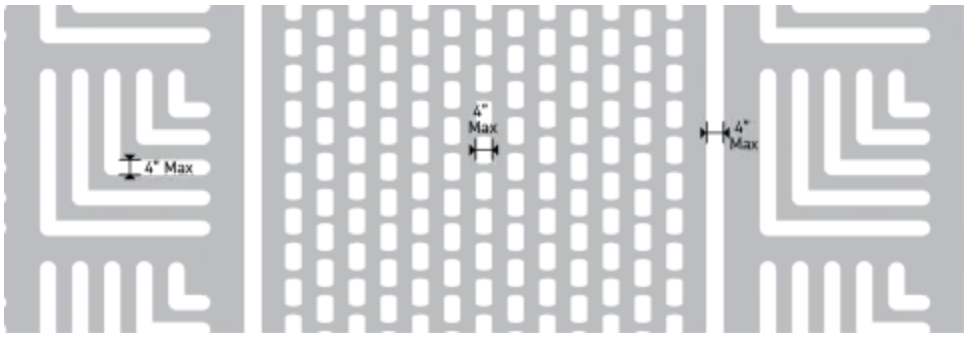
i. Parking structure facades required to be screened shall meet any frontage standards required by the applied *Frontage District (Part 3B.)*.

ii. All above-grade parking structure facades required to be "screened" shall be screened with a permanent structure that meets the following standards:

a) Any individual level of parking measured in elevation projection shall have at least 60 percent opacity.



b) Openings in screens shall be four inches or less in at least one dimension except for openings provided for pedestrian or vehicle access.



c) Parking structure screen openings 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.)*.

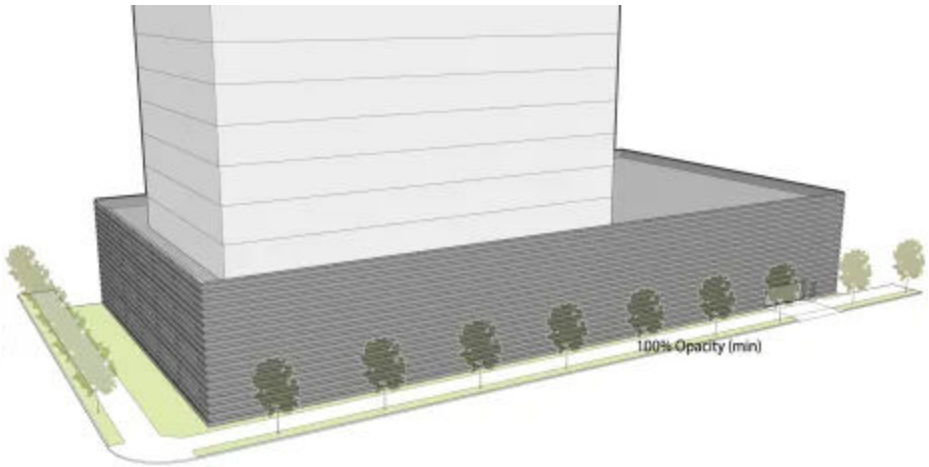
d) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than eight feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is eight feet greater than the maximum allowed driveway width.

e) Parking structure screen openings shall have a height no greater than one story.

iii. In addition to the screening above, an F-Screen 1 or F-Screen 2 pursuant to *Frontage Screen Types (Sec. 4C.8.1.C.2.)* is required between ground story parking and all frontage lot lines.

b. Concealed Parking

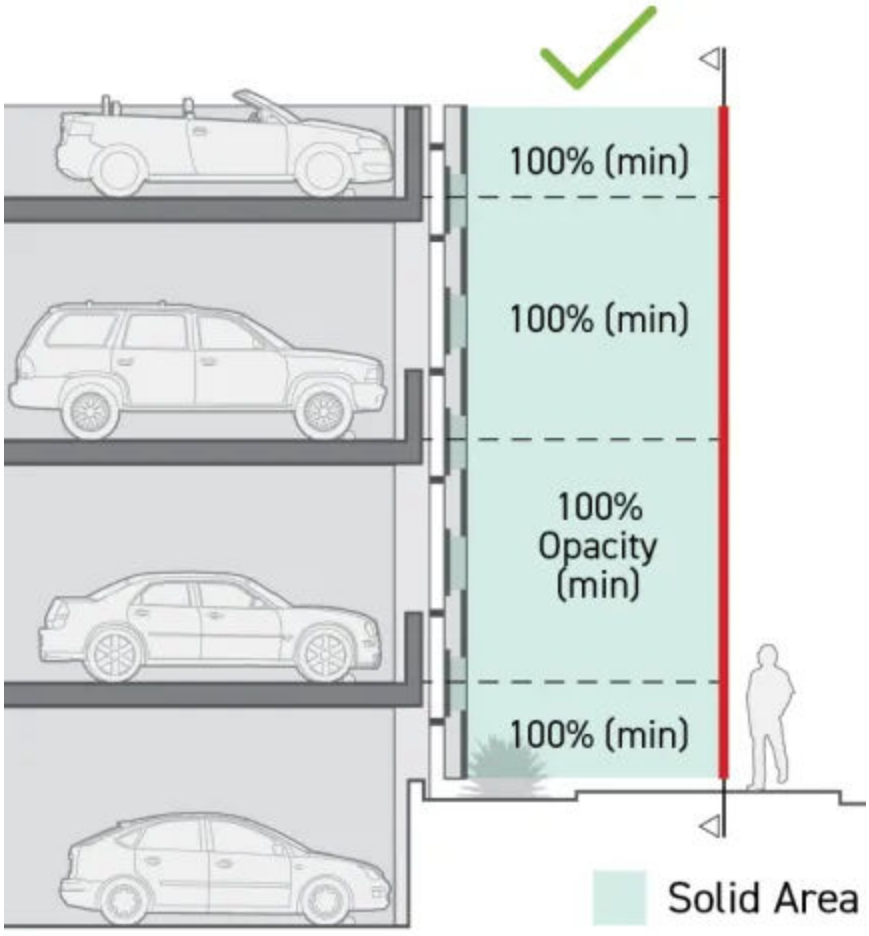
Concealed parking is intended to entirely block views of cars, people and direct light from inside parking structures to the public realm.



i. Parking structure facades required to be concealed shall meet any frontage standards required by the applied *Frontage District (Part 3B.)*.

ii. All above-grade parking structure facades required to be "concealed" shall be screened with a permanent structure meeting the following standards:

a) The screening material shall have an opacity of 100 percent.



b) Parking structure screening 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 applied *Development Standards District (Part 4B.)*.

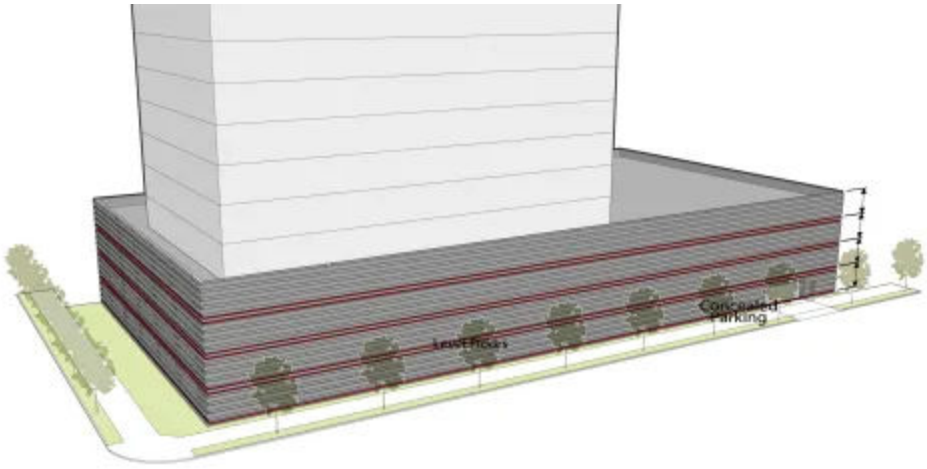
d) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than eight feet in width for each individual pedestrian accessway. Where an opening in the parking structure screening accommodates both pedestrian and automobile access, the maximum allowable opening width is eight feet greater than the maximum allowed driveway width.

e) Parking structure screen openings shall have a height no greater than one story.

iii. In addition to the screening above, an F-Screen 1 or F-Screen 2 pursuant to *Frontage Screen Types (Sec. 4C.8.1.C.2.)* is required between ground story parking and all frontage lot lines.

c. Adaptable Parking

Adaptable parking is 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 applied *Frontage District (Part 3B.)*.

ii. Where required to be adaptable by the applied *Development Standards District (Part 4B.)*, parking structures shall meet the following standards for a minimum depth of 30 feet from the applicable street-facing facade:

a) Floor plates shall be level except to the minimum extent required for drainage.

b) The structure shall be constructed to accommodate loads associated with office building corridors above the first floor under Chapter IX. (Building Regulations) of this 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 pursuant to *Subparagraph b. (Concealed Parking)* above.

d. Wrapped Parking

Wrapped parking is 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.



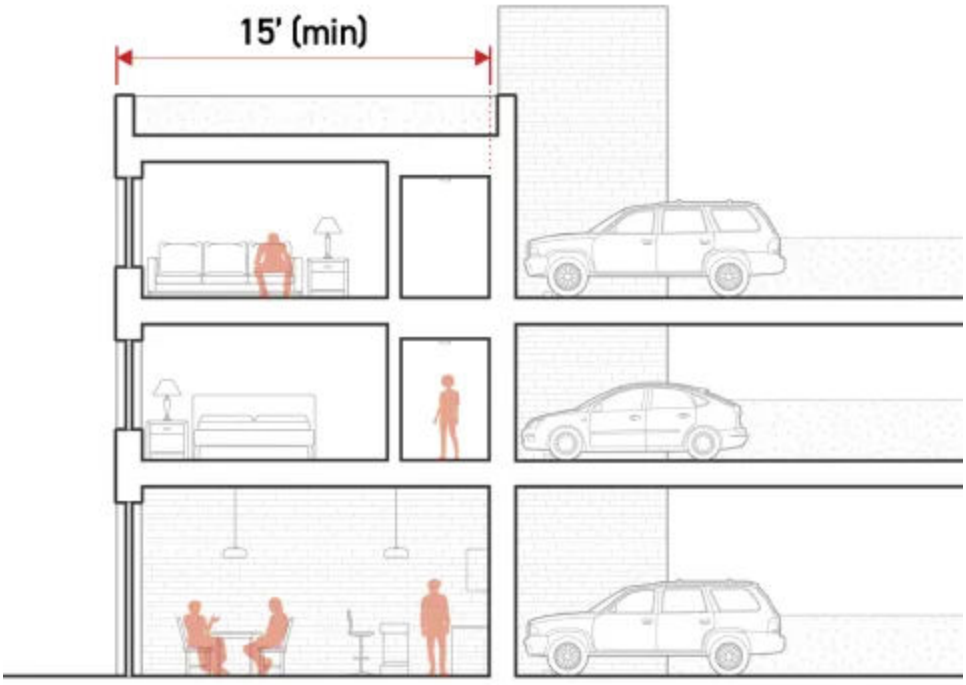
i. Parking structure facades required to be wrapped shall meet any frontage standards required by the applied *Frontage District (Part 3B.)*.

ii. Where parking structures are required to be wrapped by the applied *Development Standards District (Part 4B.)*; 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 applied *Frontage District (Part 3B.)*.

a) Parking and other motor vehicle use areas shall be separated from the frontage lot line by indoor active uses, as defined below, for a minimum depth of 15 feet measured from the applicable street-facing building face.

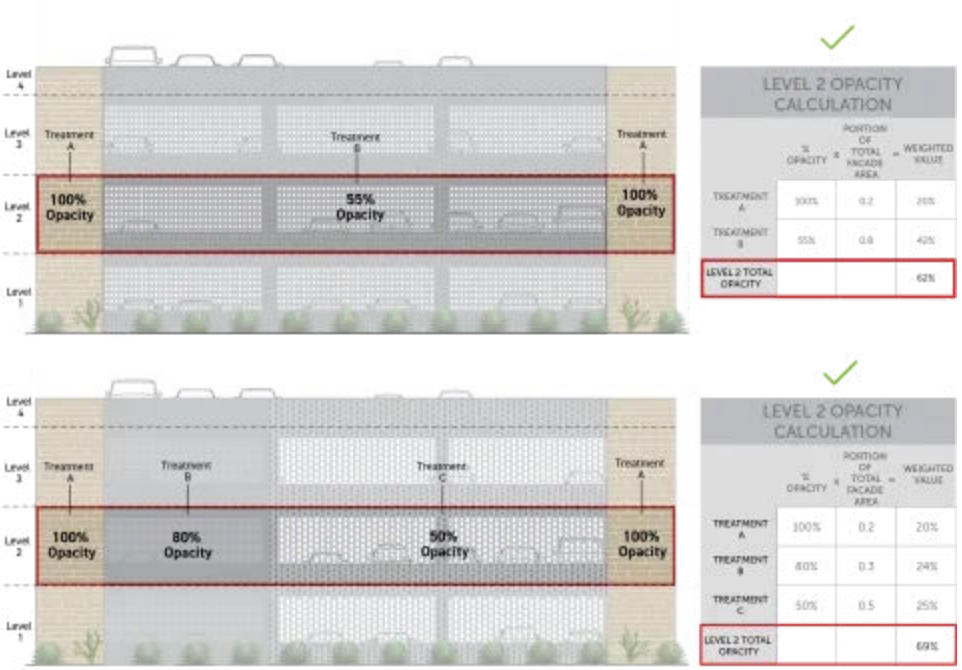
b) For the purpose of wrapped parking, indoor active uses shall mean indoor occupiable spaces designed and intended for tenants, residents or guests. Areas for circulation, storage, mechanical equipment, utilities, and waste collection shall not account for more than 15 percent of an area designated 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 applied *Frontage District (Part 3B.)* may meet either the standards for wrapped parking or concealed parking pursuant to *Subparagraph b. (Concealed Parking)* above.

D. Measurement



1. Opacity

The following rules apply to measuring opacity:

a. Opacity of screening is calculated separately for each level of parking on each building facade.

b. Minimum opacity is a percentage calculated as the sum of all solid areas on a parking facade area level divided by the total parking facade area projected horizontally and perpendicular to the facade area. Also see *Sec. 14.2.13. (Opacity (%))*.

c. When a parking structure level uses more than one screening treatment with varying opacities, the opacity for the entire level is calculated as a weighted average of the opacities of all the treatments used on the level. The opacity of each screening treatment is weighted by the percent of the total parking screen facade area covered by that screening treatment.

d. 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. (Living Wall)* are considered to have an opacity of 60 percent.

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 the applied *Development Standards District (Part 4B.)*. 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 the applied *Development Standards District (Part 4B.)*.

E. Exceptions

1. Lots 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.4.5.C.3.d. (Wrapped Parking)* above, may design upper story portions of parking structures to comply with the following standards rather than with *Sec. 4C.4.5.C.3.d. (Wrapped Parking)* above:

   a. Upper story motor vehicle use areas shall comply with *Sec. 4C.4.5.C.3.c. (Adaptable Parking)*; and

   b. The parking structure facades shall meet all standards specified by the applied *Frontage District (Part 3B.)*.

2. Lots that are required to comply with *Sec. 4C.4.5.C.3.c. (Adaptable Parking)* above, are exempted from all Adaptable Parking standards when the standalone or integrated parking structure is existing.

3. When a project is adding floor area to an existing parking structure but does not add additional parking area, the existing parking structure is not required to comply with the standards of *Sec. 4C.4.5.C.3.c. (Adaptable Parking)* or *Sec. 4C.4.5.C.3.d. (Wrapped Parking)* regardless of the applied *Development Standards District (Part 4B.)*, and shall follow the standards of *Sec. 4C.4.5.C.3.a. (Screened Parking)*.

4. Projects adding additional floor area above an existing parking structure located on a lot where adaptable parking is required for applicable parking structures shall be exempt from the standards of *Sec. 4C.4.5.C.3.c. (Adaptable Parking)* for all portions of the existing parking structure and shall comply with all of the following:

    a. Existing parking structures shall be improved to comply with the standards of *Sec. 4C.4.5.C.3.d. (Wrapped Parking)* along the ground floor of the existing street-facing parking structure facades and the standards of *Sec. 4C.4.5.C.3.a. (Screened Parking)* shall apply to the upper stories of the existing parking structure.

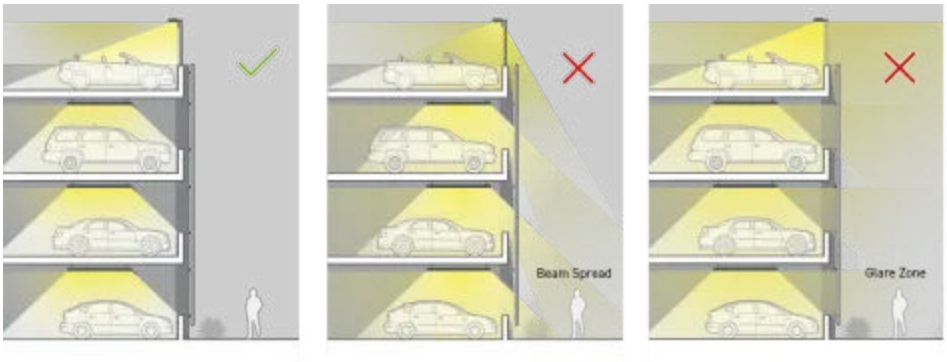
    b. Any interior portions of the existing parking structure dedicated to existing ramps are exempt from the standards of *Sec. 4C.4.5.C.3.d. (Wrapped Parking)* up until there is sufficient space to accommodate a minimum floor-to-ceiling height of nine feet beneath the ramp.

F. Relief

1. An Alternative Compliance to any parking structure design standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any parking structure design dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any parking structure design standard may be granted 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

The intent of the standards of this *Section (Small Projects)* is to alter travel behavior through programs of incentives, services, and policies appropriate for small projects, including encouraging the use of alternatives to single-occupancy motor vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move single occupancy motor vehicle trips out of the peak period or eliminates them altogether.

B. Applicability

Small Projects transportation demand management standards apply to new construction adding more than 25,000 square feet and less than 50,000 square feet of non-residential floor area.

C. Standards

Applicants shall provide and continually maintain in a state of good repair a bulletin board, display case, or kiosk meeting the following standards listed below and shall execute and record a covenant to the satisfaction of LADOT to ensure compliance.

1. The bulletin board, display case or kiosk display 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 lot;

    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, if any;

    d. Regional/local bicycle route and facility information; and

    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. Alternative Compliance to Small Project transportation demand management standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, the Director shall find that the applicant has committed to provide equivalent alternative measures to reduce motor vehicle trips.

2. A deviation from any Small Project transportation demand management dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any Small Project transportation demand management standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.5.2. MEDIUM PROJECTS

A. Intent

The intent of the standards of this *Section (Medium Projects)* is to alter travel behavior through programs of incentives, services, and policies appropriate for medium projects, including encouraging the use of alternatives to single-occupancy motor vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move single-occupancy motor vehicle trips out of the peak period or eliminates them altogether.

B. Applicability

Medium Projects transportation demand management standards apply to new construction adding more than 50,000 square feet and less than 100,000 square feet of non-residential floor area.

C. Standards

Applicants shall provide and continually maintain in a state of good repair the trip reduction features listed below, and execute and record a covenant to the satisfaction of LADOT to ensure compliance:

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 lot. 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 shall be signed and striped for the use of ridesharing employees based on demand for such spaces;

8. A minimum vertical clearance of seven feet two 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. Alternative Compliance to Medium Project transportation demand management standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, the Director shall find that the applicant has committed to provide equivalent alternative measures to reduce motor vehicle trips.

2. A deviation from any Medium Project transportation demand management dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any Medium Project transportation demand management standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.5.3. LARGE PROJECTS

A. Intent

The intent of the standards of this *Section (Large Projects)* is to alter travel behavior through programs of incentives, services, and policies appropriate for large projects, including encouraging the use of alternatives to single-occupancy motor vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move single-occupancy motor vehicle trips out of the peak period or eliminates them altogether.

B. Applicability

Large Projects transportation demand management standards apply to new construction adding more than 100,000 square feet of non-residential floor area.

C. Standards

Applicants shall provide and continually maintain in a state of good repair the following trip reduction features list below, and shall execute and record a covenant to the satisfaction of LADOT to ensure compliance:

1. All trip reduction features required for *Small Projects (Sec. 4C.5.1.)*;

2. All trip reduction features required for *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 LADOT to mitigate the project impact, bus stop improvements shall be provided. LADOT shall 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 passenger transit facility/stops; and

6. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

D. Measurement

[Reserved]

E. Relief

1. Alternative Compliance to Large Project transportation demand management standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, the Director shall find that the applicant has committed to provide equivalent alternative measures to reduce motor vehicle trips.

2. A deviation from any Large Project transportation demand management dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any Large Project transportation demand management standard may be granted 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 this *Section (Large Projects)*. 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 *Section (Large Projects)*; and

    b. The applicant has committed to provide equivalent alternative measures to reduce motor vehicle trips.

SEC. 4C.5.4. MONITORING

LADOT shall be responsible for monitoring the owner/applicant's continual implementation and maintenance of the project trip reduction features required by this *Division (Transportation Demand Management)*.

DIV. 4C.6. PLANTS

SEC. 4C.6.1. PROTECTED VEGETATION

Provisions for protected vegetation are outlined in Chapter IV. (Public Welfare), Sec. 46.02. (Requirements for Public Works Permits to Relocate or Remove Protected Trees and Shrubs) of this Code and in *Sec. 11.1.3.P. (Protected Vegetation Regulations)* of this Chapter 1A.

SEC. 4C.6.2. REQUIRED TREES

A. Intent

The intent of the standards of this *Section (Required Trees)* is 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

This *Section (Required Trees)* applies to new construction or a site modification, which involves the removal and replacement of trees, or requires trees per the scope of the project.

C. Standards

1. Trees Required Based on Floor Area

a. One large species tree or two small species trees per *Sec. 4C.6.4.C.3. (Plant Type)* shall be planted for every 4,000 square feet of total floor area constructed on a lot.

b. In meeting the requirements of this *Paragraph (Trees Required Based on Floor Area)*, one small species 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 two large trees.

2. Trees Required Based on Planting Area

a. In addition to the requirements of the Paragraph above, one large species tree or two small species trees shall be planted for each 500 square feet of total required on-site planting area.

b. If less than 500 square feet of on-site planting area is required, at least one large species tree or two small species trees per *Sec. 4C.6.4.C.3. (Plant Type)* shall be planted on every lot.

3. Allowable locations for Required Trees

a. 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.

b. Trees planted in the parkway require approval from the Board of Public Works or its designee per Chapter VI. (Public Works and Property), Sec. 62.169 (Permit Required to Plant in Streets) of this Code.

4. Relationship to Other Zoning Code Standards

a. Trees provided to comply with other standards, including *Sec. 4C.4.3. (Parking Area Design)*, *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.B.3. (Freeway Screening)*, may be counted toward compliance with the required trees standards in this *Section (Required Trees)*. Additional trees beyond the minimum number required to comply with this *Section (Required Trees)*, may be required to comply with other standards.

b. 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. When calculating the total number of required trees results in the requirement of a fraction of a tree, any fraction up to one-half may be disregarded and any fraction including and over one-half shall require one additional large species tree or two additional small species trees.

2. For measuring floor area see *Sec. 14.2.7. (Floor Area)*.

3. For large tree measurements see *Sec. 4C.6.4.C.3.a.ii. (Tree Types)*.

4. For small tree measurements see *Sec. 4C.6.4.C.3.a.ii. (Tree Types)*.

5. For measurement of caliper see *Sec. 4C.6.4.D.10. (Caliper)*.

6. For measurement of container size see *Sec. 4C.6.4.D.9. (Container Size)*.

E. Relief

1. Alternative Compliance to tree planting standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A Director's Determination may be granted 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 Chapter VI. (Public Works and Property), Sec. 62.177. (Establishment of Tree Replacement and Planting In-Lieu Fee) of this Code instead of planting a required tree. In order to approve the Director's Determination, the Director 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 granted 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

The intent of the standards of this *Section (Plant Design & Installation)* is to provide the necessary elements to support a healthy urban ecological system.

B. Applicability

This *Section (Plant Design & Installation)* applies to new construction, a site modification, or an exterior modification.

C. Standards

1. General

a. No invasive species may be planted in the City. Any plant listed by the California Invasive Plant Inventory maintained by the California Invasive Plant Council (Cal-IPC) as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species.

b. Plants shall not interfere with visibility at intersections and driveways per Chapter VI. (Public Works and Property), Sec. 62.200. (Street Intersections - Obstructions to Visibility) of this Code.

c. No plant identified by the Los Angeles Fire Department as a prohibited flammable plant species is allowed in a Very High Fire Hazard Severity Zone.

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. 1.5.5.)* shall meet the requirements outlined in the targeted planting list for the applicable planting area designation.

f. Projects with planting areas may be subject to water efficiency standards according to Chapter IX. (Building Regulations), Sec. 99.04.304. (Outdoor Water Use) or Sec. 99.05.304. (Outdoor Water Use) of this Code.

g. Projects with planting areas may be subject to Chapter VI. (Public Works and Property), Sec. 64.72. (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities) of this Code.

2. Planting Areas

A planting area is defined as an area on a lot designated and designed for plants.

a. General

i. Areas 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 Chapter VI. (Public Works and Property), Sec. 64.72. (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities) of this Code 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 per this *Subparagraph. (General)*, planters shall not be more than four feet in height, measured from finished grade.

iii. Where planters are allowed to count toward planting area per this *Subparagraph. (General)*, planters located within five feet of the public right-of-way, and located entirely below the top of the ground story, shall not have drainage or weep holes facing the public right-of-way.

iv. Planting areas shall include an automatic irrigation system in compliance with Chapter IX. (Building Regulations), Sec. 99.04.304. (Outdoor Water Use) of this Code.

v. Planting areas shall have no horizontal dimension less than three feet.

vi. Planting areas shall have a minimum plant coverage of 75 percent measured pursuant to *Sec. 4C.6.4.D.2. (Plant Coverage)* below.

vii. All plants used to meet the minimum plant coverage standard, measured pursuant to *Sec. 4C.6.4.D.2. (Plant Coverage)* below, shall meet the applicable plant type planting specification standards in *Paragraph 3. (Plant Type)* below. When rooftop planting area standards apply and conflict with the plant type planting specifications, rooftop planting area standards supersede.

viii. Planting areas shall cumulatively include at least the minimum number of trees as specified in *Sec. 4C.6.2.C.2. (Trees Required Based on Planting Area)*.

b. Rooftop Planting Areas

Rooftop planting areas are areas where plants are provided on or over a built structure, including but not limited to, a roof, a bridge, a balcony or a parking structure. Rooftop planting areas shall comply with the following standards:

i. Where rooftop planting area standards conflict with planting specifications within *Paragraph 3. (Plant Type)* below, rooftop planting area standards supersede.

ii. Minimum soil depth or soil volume for required plants, is as follows:

TREES			OTHER PLANTS	
Height at Maturity	Soil Volume (min)	Soil Depth (min)	Height at Maturity	Soil Depth (min)
15' to 19'	220 ft3	36"	<5.9"	12"
20' to 24'	400 ft3	36"	6" to 11"	18"
25' to 29'	620 ft3	42"	1' to 7'	24"
30' to 34'	900 ft3	42"	8' to 14'	30"
35' to 39'	1,200 ft3	42"	15' to 24'	36"
40' or more	1,600 ft3	48"	25' or more	42"

iii. All large species trees shall be setback from the edge of the roof a minimum of 2/3 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 root flare to the topmost point of the wall or guardrail.

iv. All rooftop gardens and landscapes shall comply with Chapter V. (Public Safety and Protection), Sec. 57.317. (Rooftop Gardens and Landscaped Roofs) of this Code.

3. Plant Type

a. Trees

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. 1.5.5.)*. 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".

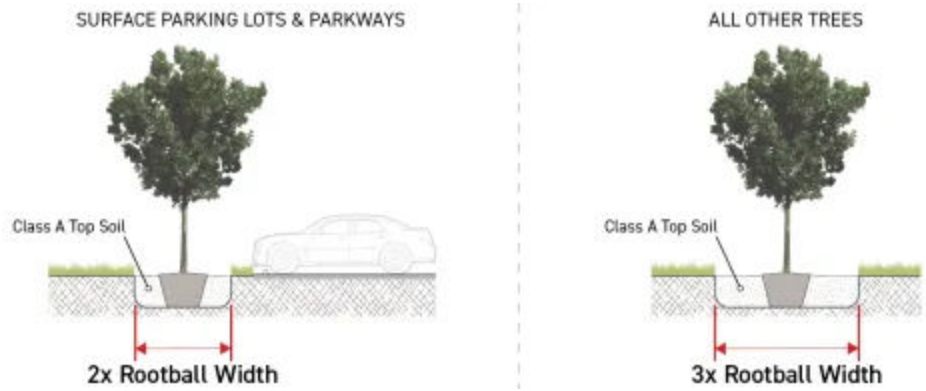
b) Existing trees count toward the minimum tree requirement based on tree type pursuant to *Sub-subparagraph ii. (Tree Types)* below (large species or small species), provided each tree is healthy and has a minimum one inch caliper, and meets all other applicable standards. An existing significant tree is permitted in lieu of two large species trees or four small species trees.

ii. Tree Types

a) Large species trees shall have a minimum height of 30 feet at maturity.

b) Small species trees 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 their planting holes shall meet the following standards:

a) Located within a planting area meeting *Paragraph 2. (Planting Areas)* above.

b) For trees located in surface parking lots and parkways, planting holes shall be a minimum width of two times the width of the root ball.

c) For all other trees, planting holes shall be a minimum width of three times the width of the root ball.

d) Planting holes shall be no deeper than the height of the root ball.

e) Planting holes shall be backfilled with Class A top soil or native variety.

f) Backfill soil shall be compacted to no more than 70 percent.

g) Soil beneath the root ball shall be compacted to at least 90 percent.

h) No other plants may be planted within two 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 one inch at the time of planting or as specified by the American Standard for Nursery Stock.

j) Required trees planted in a parkway, per *Sec. 4C.6.2.C.3. (Allowable Locations for Required Trees)*, in which the sidewalk is eight feet in width or greater shall have a minimum 36-inch box.

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 three feet.

ii. Planting Specifications

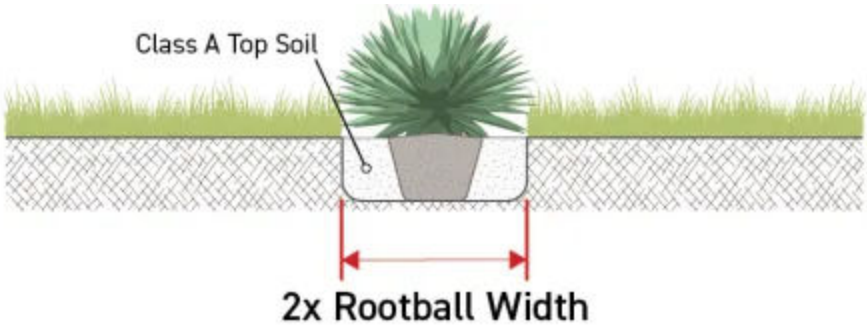
All screening plants and their planting holes provided to meet a screening requirement shall meet the following standards:

a) Located within a planting area meeting *Paragraph 2. (Planting Areas)* above.

b) Planting holes shall have a minimum width of two times the width of the root ball.

c) Planting holes shall be no deeper than the height of the root ball.

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.

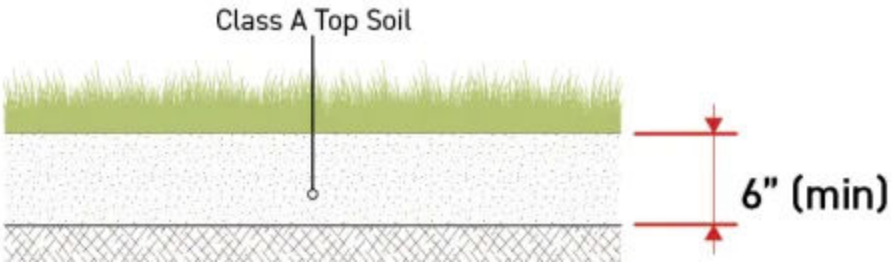
c. Groundcover & Turf Plants

Turf plants such as sodded or seeded grass areas provided to meet a planting requirement shall meet the following standards:

i. Located within a planting area meeting *Paragraph 2. (Planting Areas)* above.

ii. Minimum top soil depth of six 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 half of their height at maturity from another shrub or tree and all trees planted closer than half of their canopy diameter at maturity from another tree.

b) Trees planted at least three 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

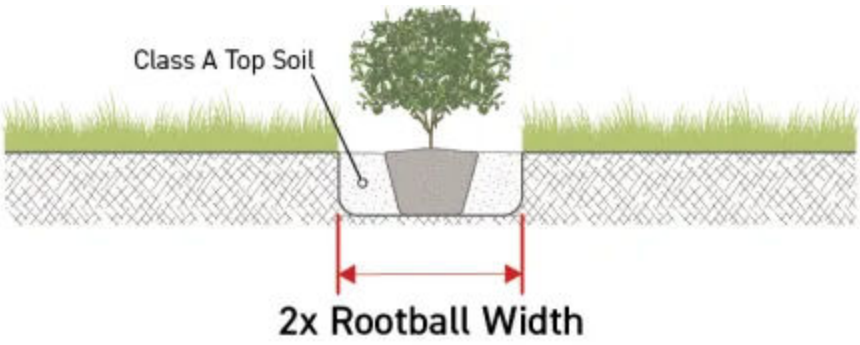
Shrubs and their planting holes provided as part of a hedge shall meet the following standards:

a) Located within a planting area meeting *Paragraph 2. (Planting Areas)* above.

b) Planting holes shall have a minimum width of two times the width of the root ball.

c) Planting holes shall be no deeper than the height of the root ball.

d) Planting holes shall be backfilled with Class A top soil or native variety.



e. Living Walls

Living walls provided to meet a requirement 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 Chapter IX. (Building Regulations), Sec 99.04.304. (Outdoor Water Use) of this Code.

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 four 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 a planting area meeting *Paragraph 2. (Planting Areas)* above.

ii. Planting holes shall have a minimum width of two times the width of the root ball.

iii. Planting holes shall be no deeper than the height of the root ball.

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.6.4.C.2. (Planting Areas)* above 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 two feet of a tree, measured as a circle, centered on the trunk of the tree, with a radius of two feet.

b. All other plants count as plant coverage for 70 percent of the plant's anticipated canopy diameter or spread at maturity pursuant to *Paragraph 3. (Canopy Diameter, Spread, & Height at Maturity)* below.

3. Canopy Diameter, Spread, & 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. ## Root ball Depth

   Depth of the root ball is measured from the root flare to the bottom of the root mass or bottom of the container.

7. ## Root ball Width

   Width of the root ball 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.

b. When a minimum container size is indicated by a standard, all equivalent or greater container sizes are also requested in accordance with American Standard for Nursery Stock 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. Exceptions

Plant design and installation standards do not apply to plants which are not required by this Zoning Code (Chapter 1A).

F. Relief

1. Alternative Compliance to plant design and installation standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any plant design and installation dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any plant design and installation standard may be granted 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

The intent of the standards of this *Section (Side/Rear Yard Fences & Walls)* is to provide security and privacy for private ground story uses facing side yards and rear yards in a manner appropriate to context.

B. Applicability

This *Section (Side/Rear Yard Fences & Walls)* applies to new construction or a site modification involving fences and walls within the side yard or rear yard.

C. Standards

1. Side yard and rear yard fences, walls, and hedges shall be no taller than specified for the applied *Use District (Part 5B.)* in the following table:

SIDE/REAR YARD FENCE, WALL HEIGHT

Use Districts	Height (Max)
Open Space (OS)	8'
Agricultural (A)	8'
Residential (RG)	8'
Residential-Mixed (RX)	8'
Commercial-Mixed (CX)	8'
Industrial-Mixed (IX)	8'
Industrial (I)	None*
Public (P)	None*

* A *Class 1 Conditional Use Permit (Sec. 13B.2.1.)* is required for fences and walls exceeding eight feet in height or the maximum height established by *Sec. 4C.7.2.E.1. (Exceptions)* below where they are

SIDE/REAR YARD FENCE, WALL HEIGHT

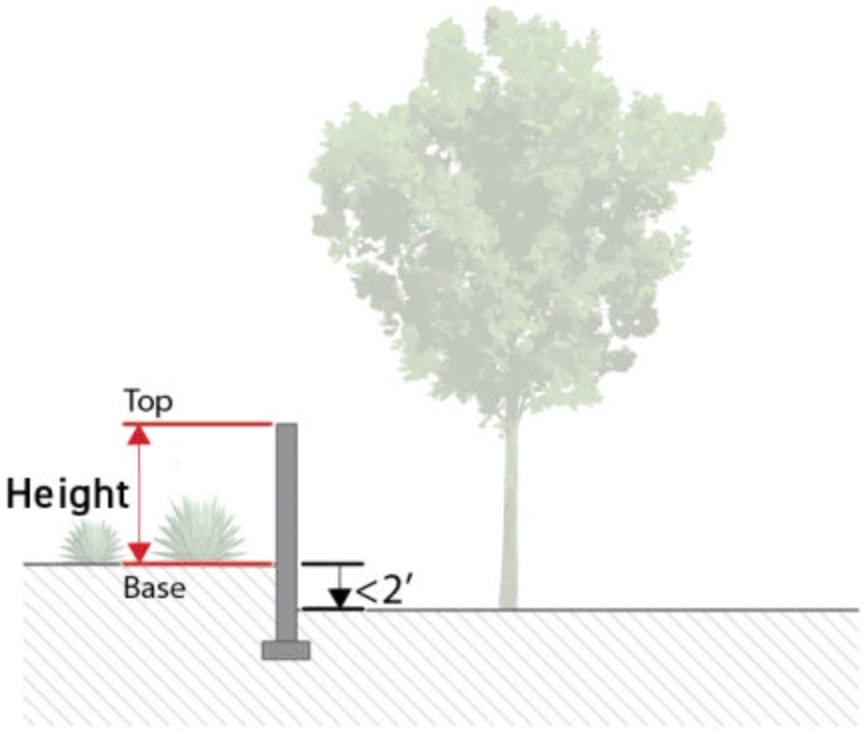
Use Districts	Height (Max)
adjacent to a lot zoned with a *Use District (Part 5B.)* other than a *Industrial Use District (Div. 5B.7.)*, or *Public Use District (Div. 5B.8.)*.	

2. All fences and walls provided shall comply with *Sec. 4C.7.3. (Fence/Wall Design & Installation)*.

3. All hedges provided shall comply with *Sec. 4C.6.4. (Plant Design & Installation)*.

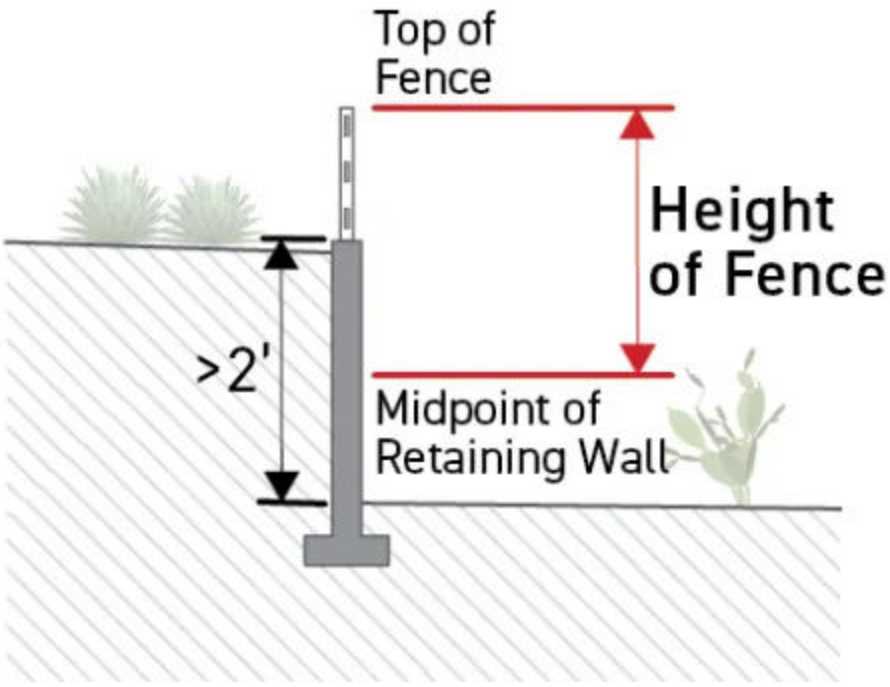
D. Measurement

1. Where the difference in finished grade on either side of a fence or wall is less than two 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 three feet of the fence or wall.

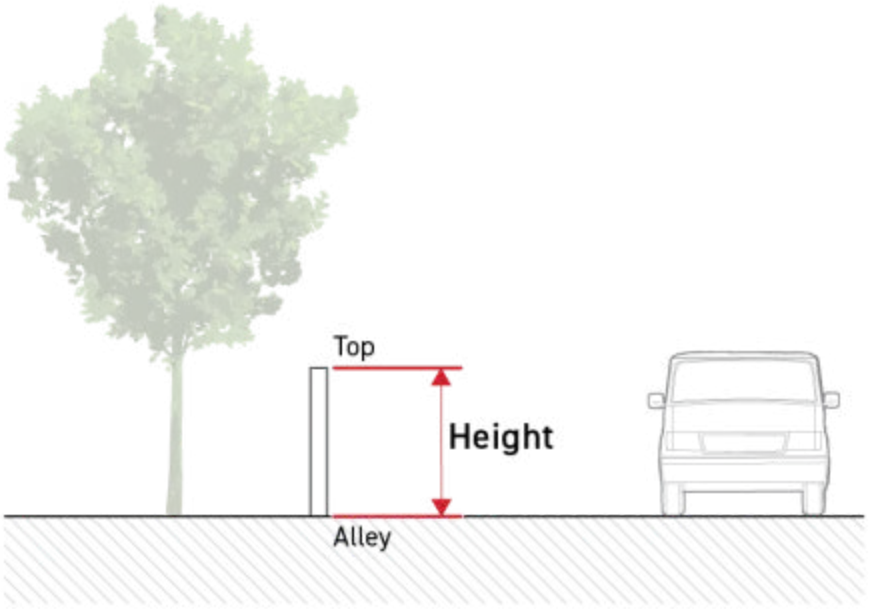


2. Where the difference in finished grade on either side of a fence or wall is two feet or greater, height is measured from the top of the wall or fence to the average of the finished grades on either side of the fence or wall, (referred to as the midpoint of the retaining wall in the

image below). Finished grade on either side of a fence or wall is measured as the highest and lowest finished grade within three 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. Exceptions

1. Where a required frontage screen or transition screen includes a wall or fence minimum height requirement that exceeds the maximum height allowed in *Subsection C. (Standards)* above, the maximum fence and wall height allowed shall instead be two feet greater than the minimum fence and wall height specified by the required applicable screening standards.

2. This Section (Side/Rear Fences & Walls) does not apply to retaining walls.

F. Relief

1. Alternative Compliance to Side/Rear Yard Fences & Walls standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any Side/Rear Yard Fences & Walls dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any Side/Rear Yard Fences & Walls standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.7.3. FENCE/WALL DESIGN & INSTALLATION

A. Intent

The intent of the standards of this *Section (Fence/Wall Design & Installation)* is to allow for needed security and privacy while preventing looming, and ensuring adequate access to light and air for abutting properties.

B. Applicability

This *Section (Fence/Wall Design & Installation)* applies to new construction or a site modification. When the Fence/Wall Design & Installation standards apply, they apply to the fences, walls, or hedges on any portion of a lot.

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 pursuant to Chapter VI. (Public Works and Property), Sec. 62.200. (Street Intersections - Obstructions to Visibility) of this Code.

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. Alternative Compliance to Fence/Wall Design & Installation standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any Fence/Wall Design & Installation dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any Fence/Wall Design & Installation standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 4C.8. SCREENING

SEC. 4C.8.1. FRONTAGE SCREENS

A frontage screen is a device or combination of elements, including fences, walls, trees and other plants, along a frontage lot line that conceals, obstructs or protects the public realm from adjacent uses, activities, or site elements.

A. Intent

The intent of the standards of this *Section (Frontage Screens)* is 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 apply to specified project activities when required by this Zoning Code (Chapter 1A), including, but not limited to, the applied *Use District (Part 5B.)*, *Sec. 4C.2.2. (Motor Vehicle Use Area)*, *Sec. 4C.2.2.C.3. (Drive-Through Facilities)*, *Sec. 4C.2.2.C.2. (Freight Loading Areas)*, *Sec. 4C.4.4. (Parking Lot Design)* or *Sec. 4C.4.5. (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 eight 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 eight 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 at least 10 feet in height is located between the frontage lot line and the 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 height of 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 & 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 fence & walls as specified by the applied *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 yard or side yard per *Sec. 4C.7.2.C.2. (Side/Rear Yard Fences & Walls)* pursuant to *Sec. 4C.7.2.E. (Exceptions)*, the maximum wall height standard for side yard and rear yard fences and walls shall be two feet greater than the minimum wall height required for the frontage screen.

f. All walls provided in a frontage screen shall comply with *Sec. 4C.7.3. (Fence/Wall Design & Installation)*.

g. All plants provided in a frontage screen shall comply with *Sec. 4C.6.4. (Plant Design & 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 any required frontage screen shall not include barbed wire or concertina.

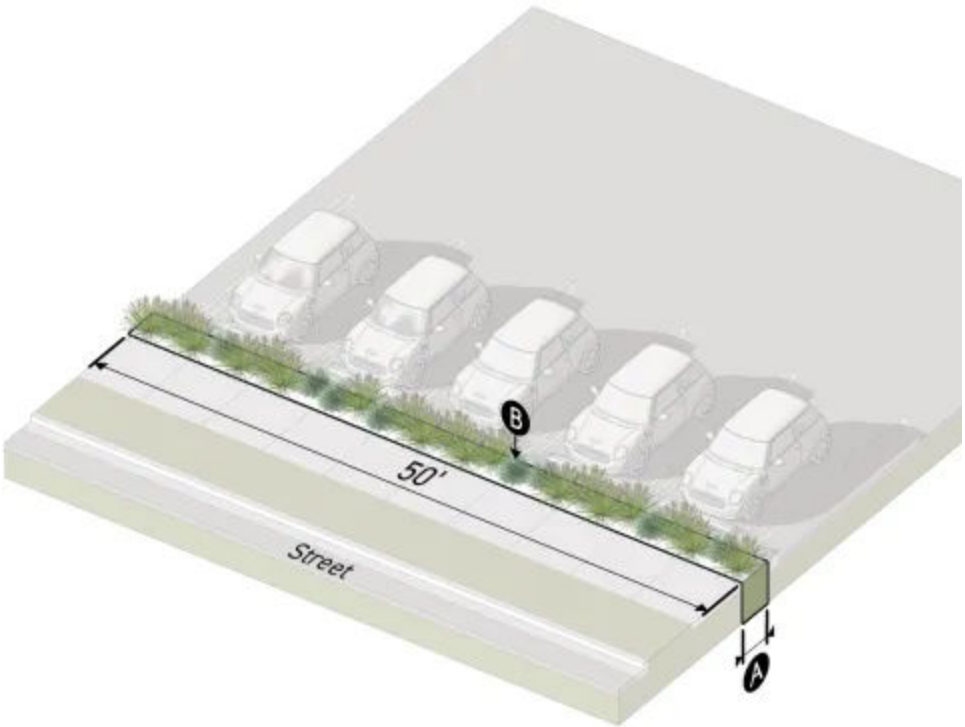
j. For a lot affected by a public access easement, see *Sec. 14.2.17.B.8. (Frontage Screens & Transition Screens)*

2. Frontage Screen Types

Frontage screen types are packages of standards for required frontage screens.

a. F-Screen 1

This screen type is intended for screening motor vehicle use areas facing a frontage lot line, including vehicle display areas.

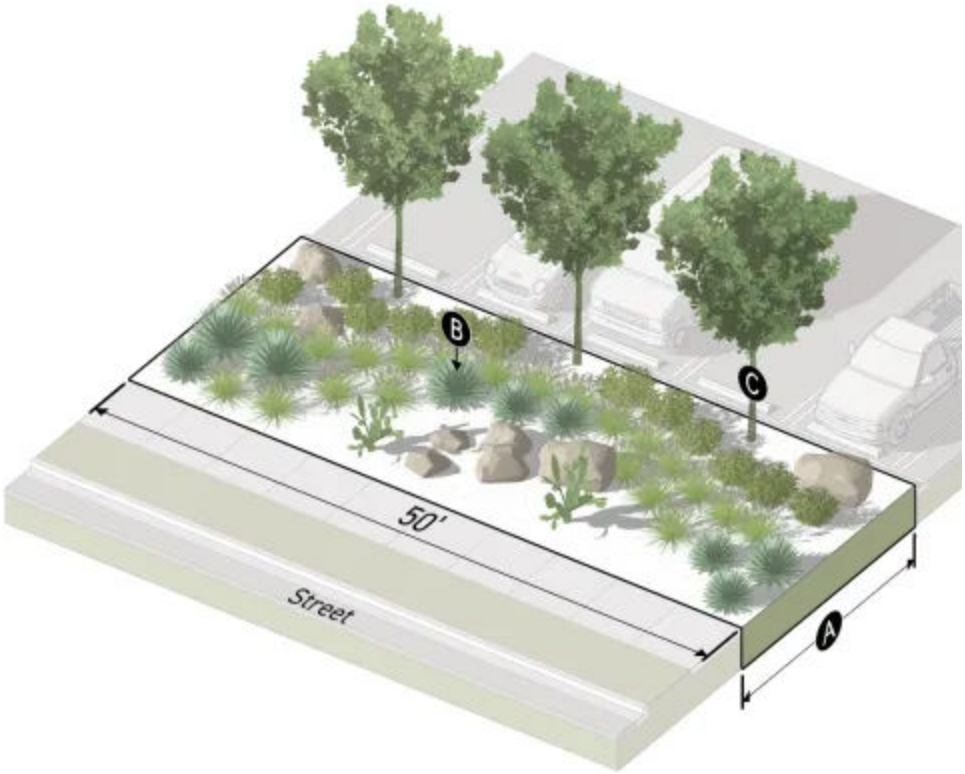


PLANTING AREA		*Sec. 4C.8.1.D.*
A	Width (min)	3'
B	**Screening Plants (min per 50')**	20

WALLS		*Sec. 4C.8.1.D.*
	Height	No Restriction
	Opacity	No Restriction

b. F-Screen 2

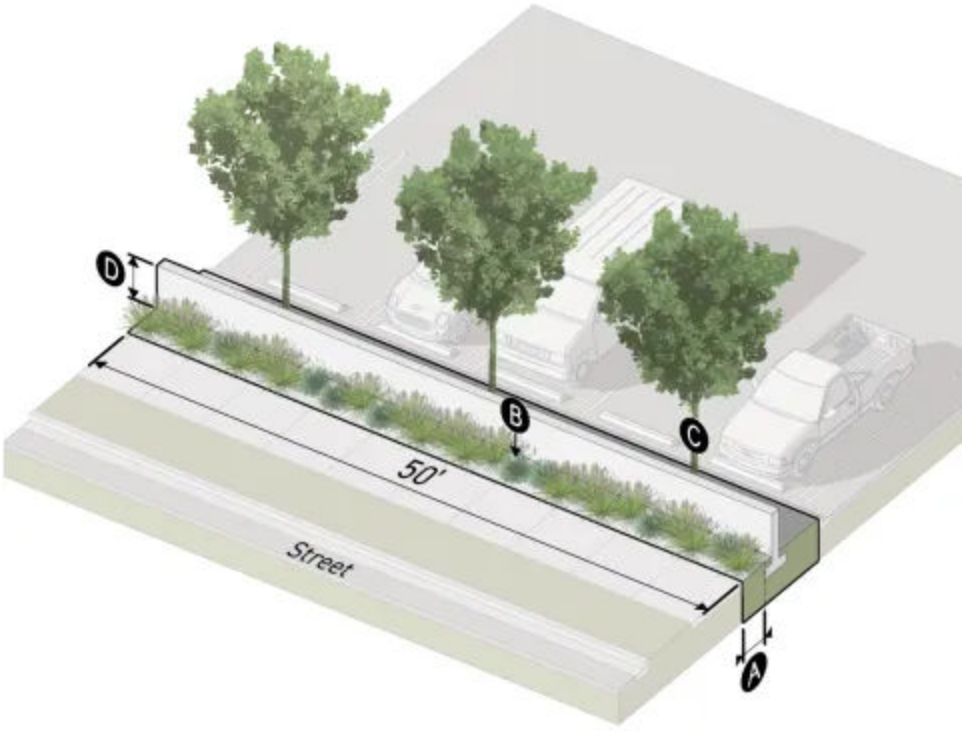
This screen type is intended for screening motor vehicle use areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes facing a frontage lot line.



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	No Restriction
	Opacity	No Restriction

c. F-Screen 3

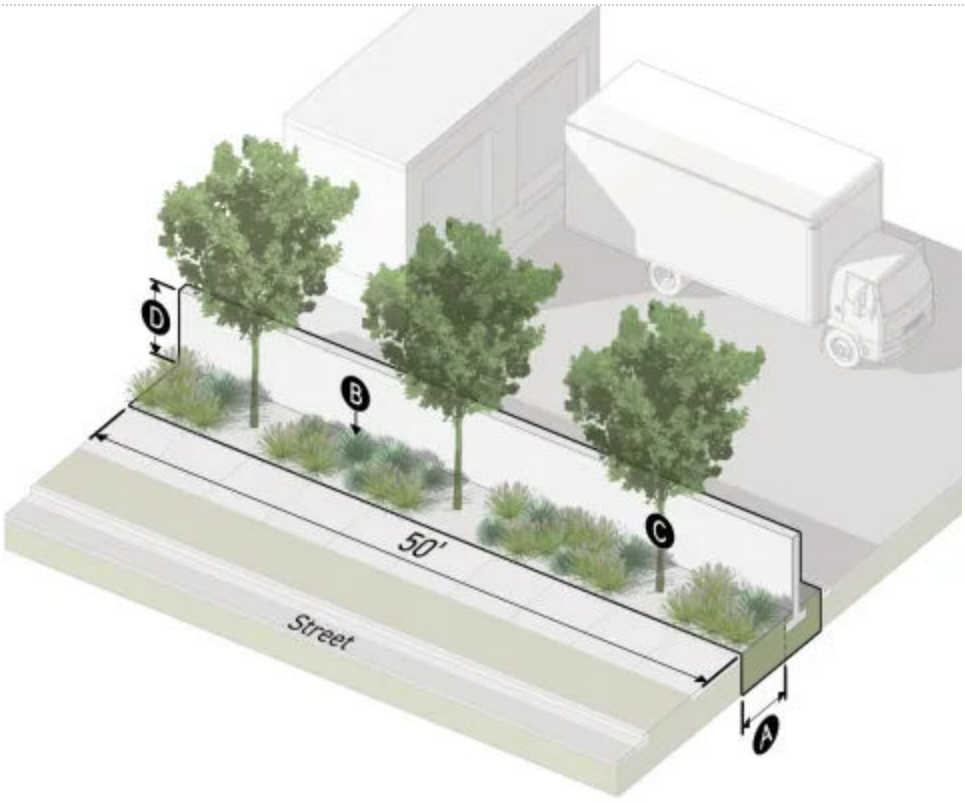
This screen type is intended for screening motor vehicle use areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes facing a frontage lot line.



PLANTING AREA		*Sec. 4C.8.1.D.*
A	**Width (min)***	3'
b	**Screening Plants (min per 50')**	20
C	**Large Species Trees (min per 50')***	3
WALLS		***Sec. 4C.8.1.D.***
D	**Height (min)**	3.5'
	Opacity	
	Below 3.5' (min)	90 percent
	3.5' and above (max)	50 percent
*	Additional planting area may be required to accommodate large species trees.	

d. F-Screen 4

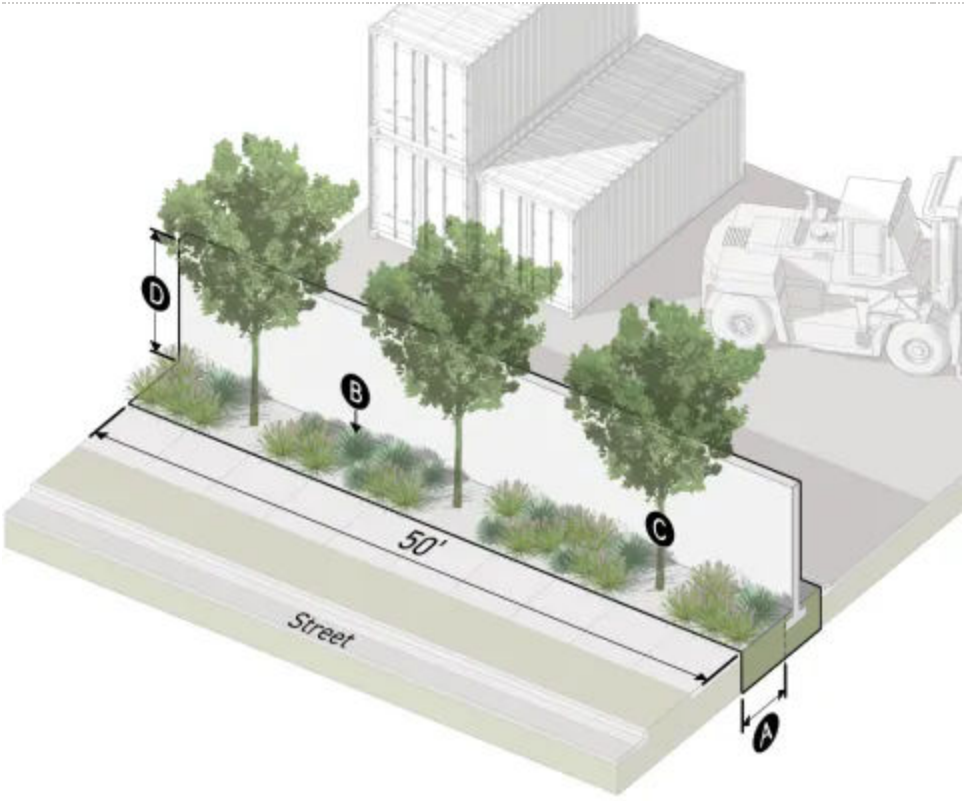
This screen type is intended for screening outdoor areas associated with moderate-impact uses facing a frontage lot line.



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)**	6'
	Opacity	
	Below 6' (min)	100 percent
	6' and above (max)	50 percent

e. F-Screen 5

This screen type is intended for screening outdoor areas associated with high-impact uses facing 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 percent
	10' and above (max)	100 percent

D. Measurement

1. Planting Area

a. Width

For measuring planting area width see *Sec. 4C.6.4.D.1. (Planting Area Width)*.

b. Frequency

For measuring planting frequency, for example 5 per 50', see *Sec. 14.2.8. (Frequency)*.

c. Screening Plants

For measuring compliance with screening plant standards see *Sec. 4C.6.4.C.3.b. (Screening Plants)*.

d. Large Species Trees

For measuring compliance with large species tree standards see *Sec. 4C.6.4.C.3.a. (Trees)*.

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 eight inches and meets the minimum opacity specified by the frontage screen type. For measuring wall height in a rear yard or side yard, see *Sec. 4C.7.2.D. (Measurement)*. For measuring wall height in a frontage yard see *Sec. 3C.3.2.D.2. (Fence & Wall Height)*.

b. Opacity

For measuring opacity see *Sec. 14.2.13. (Opacity (%))*.

E. Exception

Electric vehicle charging facilities shall comply with all requirements of the applicable transition screen, except that in lieu of meeting the large species tree requirement of this *Section (Transition Screen)*, electric vehicle charging facilities may instead provide a minimum frequency of 20 screening plants meeting the requirements of *Sec. 4C.6.4.C.3.b. (Screening Plants)* per 50 feet in the required planting area.

F. Relief

1. Alternative Compliance to frontage screen standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any frontage screen dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any frontage screen standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.8.2. TRANSITION SCREENS

A transition screen is defined as 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

The intent of the standards of this *Section (Transition Screens)* is 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 apply to specified project activities when required by this Zoning Code (Chapter 1A), including, but not limited to, the applied *Use District (Part 5B.)*, *Sec. 4C.2.2. (Motor Vehicle Use Area)*, *Sec. 4C.2.2.C.3. (Drive-Through Facilities)*, *Sec. 4C.2.2.C.2. (Freight Loading Areas)*, *Sec. 4C.4.4. (Parking Lot Design)*, *Sec. 4C.4.5. (Parking Structure Design)*, *Sec. 4C.8.2.C.2.a. (Freeway Screening)*, or *Sec. 8.3.2.B.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 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 six 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 foundations, shall be located entirely on-site.

c. Where there are overlapping transition screen requirements, the screen with the highest minimum height wall shall apply. Where none of the required transition screens have a fence or wall requirement, the transition screen 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 & 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 fence & walls as specified by the applied *Frontage District (Part 3B.)*.

e. Where a required transition screen includes a wall with a minimum height requirement that exceeds the maximum height allowed in the rear yard or side yard per *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*, pursuant to *Sec. 4C.7.2.E. (Exception)* the maximum wall height standard for Side/Rear Yard Fences & Walls shall be two feet greater than the minimum wall height required for the transition screen.

f. All walls provided in a transition screen shall comply with *Sec. 4C.7.3. (Fence/Wall Design & Installation)*.

g. All plants provided in a transition screen shall comply with *Sec. 4C.6.4. (Plant Design & 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 any required transition screen shall not include barbed wire or concertina.

j. For a lot affected by a public access easement, see *Sec. 14.2.17.B.8. (Frontage Screens & Transition Screens)*.

2. Freeway Screening

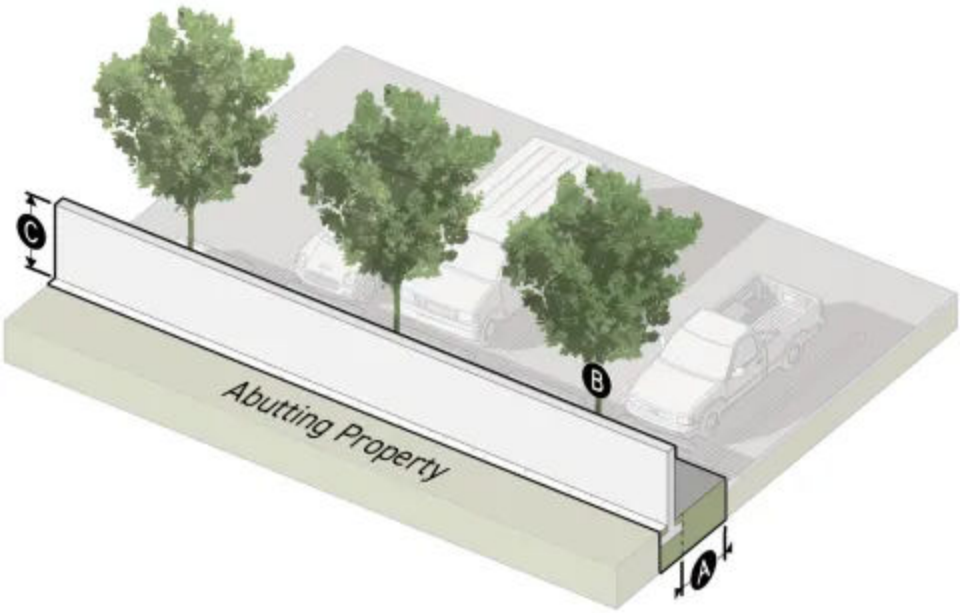
a. Lots abutting a *Freeway (FWY) Special Zone (Sec. 8.3.2.)* shall provide a *T-Screen 3 (Sec. 4C.8.2.C.3.c.)* for the entire length of any lot line abutting a Freeway (FWY) Special Zone.

b. On lots with an applied *Freeway (FWY) Special Zones (Sec. 8.3.2.)*, transition screens shall be provided as according to *Sec. 8.3.2.B.3. (Freeway Screening)*.

3. Transition Screen Types

a. T-Screen 1

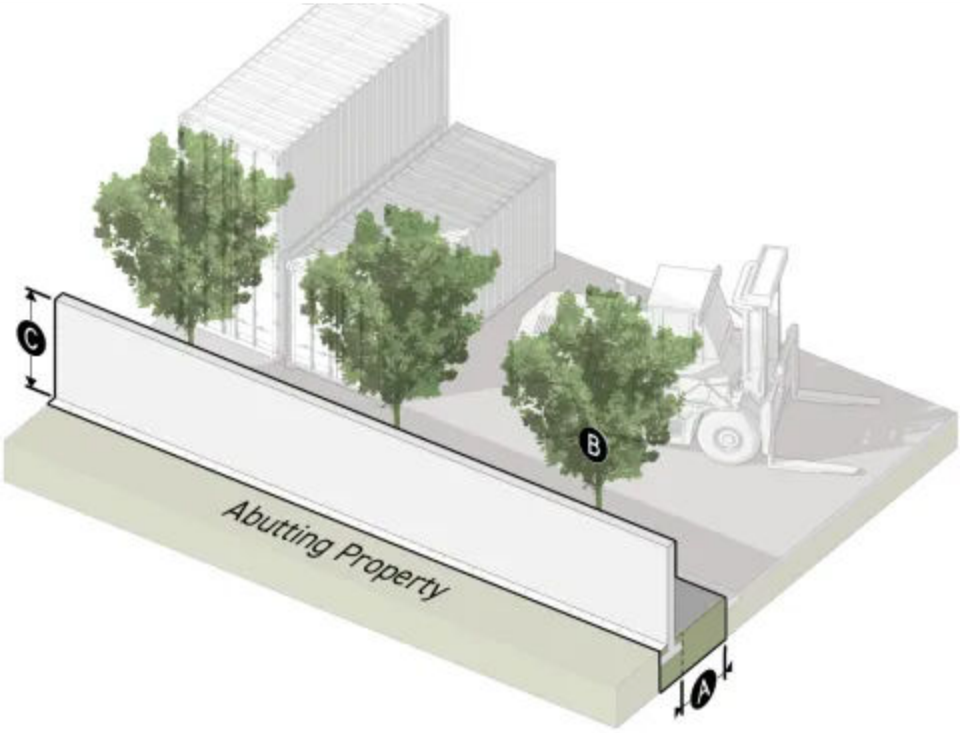
This transition screen type is intended for screening moderate-impact uses from abutting lower-intensity uses.



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 percent
	6' and above (max)	50 percent

b. T-Screen 2

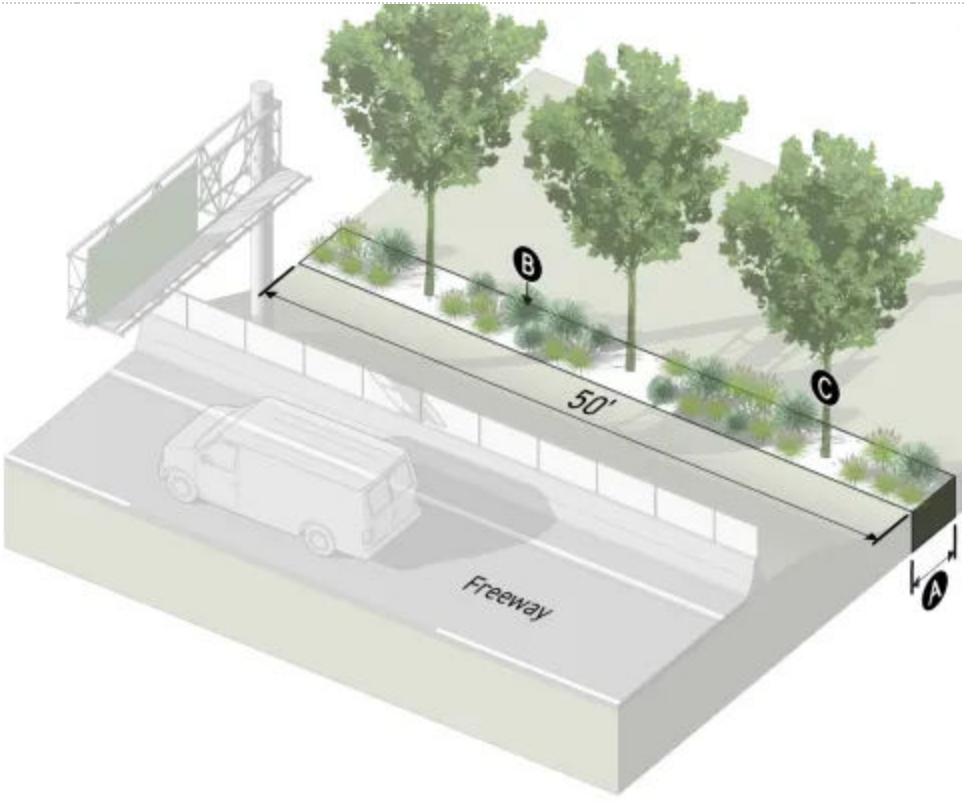
This transition screen type is intended for screening high-impact uses from lower-intensity abutting uses.



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 percent
	10' and above (max)	100 percent

c. T-Screen 3

This transition screen type is intended for screening uses from adjacent sources of noise pollution and particulate air pollution such as freeways.



PLANTING AREA		Sec. 4C.8.2.D.
A	**Width (min)**	5'
B	**Screening Plants (min per 50')**	30
C	**Large Species Trees (min per 50')**	3
WALLS		Sec. 4C.8.2.D.
	Height (min)	No Restriction

D. Measurement

1. Planting Area

a. Width

For measuring planting area width see *Sec. 4C.6.4.D.1. (Planting Area Width)*.

b. Frequency

For measuring planting frequency, for example 5 per 50', see *Sec. 14.2.8. (Frequency)*.

c. Screening Plants

For measuring compliance with screening plant standards see *Sec. 4C.6.4.C.3.b. (Screening Plants)*.

d. Large Species Trees

For measuring compliance with large species tree standards see *Sec. 4C.6.4.C.3.a. (Trees)*.

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 eight inches and meets the minimum opacity specified by the transition screen type pursuant to *Sec. 4C.8.2.C.3. (Transition Screen Types)* above. For measuring wall height in a rear yard or side yard, see *Sec. 4C.7.2.D. (Measurement)*. For measuring wall height in a frontage yard see *Sec. 3C.3.2.D.2. (Fence & Wall Height)*.

b. Opacity

For measuring opacity see *Sec. 14.2.13. (Opacity (%))*.

E. Exception

Electric vehicle charging facilities shall comply with all requirements of the applicable transition screen, except that in lieu of meeting the large species tree requirement of this *Section (Transition Screen)*, electric vehicle charging facilities may instead provide a minimum frequency of 20 screening plants meeting the requirements of *Sec. 4C.6.4.C.3.b. (Screening Plants)* per 50 feet in the required planting area.

F. Relief

1. Alternative Compliance to transition screen standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any transition screen dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any transition screen standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.8.3. OUTDOOR STORAGE SCREENING

Outdoor storage screening is defined as fences or walls surrounding outdoor storage areas in which goods, material, and equipment, new or used, are held outside of a building for future use

A. Intent

The intent of the standards of this *Section (Outdoor Storage Screening)* is to ensure storage, outdoor areas are designed in a manner that conceals, obstructs or protects abutting lots from impactful activities associated with storage, outdoor.

B. Applicability

Outdoor storage screening standards apply to new construction or a site modification when required by an applied *Use District (Part 5B.)*.

C. Standards

1. Location

Storage, outdoor 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 the applicable outdoor storage screening type pursuant to *Paragraph 3. (Outdoor Storage Screening Types)* below.

2. Screening Enclosure

a. Storage, outdoor areas shall be screened with the outdoor storage screening type specified by the applied *Use District (Part 5B.)*.

b. Gates provided in the screening structure shall meet the standards of the applicable outdoor storage screening type pursuant to *Paragraph 3. (Outdoor Storage Screening Types)* below 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 shall be no more than one 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 one foot.

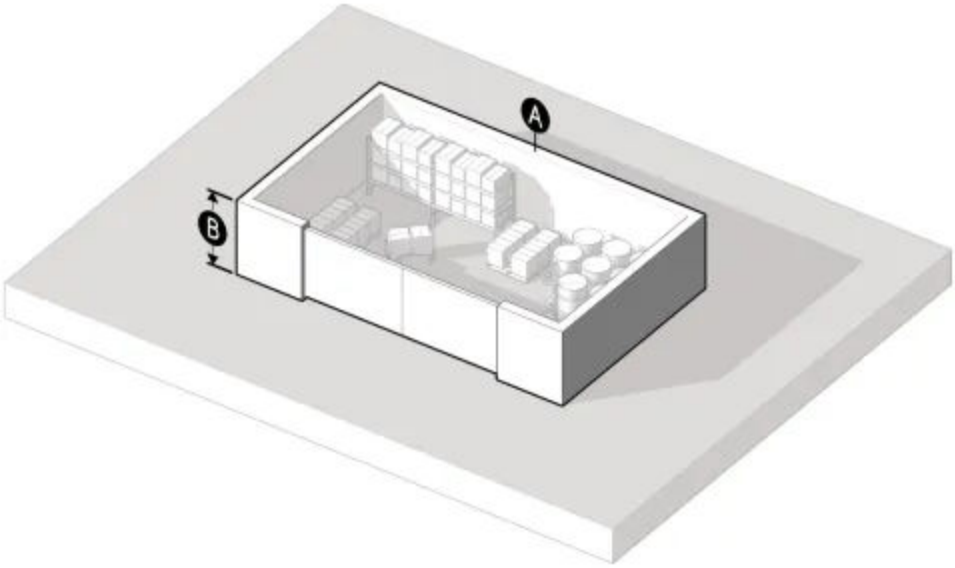
c. No material or equipment shall be stored to a height greater than the height of the enclosing wall or fence.

d. In addition to complying with the standards of *Sec. 4C.7.3. (Fence/Wall Design & Installation)*, any provided fence or wall shall be constructed of non-combustible materials.

3. Outdoor Storage Screening Types

a. S-Screen 1

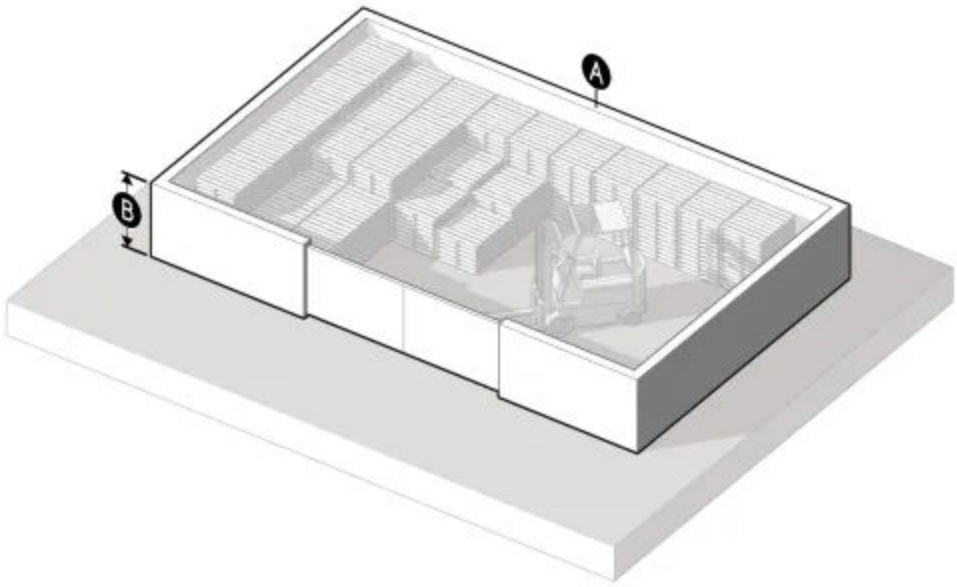
Applicable as required by *Article 5. (Use)*.



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 percent
B	**Height (min)**	6'
	Opacity (min)	90 percent

b. S-Screen 2

Applicable as required by *Article 5. (Use)*.



SITING		*Sec. 4C.8.3.D.1.*
	Frontage lot line setback (min)	No Restriction
	Area (max)	No Restriction
FENCES & WALLS		*Sec. 4C.8.3.D.2.*
A	**Enclosure (min)**	100 percent
B	**Height (min)**	8'
	Opacity (min)	90 percent

D. Measurement

1. Siting

a. For frontage yard designation, see *Sec. 14.2.16.C.1. (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. 14.2.12. (Lot Line Determination)*.

d. For measurement of storage, outdoor space area, the area of storage, outdoor space is measured as all portions of a lot used for storage, outdoor uses and enclosed by a screening structure. The area does not include the screening structure.

2. Fences & Walls

a. For measurement of an enclosure, see *Sec. 14.2.4. (Enclosure)*.

b. For measurement of fence or wall height in a rear yard or side yard, see *Sec. 4C.7.2.D. (Measurement)*.

c. For measurement of fence or wall height in a frontage yard, see *Sec. 3C.3.2.D.2. (Fence & Wall Height)*

d. For measurement of opacity, see *Sec. 14.2.13. (Opacity (%))*.

E. Relief

1. Alternative Compliance to outdoor storage screening standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any outdoor storage screening type dimensional standard of 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any outdoor storage standard may be granted 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 retaining wall is defined as a freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building.

A. Intent

The intent of the standards of this *Section (Retaining Walls)* is to prevent retaining walls which loom over neighboring properties and public right-of-ways in Hillside Areas and improve the aesthetic quality of large retaining walls.

B. Applicability

Retaining wall standards apply to new construction, a major remodel, a site modification, or a use modification, on a lot that is designated with an Agricultural or Residential Use District, is also located within a Hillside Area, and is developed or to be developed with dwelling units.

C. Standards

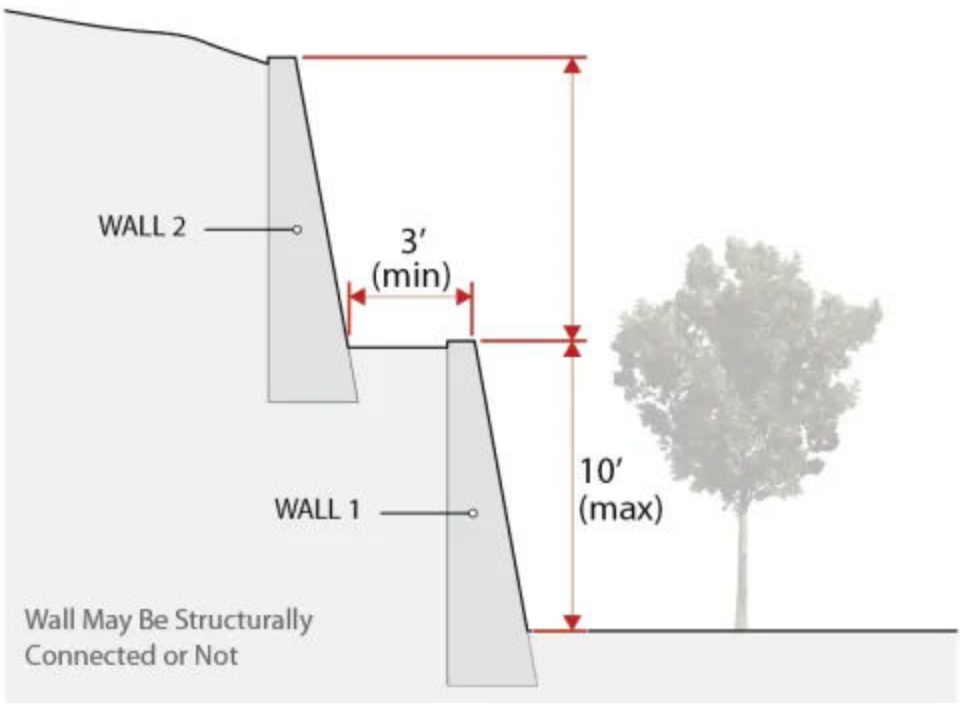
1. General

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 retaining walls or portions of a retaining wall can be built if they comply with all of the following standards:

a. The minimum horizontal distance between the two retaining walls is three feet,

b. Neither of the two retaining walls exceed a height of 10 feet, and

c. In no case shall the height of a retaining wall located in a yard exceed the maximum height specified by the frontage yard fence & wall type allowed in the applied *Frontage District (Part 3B.)*, except as allowed in *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.



2. Landscaping

All retaining walls of eight 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 & 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 (Retaining Walls)* does not apply to projects undertaken by a public agency.

2. Exception for Retaining Walls Required by Building and Safety

The provisions of this *Section (Retaining Walls)* 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.

3. Exception for Retaining Walls Approved Prior to March 9th, 2005

See *Sec. 12.4.1. (Retaining Walls Exceptions)* for exceptions to the standards in this *Section (Retaining Walls)* for retaining walls approved prior to March 9th, 2005.

F. Relief

1. The Zoning Administrator may approve retaining walls that exceed the heights or the maximum number allowed in this *Section (Retaining Walls)* pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*.

2. A deviation from any retaining walls standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 4C.10. OUTDOOR LIGHTING & GLARE

SEC. 4C.10.1. OUTDOOR LIGHTING

A. Intent

The intent of the standards of this *Section (Outdoor Lighting)* is to minimize light trespass and provide lighting standards to support a variety of environments.

B. Applicability

This *Section (Outdoor Lighting)* applies to new construction, a major remodel, a site modification, an exterior modification, or a use modification. When the outdoor lighting standards apply, they apply to the installation or alteration of new and existing outdoor

lighting, including exterior luminaires, new and existing luminaires located within parking structures, and new and existing illuminated signs.

C. Standards

1. Light Trespass

a. Outdoor luminaires that have the ability to be redirected, shall be directed away from adjoining lots to minimize light trespass.

b. No person shall construct, establish, create, or maintain any stationary exterior light source that may cause light trespass onto adjoining lots exceeding the following amounts:

i. From any lot onto a lot with an applied *Residential Use District (Div. 5B.3.)* or *Residential-Mixed Use District (Div. 5B.4.)*, the maximum allowable light trespass shall be 0.5 footcandles (5.38 lux).

ii. From any lot onto a lot with an applied *Use District (Part 5B.)* other than a *Residential Use District (Div. 5B.3.)* or *Residential-Mixed Use District (Div. 5B.4.)*, the maximum allowable light trespass shall be one footcandle (10.76 lux).

c. The owner of a lot with any existing light source shall bring such light source into compliance with this *Section (Outdoor Lighting)* upon receipt of written notice from the Department of Building and Safety.

2. Lighting Quantity

a. All parking areas and garages provided for three or more dwelling units shall have an average horizontal illuminance of at least 0.2 footcandles (2.15 lux), measured from the finished surface of the parking area.

b. Any lot abutting a special river lot line according to *Sec. 14.2.12.C.3. (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 lot boundary and no greater than 0.01 horizontal footcandles (0.11 lux) 15 feet beyond the lot.

ii. 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. One footcandle is equivalent to one lumen per square foot and shall be measured using a light meter.

E. Relief

A deviation from any lighting standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.10.2. GLARE

A. Intent

The intent of the standards of this *Section (Glare)* is 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

This *Section (Glare)* applies to new construction, a major remodel, a site modification, or a use modification involving the installation or alteration of building materials on a building facade.

C. Standards

Buildings shall 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 shall be measured according to the listed specifications for

each glass product.

E. Relief

1. Alternative Compliance to any glare standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any glare standard may be granted 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 intent of the standards of this *Division (Signs)* 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

General sign rules standards apply to new construction, a major remodel, a site modification, an exterior modification, or a use modification. When general sign rules standards apply, the standards apply to exterior signs, window signs or sign support structures, which are not located entirely in the public right-of-way.

C. Standards

1. Ideological, Political, and Non-Commercial Messages

No provision of this *Division (Signs)* prohibits an ideological, political or other non-commercial message on a sign otherwise permitted by this *Division (Signs)*.

2. Sign Height

A sign shall not be located at a height that exceeds the building height limit specified by the applied *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 provisions 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 shall 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 six 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 (Signs)*, 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 (Signs)*.

8. Prohibited Signs

Signs are prohibited if they:

a. Contain obscene matters, as defined in California Penal Code, Part 1. (of Crimes and Punishments), Sec. 311. (Obscene Matter).

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. (Traffic), Sec. 80.08.4. (Flashing Lights – Interference With Traffic Signals) or Chapter IX. (Building Regulations), Sec. 93.0107. (Distracting, Confusing or Nuisance Lighting Viewed From Public Streets, Highways or Other Public Thoroughfares Used by Vehicular Traffic) of this Code.

d. Are revolving and where all or any portion rotate at greater than six 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 District, an approved development agreement or a *Sign District (Sec. 8.2.3.)*. In addition, despite the provisions of *Sec. 13B.10.1.B.2. (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 IX. (Building Regulations), Sec. 91.106.4.3.1. (Limit of Authorization) of this Code.

j. Are off-site signs, including off-site digital displays, except when off-site signs are specifically permitted pursuant to a relocation agreement entered into pursuant to California Business and Professions Code, Div. 3. (Professions and Vocations Generally), Sec. 5412. (Regulations). 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 LAMC Chapter IX. (Building Regulations), Sec. 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 District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B.2. (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 IX. (Building Regulations), Sec. 91.106.4.3.1. (Limit of Authorization) of this Code.

k. Are inflatable devices, except where inflatable devices are specifically permitted pursuant to a legally-adopted *Specific Plan (Div. 8.1.)*, a *Supplemental District (Div. 8.2.)*, or an approved development agreement.

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 six inches into a public alley.

b. No sign or sign support structure shall be located less than six 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 surrounded in iron pipe or other material covering of equal strength. Arcs of six-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 Chapter VI. (Public Works and Property), Sec. 62.200. (Street Intersections - Obstructions to Visibility) of this Code.

d. No sign or sign support structure shall be located within two 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. General

A sign, having no sign face visible from any public or private right-of-way, that is fully surrounded on all sides by permanent, opaque architectural features on the project lot, including building walls, freestanding walls, roofs, or overhangs, is not subject to the requirements of this *Division (Signs)* except for the general brightness limitation set forth in *Sec. 4C.11.1.C.3. (Sign Illumination Limitations)*.

2. 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.

3. Original Art Murals, Vintage Original Art Murals & 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.

b. Original Art Mural

An original art mural is 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 Sec. 22.119. (Original Art Murals on Private Property) of the LAAC is not considered a sign and is not subject to the provisions of this *Division (Signs)* or any other ordinance that regulates signs.

ii. Any supposed "mural" that does not conform to the requirements of Sec. 22.119. (Original Art Murals on Private Property) of the LAAC is considered a sign and is subject to the provisions of this *Division (Signs)* or any other ordinance that regulates signs and digital displays.

c. Vintage Original Art Mural

A vintage original art mural is an original art mural that existed prior to October 12, 2013 (the operative date of Ord. No. 182,706).

i. A vintage original art mural that conforms to the requirements of Sec. 22.119.(c) (Grandfathering of Vintage Original Art Murals) of the LAAC is not considered a sign and is not subject to the provisions of this *Division (Signs)* or any other ordinance that regulates signs.

d. Public Art Installation

A public art installation is a facility, amenity or project that does not contain any commercial message and which is either an "approved public arts project" as defined by Sec. 19.85.4. (Direct Expenditure on Approved Public Arts Projects) of the LAAC or approved pursuant to Chapter IX. (Building Regulations), Sec. 91.107.4.6. (Arts Development Fee) of this Code.

i. A public art installation registered pursuant to the requirements of Sec. 19.85.4. (Direct Expenditure on Approved Public Arts Projects) of the LAAC or the requirements of Chapter IX. (Building Regulations), Sec. 91.107.4.6 (Arts Development Fee) of this Code 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.

4. Existing Nonconforming Signs

See *Sec. 12.4.2. (Signs Exceptions)*.

F. Relief

1. A deviation from any sign dimensional standard of 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any sign standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.11.2. TEMPORARY SIGNS

A temporary sign is 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

Temporary sign standards apply to new construction, a major remodel, a site modification, an exterior modification, or a use modification. All temporary signs and sign support structures not located entirely in the public right-of-way shall conform to the requirements of this *Division (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 non-commercial 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 non-commercial 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 Use Districts (Div. 5B.2.)* or *Residential Use Districts (Div. 5B.3.)*, or two square feet for each foot of street frontage in all other *Use Districts (Part 5B.)*. Square footage for temporary signs shall not be counted toward the total sign area allocation from the *Sign Packages (Sec. 4C.11.5.)*.

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 percent 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 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any temporary sign standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.11.3. OFF-SITE SIGNS

An off-site sign is defined as 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

Off-site signs standards apply to new construction, a major remodel, a site modification, or a use modification. 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 (Off-Site Signs)* and all other applicable provisions of this Zoning Code (Chapter 1A).

C. Standards

1. Location

a. No portion of an off-sitesign with a sign area greater than 80 square feet shall be placed within 200 feet of a lot or a property with an applied *Residential Use District (Div. 5B.3.)*, 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 two 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 (Div. 5B.3.)*; 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 (Div. 5B.3.)* is located to the rear of that street frontage.

c. Off-sitesigns are not permitted along that portion of a lot having a street frontage of less than 50 feet.

d. No more than four off-site signs can be located at the intersection of two or more streets when the off-site signs are located within 150 feet of the intersection of two street frontages.

e. An off-site sign face shall not be located within one foot of a side lot line.

2. Area

The sign area of a single sign face shall not 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 percent 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 applied *Form District (Part 2B.)* 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 eight feet above the sidewalk grade or edge of roadway grade nearest the sign.

4. Spacing

An off-sitesign, 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'
>300 SF	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 six 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 six 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 percent of the overall height of the sign.

b. Off-site sign supports shall be structurally independent of a building.

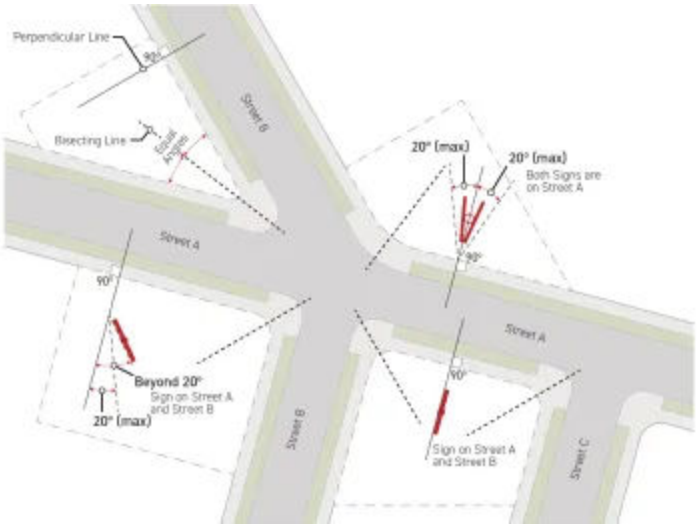
c. Sign support structures shall be located directly under the sign face as viewed from the front of the sign. The maximum horizontal distance between the center of the sign support structure and the sign face shall not exceed 10 feet.

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 this *Subsection D. (Measurement)* and *Sec. 4C.11.3.C.2. (Area)*, 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 *Subparagraph a.* or *Subparagraph b.* of this *Paragraph (Lots with Multiple Street Frontages)* 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 lot line and that passes through a point on the street lot 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 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any off-site sign standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.11.4. ON-SITE SIGNS

An on-site sign is a sign that is other than an off-site sign.

A. Intent

See *Sec. 4C.11.1.A. (Intent)*.

B. Applicability

On-site signs standards apply to new construction, a major remodel, a site modification, an exterior modification, or a use modification. 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 this *Section (On-Site Signs)* and all other applicable provisions of this Zoning Code (Chapter 1A).

C. Standards

1. Sign Packages

On-site signs shall comply with the applicable sign package pursuant to *Sec. 4C.11.5. (Sign Packages)*.

2. Sign Types

On-site signs shall comply with all applicable sign type standards pursuant to *Sec. 4C.11.6. (Sign Types)*.

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 Chapter VI. (Public Works and Property), Sec. 63.113. (Street Address Numbers - Responsibility Therefor, Designation, Location, Size, Maintenance, Change and Removal) of this Code.

4. Projection Over the Public Right-Of-Way

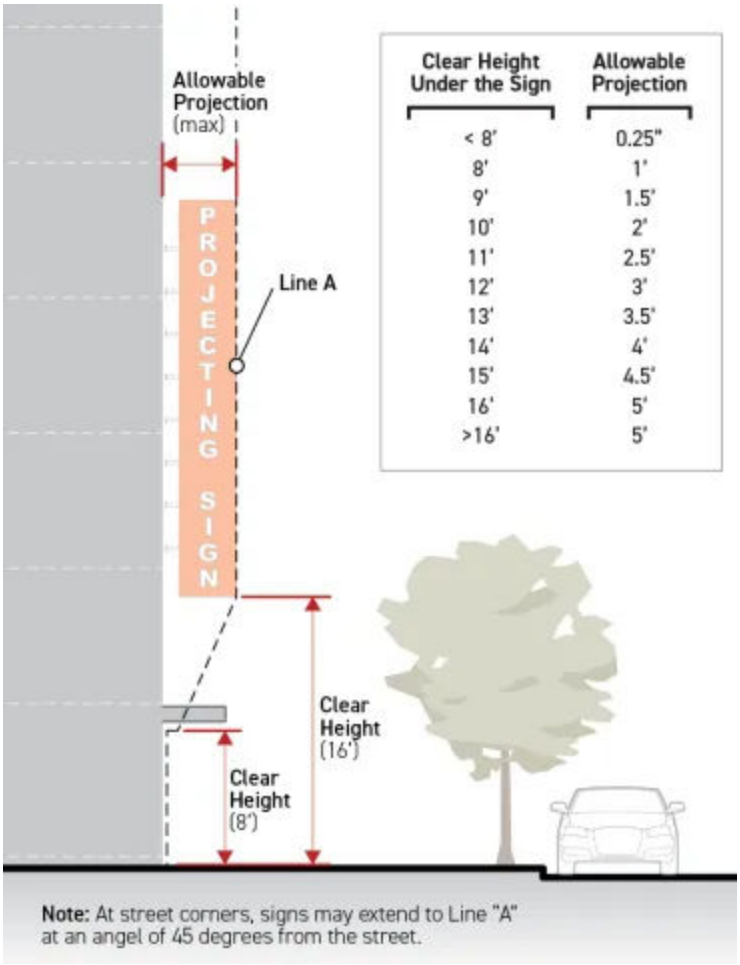
Where on-site signs are allowed to project over the public right-of-way, they shall comply with the following standards:

a. An on-site sign with a clear height less than eight feet has a maximum projection allowance of 1/4 inch.

b. An on-site sign with a clear height equal to eight feet has a maximum projection allowance of one foot.

c. For every extra foot of clear height over eight feet, the projection maximum for on-site signs increases by 1/2 inch.

d. The maximum allowed projection for any on-site sign is five 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)*.

E. Relief

1. A deviation from any on-site sign dimensional standard of 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any on-site sign standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.11.5. SIGN PACKAGES

A. Intent

The intent of the standards of this *Section (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 new construction, a major remodel, a lot modification, a site modification, an exterior modification, or a use modification. Sign package standards apply to all on-site signs determined by the sign package assigned by the applied *Development Standards District (Part 4B.)*.

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 a Sign Package according to the category of the applied *Use District (Part 5B.)* as indicated 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 sign: open panels, & 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 four square feet per foot of street frontage.

c. In Sign Package 2, awning signs and high-rise signs do not count towards the total sign area allocation of four square feet per foot of building 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.*)	▯	▯
High-Rise Sign 2	(*Sec. 4C.11.6.C.3.*)	▯	▯
Illuminated Canopy Sign	(*Sec. 4C.11.6.C.4.*)	▯	▯
Marquee Sign	(*Sec. 4C.11.6.C.5.*)	▯	▯
Monument Sign	(*Sec. 4C.11.6.C.6.*)	▯	▯
Pedestrian Sign	(*Sec. 4C.11.6.C.7.*)	▯	▯
Pole Sign	(*Sec. 4C.11.6.C.8.*)	▯	▯
Projecting Sign	(*Sec. 4C.11.6.C.9.*)	▯	▯
Roof Sign	(*Sec. 4C.11.6.C.10.*)	▯	▯
Roof Sign: Open Panel	(*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.*)	▯	▯
High-Rise Sign 2	(*Sec. 4C.11.6.C.3.*)	▯	▯
Illuminated Canopy Sign	(*Sec. 4C.11.6.C.4.*)	▯	▯
Marquee Sign	(*Sec. 4C.11.6.C.5.*)	▯	▯
Monument Sign	(*Sec. 4C.11.6.C.6.*)	▯	▯

Pedestrian Sign	(*Sec. 4C.11.6.C.7.*)	□	□
Pole Sign	(*Sec. 4C.11.6.C.8.*)	□	□
Projecting Sign	(*Sec. 4C.11.6.C.9.*)	□	□
Roof Sign	(*Sec. 4C.11.6.C.10.*)	□	□
Roof Sign: Open Panel	(*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 allowed	
	□	= Sign type not 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 3. (Sign Types Allowed)*, 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 pursuant to *Sec. 4C.11.6. (Sign Types)*, 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 pursuant to *Sec. 4C.11.6. (Sign Types)*, 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 this *Section (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, 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 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any Sign Package standard may be granted 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. Sign type standards apply to new construction, a major remodel, a site modification, an exterior modification, or a use modification, involving any construction or modification of an on-site sign pursuant to *Sec. 4C.11.5. (Sign Packages)* specified by the applied *Development Standards District (Part 4B.)*.

b. Sign type standards apply to each lot according the *Sign Package (Sec. 4C.11.5.)* specified by the applied *Development Standards District (Part 4B.)*.

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



A.DEFINITION

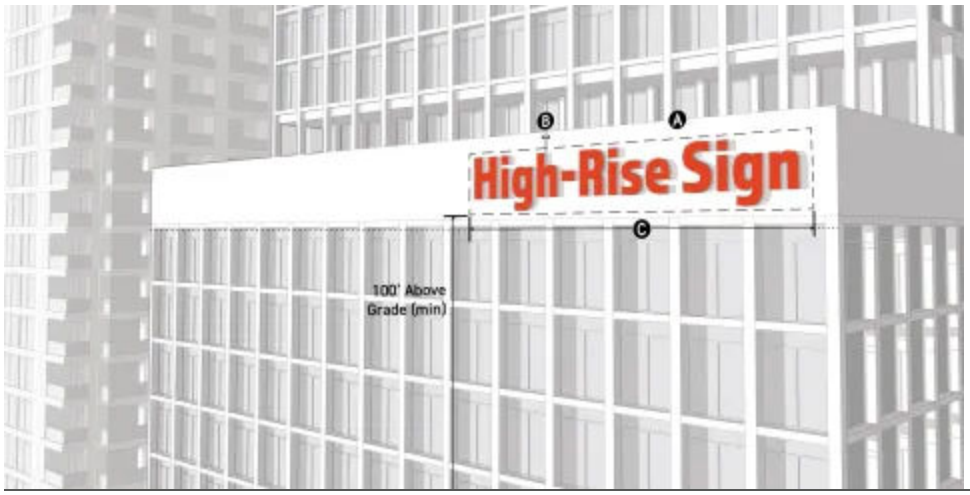
An awning sign is a sign painted, sewn, or otherwise adhered to the material of an awning as an integrated part of the awning itself.

B.GENERAL STANDARDS
i. Signs are only allowed on awnings that comply with all applicable provisions of LAMC Sec. 91.3202. (General), and 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 Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

		Sign Package 1	Sign Package 2
D.DIMENSIONAL STANDARDS			
	Combined sign area for all awning signs (max)		
	All 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)**		
	All 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



A.DEFINITION

A high-rise sign 1 is a sign located at least 100 feet above grade and attached to the wall of a building.

B.GENERAL STANDARDS

i. The plane of the sign face of a high-rise sign 1 shall be approximately parallel to the building face.

ii. A high-rise sign 1 shall not extend above the top of the wall of the building, except where there is less than three feet between the top of the wall and the top of a window, the high-rise sign 1 may extend above the top of the wall by a maximum of three feet.

	Sign Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

D.DIMENSIONAL STANDARDS

	Combined sign area for all high-rise sign 1 signs (max)	n/a
a	**Area of individual high-rise sign 1 (max)**	5% of the area of the building wall to which the sign is attached
b	**Projection from building face (max)**	2'

C	**Width (max % of facade length)**	80%

3.High-Rise Sign 2



A.DEFINITION

A high-rise sign 2 is a sign located at least 100 feet above grade and attached to the wall of a building within close proximity to the top of the building.

B.GENERAL STANDARDS

i. A building shall not have more than two high-rise sign 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 percent of the perimeter of the building. Both high-rise sign 2 signs on a building must be identical in design.
ii. The plane of the sign face of a high-rise sign 2 shall be approximately parallel to the building face.
iii. On a flat-topped building, high-rise sign 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 sign 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.
v. High-rise sign 2 signs shall be located on a wall and shall not be located on a roof, including a sloping roof, and shall not block any windows.
vi. The sign shall consist of open channel lettering or graphic segments. Box and cabinet signs are not allowed.
vii. High-rise sign 2 signs are limited to one line of text.

	Sign Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

	D.DIMENSIONAL STANDARDS	
	Combined sign area for all high-rise sign 2 signs (max)	n/a
a	**Area of individual high-rise sign 2 (max)**	50% of the area of the building wall to which the sign is attached or 800 SF, whichever is less

4.Illuminated Canopy Sign



A.DEFINITION

An illuminated canopy sign is a sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building.

B.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 Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

	D.DIMENSIONAL STANDARDS	
	Combined sign area for all illuminated canopy signs (max)	2 SF per foot of street frontage
A	**Area of individual illuminated canopy sign (max)**	n/a
b	**Sign display height (max)**	3'
	Depth (max)	8"
c	**Clear depth (min)**	8'-2"
D	**Projection from building face (max)**	3'

5.Marquee Sign



A.DEFINITION

A marquee sign is a sign attached to the periphery of a marquee.

B.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 seven feet of the grade.

	Sign Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

	D.DIMENSIONAL STANDARDS	
	Combined sign area for all marquee signs (max)	n/a
a	**Area of individual marquee sign (max)**	Limited by marquee size

6.Monument Sign



A.DEFINITION

A monument sign is 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.

B.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
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

		Sign Package 1	Sign Package 2
D.DIMENSIONAL STANDARDS			
	Combined sign area for all monument signs (max)		
	All 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
a	**Area of individual monument sign (max)**		
	All 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
	Total number of pole signs & monument signs allowed (max)		
	All OS, A, & RG Use Districts	1	1
	All other Use Districts		
	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
b	**Height (max)**		
	All A & RG Use Districts	6'	6'
	All other Use Districts	8'	8'
c	**Depth (max)**	2'	2'

7.Pedestrian Sign



A.DEFINITION

A pedestrian sign is a small sign attached perpendicular to the building facade that hangs from a bracket or support.

B.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 five 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. (Projecting Signs).

vi. Pedestrian signs shall comply with *Sec. 4C.11.4.C.4. (Projection Over the Public Right-Of-Way)*.

	Sign Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

D.DIMENSIONAL STANDARDS

	Combined sign area for all pedestrian signs (max)	n/a
a	**Area of individual pedestrian sign (max)**	9 SF per sign face
B	**Sign display height (max)**	3'
C	**Projection from building face (min/max)**	1'/3'
D	**Depth (max)**	6"
E	**Clear height (min)**	8'

8.Pole Sign



A.DEFINITION

A pole sign is a freestanding sign that is wholly independent of a building for support, permanently affixed to the ground using one or more poles or posts.

B.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 five 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 percent 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 eight 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.C.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 three feet as measured parallel to the public right-of-way.

	Sign Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

D.DIMENSIONAL STANDARDS		
	Combined sign area for all pole signs (max)	
	All 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 & monument signs (max)	
	All 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
a	**Area of individual pole sign (max)**	
	All OS, A, & RG Use Districts	9 SF per sign face
	All other Use Districts	400 SF per sign face
B	**Height(1) including pole (max)**	
	All 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 (Part 2B.)*.



A.DEFINITION

A projecting sign is a sign attached approximately perpendicular to the building facade that does not meet the standards for a pedestrian sign.

B.GENERAL STANDARDS

i. The plane of the sign face shall be within 15 degrees of a line perpendicular to the building face, 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. (Projecting Signs).

v. A projecting sign may project over the publicright-of-way, but shall comply with *Sec. 4C.11.4.C.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 three 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 five feet at 50 feet to eight feet at 100 feet of street frontage. This is an exception to *Sub-subparagraph v.* above, and does not require compliance with *Sec. 4C.11.4.C.4. (Projection Over the Public Right-Of-Way)*.

	Sign Package 1	Sign Package 2

C.SIGN TYPE PERMISSIONS

All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

		Sign Package 1	Sign Package 2
D.	DIMENSIONAL STANDARDS		
	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
	Number of 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 projecting 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'

10.Roof Sign



A.DEFINITION
A roof sign is a sign erected on a roof of a building.

B.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 two feet below the highest point of the roof where the sign is located.
iii. Roof signs shall be located at least two 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 building face.

	Sign Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

D.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

11.Roof Sign: Open Panel



A.DEFINITION

A roof sign: open panel is 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.

B.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 building face.

iii. The sign shall consist of open channel lettering or graphic segments. Box and cabinet signs are not allowed.

C.APPROVAL

i. Roof sign: open panel is only allowed in accordance with *Sec. 13B.2.5. (Director Determination)*.

ii. In addition to the findings set forth in *Sec. 13B.2.5. (Director Determination)*, the Director shall not grant approval unless the Director also finds that the proposed sign contributes to the existing pattern and character of signs of the area within a 500 foot radius of the lot.

	Sign Package 1	Sign Package 2
D.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

E.DIMENSIONAL STANDARDS		
	Combined sign area for all roof sign: open panels (max)	2 SF per foot of building frontage
a	**Area of individual roof sign: open panel (max)**	80 SF
B	**Sign display height (max height above roof-line or parapet)**	3'
C	**Distance from another roof sign (min)**	15'

12.Wall Sign



A.DEFINITION

A wall sign is 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.

B.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. (Total Sign Area Allowed)* and *Sec. 4C.11.5.C.3. (Sign Types Allowed)* may be increased by 20 percent, 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 three 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 three 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 lot line or side lot line that is located within 30 feet of properties zoned with an Agricultural or Residential *Use District (Part 5B.)* and a *Density District (Part 6B.)* 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.C.4. (Projection 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 feet and 3.5 feet in height above the finished grade at the base of the wall generally facing the street.
viii. In Sign Package 1, wall signs located 100 feet above-grade are not allowed with the exception of those meeting the standards of a high-rise sign 1.
ix. In Sign Package 2, wall signs located 100 feet above-grade are not allowed with the exception of those meeting the standards of a high-rise sign 2.

	Sign Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

		Sign Package 1	Sign Package 2
D.DIMENSIONAL STANDARDS			
	Combined sign area for all wall signs (max)		
	All 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
a	**Area of individual wall sign (max)**		
	All OS, A, & RG Use Districts	20 SF	20 SF

	All other Use Districts	n/a	80 SF
B	**Projection from building face (max)**	2'	1'

13.Window Sign



A.DEFINITION

A window sign is a sign, except for a supergraphic sign, that is attached to, affixed to, leaning against, or otherwise placed within six feet of a window or door in a manner so that the sign is visible from outside the building.

B.GENERAL STANDARDS

The total area of all window signs shall not exceed 10 percent of the area of a single window pane or 10 percent of the aggregate area of all immediately adjacent window panes separated at most by a mullion, muntin or grid no thicker than six inches in width.

	Sign Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS		
All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□

□	= Sign type allowed	□	= Sign type not allowed

		Sign Package 1	Sign Package 2
D.DIMENSIONAL STANDARDS			
	Combined sign area for all window signs (max)	n/a	
a	**Area of individual window sign (max)**	n/a	32 SF

14.Yard Sign



A.DEFINITION

A yard sign is a small sign placed in a yard or other amenity space.

B.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 Package 1	Sign Package 2
C.SIGN TYPE PERMISSIONS			

All OS, A, & RG Use Districts	□	□
All other Use Districts	□	□
□ = Sign type allowed	□	= Sign type not allowed

D.DIMENSIONAL STANDARDS		
	Combined sign area for all yard signs (max)	n/a
a	**Area of individual yard sign (max)**	
	Agricultural Use Districts	20 SF
	All OS & RG Use Districts	12 SF
B	**Height (max)**	6'

D. Measurement

1. Sign Height

a. The height of all signs permitted by this *Article (Development Standards)*, 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. A sign shall not exceed the maximum height specified in the applied *Form District (Part 2B.)* in which the sign is located.

E. Relief

1. A deviation from any dimensional standard pursuant to *Sec. 4C.11.6. (Sign Types)* 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any standard pursuant to *Sec. 4C.11.6. (Sign Types)* may be granted 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

The intent of the standards of this *Section (Roof-Mounted Equipment)* is 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

Roof-mounted equipment standards apply to new construction, a major remodel, a site modification, an exterior modification, or a use modification. When roof-mounted equipment standards apply, the standards apply to all mechanical equipment or utility equipment located on a roof. In addition to the screening standards in this *Section (Roof-Mounted Equipment)*, utilities; wireless facility, rooftop uses shall be designed according to *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

C. Standards

1. Roof-mounted equipment (including but not limited to, compressors, condensers, conduits, pipes, vents, and ducts) shall be screened on all sides by a parapet or screening structure that:

    a. Has an opacity of at least 75 percent;

    b. Has a minimum height six inches greater in height than the topmost point of the equipment; and

    c. Encloses the equipment 100 percent 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. 14.2.13. (Opacity (%))*.

2. For measurement of enclosure see *Sec. 14.2.4. (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 from the standards in this *Section (Roof-Mounted Equipment)*:

1. Sustainable energy systems;

2. Los Angeles Fire Department equipment;

3. Helipads;

4. Window cleaning systems; and

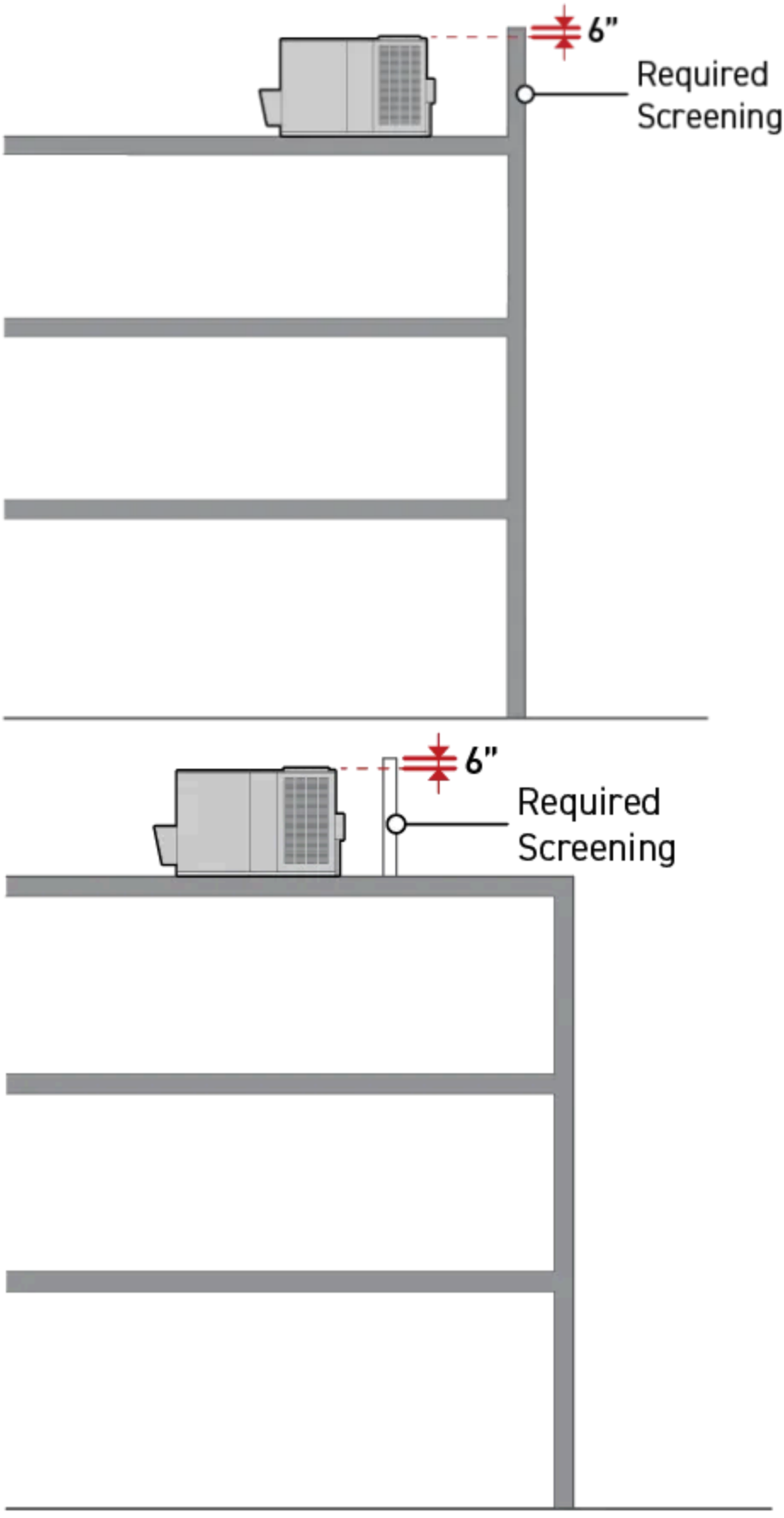
5. Solar panels and their required appurtenances.

F. Relief

1. Alternative Compliance to roof-mounted equipment screening standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any roof-mounted equipment screening dimensional standard of 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any roof-mounted equipment screening standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.



SEC. 4C.12.2. GROUND-MOUNTED EQUIPMENT

A. Intent

The intent of the standards of this *Section (Ground-Mounted Equipment)* is to minimize visibility of ground-mounted equipment from the public realm and support the intent of the applied *Frontage District (Part 3B.)*.

B. Applicability

1. Ground-mounted equipment standards apply to new construction, a major remodel, a site modification, an exterior modification, or a use modification. When ground-mounted equipment standards apply, the standards apply to mechanical equipment or utility equipment, either publicly or privately owned, subject to the following:

    a. Ground-mounted equipment standards apply when located at an elevation within six feet of the surrounding grade, serving five or more dwelling units or at least 5,000 square feet of floor area.

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.

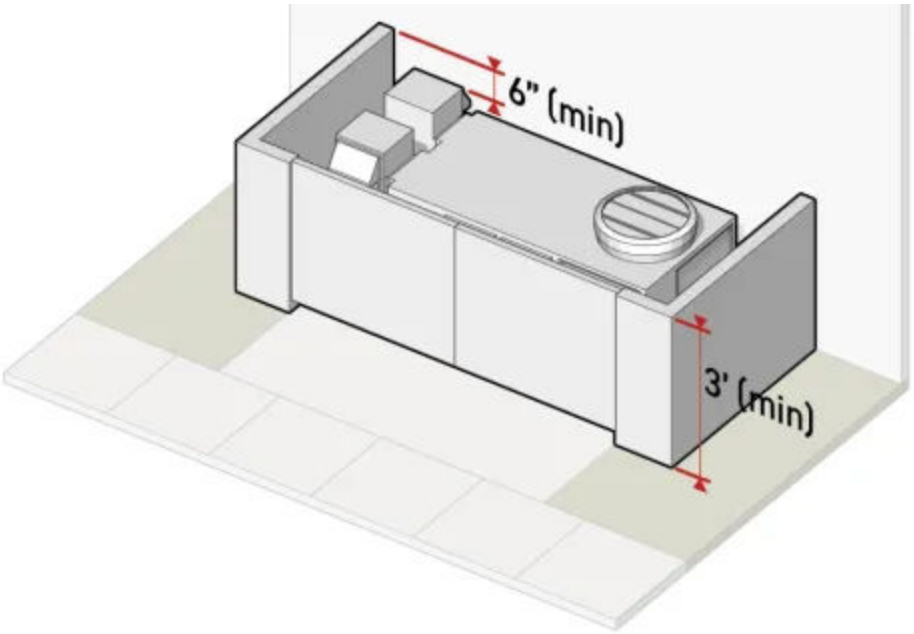
ii. When located on a corner lot, the equipment shall not be located in the parking setback specified by the applied *Frontage District (Part 3B.)*.

iii. Equipment is screened with a fence or wall screen that meets the requirements of *Paragraph 2. (Fence/Wall Screen)* below, or a landscape screen that meets the requirements of *Paragraph 3. (Landscape Screen)* below. Fence,wall, or 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 structure that creates a contiguous perimeter around 100 percent of the subject equipment for a height no less than six inches taller than the topmost point of the equipment. In no case may the screening structure be less than three feet in height.



b. Have a minimum opacity of 90 percent.

c. Access gates provided in the structure shall meet the following standards:

   i. Shall have a height no less than six inches taller than the topmost point of the equipment.

   ii. Where a screening structure is taller than the minimum height, gates may be no more than one 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 one foot.

   iv. Have a minimum opacity of 90 percent.

d. A building wall of an existing or proposed building may serve as a partial element of the screening structure, provided that the building wall meets the height and opacity requirements outlined in this *Paragraph (Fence/Wall Screen)*.

e. Areas within the screening structure shall be maintained free of trash and debris.

f. Screening structure shall comply with *Sec. 4C.7.3. (Fence/Wall Design & Installation)*.

g. Screening shall comply with any access and clearance standards required by LADWP.

3. Landscape Screen

Landscaping may be used to meet ground-mounted equipment screening requirements provided it meets the following standards:

a. General

i. Landscape screens shall be composed of hedges meeting the requirements of *Subparagraph b. (Hedges)* below, or screening plants meeting the requirements of *Subparagraph c. (Screening Plants)* below. 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 & 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 three-foot 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 percent of the subject equipment. A maximum gap of three 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 three feet in depth that creates a contiguous perimeter surrounding 100 percent of the subject equipment. A maximum gap of three feet breaking the contiguous perimeter is permitted to allow for equipment access, provided that the access gap is not facing 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. 14.2.13. (Opacity (%))*.

2. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest point.

3. For measurement of plant and hedge height at maturity, see *Sec. 4C.6.4.D.11. (Height at Maturity)*.

4. For measurement of plant and hedge spread at maturity, see *Sec. 4C.6.4.D.3. (Canopy Diameter, Spread, & Height at Maturity)*.

5. For measurement of planting area width, see *Sec. 4C.6.4.D.1. (Planting Area Width)*.

6. For measurement of parking setback see *Sec. 3C.2.1.D. (Measurement)*.

7. For measurement of building width see *Sec. 2C.5.1.D. (Measurement)*.

E. Exceptions

1. Ground-mounted equipment standards do not apply to Water and Power assets, as defined in Sec. 672. (Possession, Management and Control of Water and Power Assets) of the LAAC on lots owned or leased by the Los Angeles Department of Water and Power.

2. Ground-mounted equipment standards do not apply to fire hydrants.

3. Charging equipment that facilitates the charging of electric vehicles serving electric vehicle parking stalls is exempt from this *Section (Ground-Mounted Equipment)*.

F. Relief

1. Where Los Angeles Department of Water and Power determines that mechanical equipment or 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 City may grant an Alternative Compliance to the ground-mounted equipment location standards in accordance with *Sec. 13B.5.1. (Alternative Compliance)* allowing for the equipment to be located above-grade and in a frontage yard.

2. A deviation from any ground-mounted equipment screening dimensional standard of 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any ground-mounted equipment screening standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.12.3. WALL-MOUNTED EQUIPMENT

A. Intent

The intent of the standards of this *Section (Wall-Mounted Equipment)* is to ensure wall-mounted equipment is concealed to minimize effects on the public realm.

B. Applicability

1. Wall-mounted equipment standards apply to new construction, a major remodel, a site modification, a use modification, or an exterior modification. When the wall-mounted equipment standards apply, the standards apply to mechanical equipment or utility equipment attached or being attached to the exterior wall of a building or structure.

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 structure meeting the standards in *Paragraph 2. (Screening Enclosure)* below, and that screening structure complies with the frontage yard fence & wall type standards allowed in the applied *Frontage District (Part 3B.)*.

2. Screening Enclosure

Wall-mounted equipment located on a building or structure facade abutting a frontage yard shall be screened with a screening structure that meets the following requirements:

a. Has a minimum of 75 percent enclosure for a height of at least six inches taller than the topmost point of the equipment. For wall-mounted equipment located more than three feet above the base of the wall, the screening structure shall have a minimum of 75 percent enclosure for no less than six inches below the bottommost point of the equipment.

b. Has a minimum opacity of 75 percent.

c. Any access gates provided in the screening structure shall meet the following standards:

i. Shall have a height no less than six inches taller than the topmost point of the equipment and, where located more than three feet above the base of the wall, shall continue no less than six 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 one foot from the height of the wall or fence provided.

iii. Gates shall not exceed the height of the screening structure by more than one foot.

iv. Shall have a minimum opacity of 90 percent.

d. The screening structure shall comply with *Sec. 4C.7.3. (Fence/Wall Design & Installation)*.

D. Measurement

1. For measurement of opacity see *Sec. 14.2.13. (Opacity (%))*.

2. For measurement of enclosure see *Sec. 14.2.4. (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

1. Wall-mounted equipment standards do not apply to fire alarms.

F. Relief

1. An alternative to wall-mounted equipment screening standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any wall-mounted equipment screening dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any wall-mounted equipment screening standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.12.4. WIRELESS TELECOMMUNICATION FACILITIES

A. Intent

The intent of the standards of this *Section (Wireless Telecommunication Facilities)* is 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 facility from predominant views visible from surrounding properties.

B. Applicability

This *Section (Wireless Telecommunication Facilities)*, applies to new construction, a major remodel, or an exterior modification, involving all wireless telecommunications uses.

C. Standards

Wireless telecommunications facilities shall meet the following standards.

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. For modifications involving the removal or replacement of transmission equipment or the collocation of new transmission equipment on existing wireless telecommunication facilities subject to 47 U.S.C § 1455(a) (Section 6409(a) of the Spectrum Act), see *Sec. 4C.12.5. (Existing Wireless Telecommunications Facilities Spectrum Act Compliance Handbook)*.

d. Existing utilities: wireless facility, rooftop, in which new wireless telecommunication equipment is installed that exceeds the scope of the Spectrum Act, shall be subject to the standards included in *Paragraph 2. (Rooftop Wireless Telecommunications Facilities)* below.

e. Existing utilities: wireless facility, freestanding, in which new wireless telecommunication equipment is installed that exceeds the scope of the Spectrum Act, shall be subject to the standards included in *Paragraph 3. (Freestanding Wireless Facilities)* below.

f. All wireless telecommunication facilities shall be removed within 90 days of discontinuance of use.

2. Rooftop Wireless Telecommunications Facilities

Utilities: wireless facility, rooftop, including antennas and any associated equipment shall meet the following standards:

a. Utilities: wireless facility, rooftop 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, utilities: wireless facility, rooftop 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 structure that meet the standards provided in *Sec. 4C.12.1. (Roof-Mounted Equipment)* or *Sec. 4C.12.3. (Wall-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 utilities: wireless facility, rooftop and associated equipment shall not exceed 10 percent of the total area of the rooftop.

3. Freestanding Wireless Facilities

Utilities: wireless facility, freestanding, including antennas and any associated equipment shall meet the following standards:

a. The footing of an antenna shall be structurally designed to support a freestanding wireless facility which is at least 15 feet higher than the freestanding wireless facility under review in order to allow a future wireless network to replace an existing freestanding wireless facility with a new freestanding wireless facility capable of supporting equipment co-location.

b. Freestanding wireless facilities shall not exceed the maximum height specified in the applied *Form District (Part 2B.)*.

c. Freestanding wireless facilities shall be set back a minimum distance equal to 20 percent of the freestanding wireless facility height or 35 feet, whichever is greater, from the following lot lines:

   i. Primary street lot lines 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 with an applied *Residential Use District (Div. 5B.3.)* or *Agricultural Use District (Div. 5B.2.)*.

d. Freestanding wireless facilities shall be screened on all sides with a planting area meeting the following standards:

   i. Has a minimum width of five feet;

   ii. Provides screening plants at a frequency of 30 per 50 feet of planting area; and

   iii. Provides large species trees at a frequency of three per 50 feet of planting area.

e. All utilities: wireless facility, freestanding uses 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; and

   iii. 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.

f. The approving authority may require additional measures designed to camouflage a utilities: wireless facility, freestanding, 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, utility poles, or faux trees. All facility components, including the antennas, shall be mounted inside said structure.

g. Freestanding wireless facilities that are not designed according to *Subparagraph f.* above shall be of tapered design (three-foot diameter at the base up to 1.5-foot diameter at the top).

4. Existing Wireless Facilities

For the modification of existing wireless telecommunication facilities pursuant to the Spectrum Act, see *Sec. 4C.12.5. (Existing Wireless Telecommunications Facilities Spectrum Act Compliance Handbook)*.

D. Measurement

1. Setbacks from lot lines are measured according to *Sec. 2C.2.2.D. (Measurement)*.

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. 14.2.8. (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 & 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 & Installation)*.

E. Exceptions

Wireless telecommunication facilities standards do not apply to satellite dish antennae, radio and television transmitters, and antennae incidental to residential uses.

F. Relief

1. Alternative Compliance to wireless telecommunication facilities standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any wireless telecommunication facilities dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any wireless telecommunication facilities standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.12.5. EXISTING WIRELESS TELECOMMUNICATIONS FACILITIES SPECTRUM ACT COMPLIANCE HANDBOOK

A. Intent

The intent of the standards of this *Section (Existing Wireless Telecommunications Facilities Spectrum Act Compliance Handbook)* is to ensure the City's wireless standards, procedures, and timelines are consistent with Sec. 6409(a) of Title VI. of the Middle Class Tax Relief and Job Creation Act of 2012 (Spectrum Act).

B. Applicability

The Existing Wireless Telecommunication Facilities Spectrum Act Compliance Handbook (Handbook) applies to existing wireless facilities that are applying for Spectrum Act approval.

C. Adoption and Maintenance of the Existing Wireless Telecommunications Facilities Spectrum Act Compliance Handbook

The Director of Planning, as they deem necessary and appropriate, shall have the authority to prepare, maintain, amend, and adopt the Handbook. This Handbook explains the standards, procedures, and timelines of the review of existing wireless telecommunication facilities. The Director may, as they deem appropriate, use technical consultants or a consultant advisory panel to update the Handbook in order to comply with changes in federal and state laws.

D. Noncompliance

Failure to comply with the Handbook or any condition or commitments made in compliance with it is a violation of the Code, subject to all available administrative, criminal and civil remedies.

SEC. 4C.12.6. WASTE RECEPTACLES

A. Intent

The intent of the standards of this *Section (Waste Receptacles)* is 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

This *Section (Waste Receptacles)* applies to new construction, a major remodel, a site modification, or an exterior modification. When waste receptacles standards apply, the standards apply to any solid waste, recycling, or organic waste receptacle 96 gallons in size or greater stored on a lot.

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 percent 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 standards of this *Section (Waste Receptacles)* in addition to the recycling areas standards outlined in *Sec. 4C.12.7. (Recycling Areas)*.

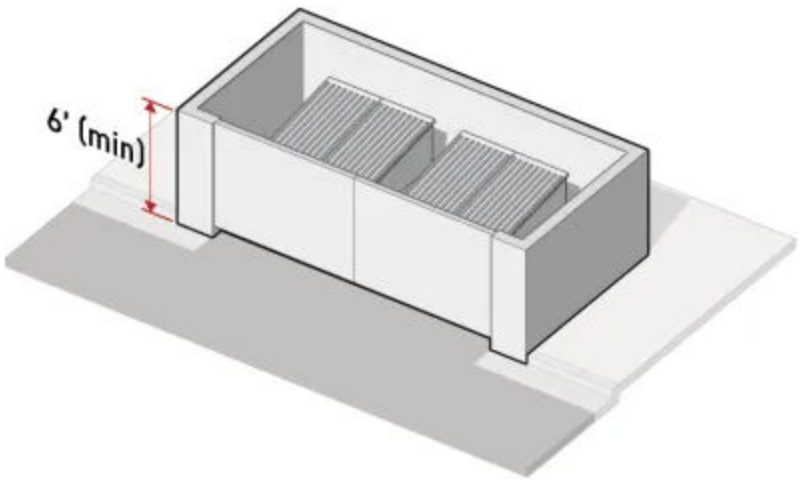
d. Waste receptacle storage areas shall be made accessible to the public right-of-way, a driveway, or a motor vehicle use area through a pedestrian accessway with a minimum width of 4 feet in order to accommodate waste hauling services.

2. Screening Enclosure

The outdoor waste receptacle shall be screened with a screening structure that meets the following requirements:

a. Has 100 percent enclosure for a minimum height of six feet , but no less than one foot taller than the height of the waste receptacles the facility is designed to enclose.

b. Has a minimum opacity of 90 percent.



c. Outdoor waste receptacle enclosures located on a lot in a Residential or Agricultural *Use District (Part 5B.)* or located on a lot abutting a Residential or Agricultural *Use District (Part 5B.)* shall be sheltered. The sheltering structure shall meet the following standards:

i. Have a slope of no less than five degrees;

ii. Be made of non-pervious material to ensure runoff; and

iii. Provide a minimum clear height of eight feet under the structure.

d. Wheel stops with a minimum height of eight inches shall be installed a minimum of six inches from interior walls of waste receptacle screening structures to prevent damage to walls.

e. Access gates provided in the screening structure shall meet the following standards:

i. Have a height of no less than six feet;

ii. Where a screening structure is seven feet or greater in height, gates may be no more than one foot shorter than the height of the screening enclosure provided;

iii. In no case shall gates exceed the height of the screening structure by more than one foot; and

iv. Have a minimum opacity of 90 percent.

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. 14.2.16.C.1. (Frontage Yard)*.

2. For measurement of height, see *Sec. 4C.7.1.D. (Measurement)*.

3. For measurement of enclosure, see *Sec. 14.2.4. (Enclosure)*.

4. For measurement of opacity, see *Sec. 14.2.13. (Opacity (%))*.

E. Exceptions

1. Waste receptacles standards do not apply to lots containing only residential uses and four 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 in this *Section (Waste Receptacles)*.

F. Relief

1. Alternative Compliance to waste receptacle standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any waste receptacle dimensional standard of 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any waste receptacle standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.12.7. RECYCLING AREAS

A recycling area is 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

The intent of the standards of this *Section (Recycling Areas)* is 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 area standards apply to new construction or a site modification which introduces or modifies a recycling area on a lot and results in any of the following:

   a. A 25 percent increase in floor area for residential projects with four or more dwelling units, or a 30 percent increase of floor area for non-residential projects;

   b. Marinas where the floor area includes the space dedicated to the docking or mooring of marine vessels; or

   c. 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.

C. Standards

1. General

a. Recycling areas shall be equipped with recycling receptacle containers that are sheltered, 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 sheltered 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. 5D.9.4.A. (Collection)*. For sorting or processing of recyclable materials from off-site sources, see *Sec. 5D.9.4.B. (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.

k. Recycling receptacle containers shall be covered, durable, waterproof, rustproof, and of incombustible construction, and shall provide protection against the environment or be in completely enclosed indoor recycling areas. Containers shall be clearly labeled to indicate the type of material to be deposited.

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 percent 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 in this Section and the waste receptacle standards outlined in *Sec. 4C.12.6. (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 area shall be 100 square feet.

d. No individual 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 of at least eight feet.

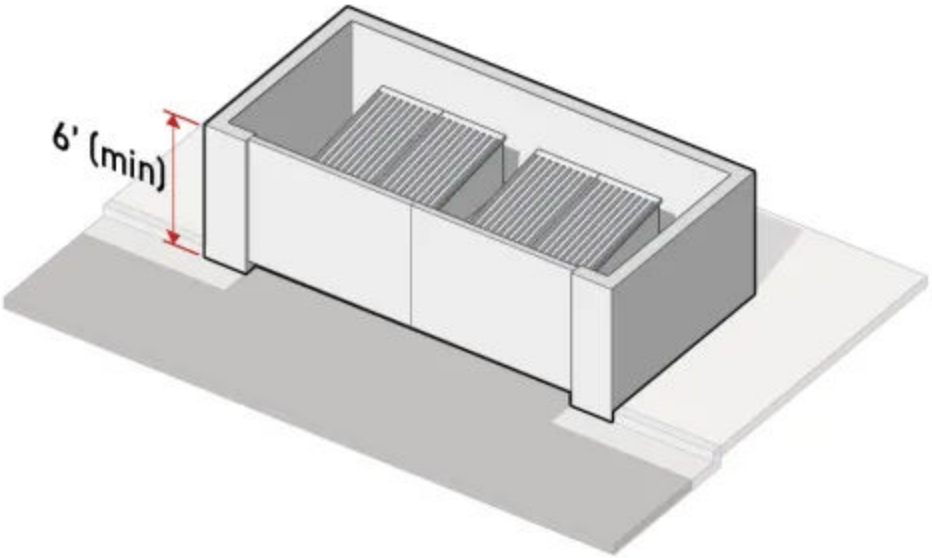
g. The recycling area shall be of adequate size for the collection of all recyclable materials generated by the use(s) occupying the lot, without such materials overflowing the area or forcing significant amounts of recycling to be discarded as general refuse, or the Department of Building and Safety may require a larger space for the recycling area in excess of the minimum requirements listed in *Subparagraph a.* through *Subparagraph c.* above to meet the intent of this *Subparagraph*.

4. Screening Enclosure

Outdoor recycling areas shall be screened with a screening structure that meets the following requirements:

a. Has 100 percent enclosure for a minimum height of six feet; and

b. Has a minimum opacity of 90 percent.



c. Access gates provided in the screening structure shall meet the following standards:

i. Have a height of no less than six feet;

ii. Where a screening structure is seven feet or greater in height, any gate is no more than one foot shorter than the height of the screening structure provided;

iii. Does not exceed the height of the screening structure by more than one foot; and

iv. Have a minimum opacity of 90 percent.

d. All provided screening structures shall comply with *Sec. 4C.7.3. (Fence/Wall Design & Installation)*.

D. Measurement

1. For frontage yard designation, see *Sec. 14.2.16.C.1. (Frontage Yard)*.
2. For measurement of height, see *Sec. 4C.7.1.D. (Measurement)*.
3. For measurement of enclosure, see *Sec. 14.2.4. (Enclosure)*.
4. For measurement of opacity, see *Sec. 14.2.13. (Opacity (%))*.

E. Relief

1. Alternative compliance to recycling receptacle standards may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from any recycling receptacle dimensional standard of 15 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.
3. Deviation from any recycling receptacle standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.12.8. SHOPPING CART CONTAINMENT

A. Intent

The intent of the standards of this *Section (Shopping Cart Containment)* is 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 renovation for commercial uses established in *Div. 5D.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 shall have a notice permanently affixed to it that:

i. Identifies the owner of the shopping 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 shopping cart from the business premises;

iii. Notifies the public that the unauthorized removal of the shopping 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 shopping cart; and

v. Lists an address for returning the shopping 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 five 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 California Business and Professions Code, Sec. 22435.1. (Identification of Shopping and Laundry Carts) and Chapter IV. (Public Welfare), Sec. 41.45. (Unauthorized Removal, Use Or Possession of Shopping Carts) of this Code 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 three feet and a maximum height of six 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

An *F-Screen 1 (Sec. 4C.8.1.C.2.a.)* 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 may be used, so long as the Department of Public Works, Bureau of Sanitation has approved the system or method as effectively containing or controlling shopping carts on the premises.

3. Performance Standards

Owners shall do all of the following and execute and record a covenant to the satisfaction of the Department of Public Works, Bureau of Sanitation to ensure compliance by the owner and any leasee:

a. Daily After Hours Cart Containment

Prepare and maintain a plan for securing shopping carts whenever the store is not open for business.

b. Shopping Cart Retrieval

Retrieve their 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

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 of the retail.

d. 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.

D. Measurement

[Reserved].

E. Relief

1. Alternative Compliance to the shopping cart containment standards established in this *Section (Shopping Cart Containment)* may be granted in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any shopping cart containment dimensional standard of 10 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A deviation from any shopping cart containment standard may be granted 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 (Shopping Cart Containment)*.

DIV. 4C.13. ENVIRONMENTAL PROTECTION

SEC. 4C.13.1. ENVIRONMENTAL PROTECTION MEASURES

A. Findings

1. Development in the City has the potential to negatively impact the environment from construction activities and the future use and operations of the development, including but not limited to causing adverse impacts to people residing or working in the City, neighboring properties to the development, and the flora and fauna in and around the City.

2. CEQA requires the City to develop and impose feasible mitigation measures to avoid significant impacts to the environment from projects approved under this Chapter.

3. In addition to the requirements of CEQA, the City desires to protect people, properties, and flora and fauna in and around the City from the detrimental impacts of development approved by the City.

4. Many mitigation measures historically developed and imposed by the City to mitigate commonly identified environmental impacts from development can be standardized.

5. Standardizing mitigation measures and imposing them as regulations on future projects can ensure that development in the City avoids impacts to the environment and can streamline CEQA review for future development projects.

6. Reducing constraints and barriers to housing development by streamlining environmental review is consistent with the City's Housing Element.

7. The City's historical practice of adopting mitigation measures into individual ordinances to comply with CEQA Guidelines California Code of Regulations, Title 14. (Natural Resources), Sec. 15126.4(a)(2), (Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects.). results in an inefficient use of resources as it has led to multiple versions of similar regulations in different ordinances, the need to draft additional regulations, and the need for staff and the public to familiarize themselves with the variations in different ordinances of similar regulations.

8. Environmental standards and mitigation measures often rely on best available technology or practices that change over time based on evolving technology and science and are therefore best suited to flexible administrative adoption processes, which may be informed by technical experts.

9. Mitigation measures are required by CEQA to be enforceable and it is desirable to ensure that mitigation measures or other environmental standards adopted through an administrative process are made enforceable requirements under the Code.

B. Intent

The intent of the standards of this *Section (Environmental Protection Measures)* is the following:

1. Ensure that development in the City, and its related construction and operational activities, does not result in detrimental impacts to the environment, including to people residing, visiting, or working in the City, and to the property and the flora and fauna in and around the City;

2. Provide a mechanism for mitigation measures adopted pursuant to CEQA for City plans, policies, or regulations to be made enforceable on future development projects consistent with CEQA Guidelines, California Code of Regulations, Title 14. (Natural Resources), Sec. 15126.4. (Consideration of Mitigation Measures Proposed to Minimize Significant Effects);

3. Provide a mechanism for standardized mitigation measures to be developed and adopted and imposed on development to address significant impacts that result from development in the City;

4. Provide a mechanism to administratively adopt mitigation measures and environmental standards to allow a flexible means to update them as science and technology evolves; and

5. Provide a flexible mechanism to adopt and amend uniformly applicable environmental development standards to allow streamlined environmental review, including pursuant to CEQA Guidelines, California Code of Regulations, Title 14. (Natural Resources), Sec. 15183.3. (Streamlining for Infill Projects).

C. Applicability

No permit shall be issued by the Department of Building and Safety without the applicant demonstrating compliance with any regulations adopted to implement environmental protection measures by the Director under this *Section (Environmental Protection Measures)*.

D. Adoption and Maintenance of the Environmental Protection Measures

The Director is authorized to, and shall, as they deem necessary and appropriate, prepare, maintain, amend, and adopt environmental protection measures to meet the intent of this *Section (Environmental Protection Measures)* and to adopt regulations to implement environmental protection measures. The Director may, as the Director deems appropriate, use technical consultants or a consultant advisory panel to make recommendations on new environmental protection measures or updates to existing environmental protection measures.

E. Council

The City Council may require the Director to implement mitigation measures or other environmental standards as environmental protection measures. The City Council reserves the right to amend or rescind any environmental protection measures or implementing regulations adopted by the Director.

F. Noncompliance

Failure to comply with the environmental protection measures or any condition or commitments made in compliance with the environmental protection measures, or

regulations adopted to implement environmental protection measures, is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon verification of non-compliance, the City may require the applicant or property owner to retain at its own expense an independent consultant, subject to the City's approval, to ensure compliance with the environmental protection measures and any conditions or commitments made in compliance with the environmental protection measures and regulations.

SEC. 4C.13.2. FREEWAY ADJACENCY

A. Intent

The intent of this *Section (Freeway Adjacency)* is to protect freeway-adjacent properties from air pollution and to inform users of government properties or public parks of the health risks associated with the nearby vehicle exhaust and particulate matter.

B. Applicability

Freeway Adjacency standards apply to all new construction and site modification within areas identified within the 1,000 Foot Freeway Buffer identified pursuant to *Sec. 1.5.19. (Freeway Adjacency Map)*.

C. Standards

1. Any property abutting a freeway is subject to the screening requirements specified in *Sec. 4C.8.2.C.2. (Freeway Screening)*.

2. Any government owned, leased or operated building, or public park, subject to the City's zoning authority, located within 1,000 feet of a freeway shall post a sign meeting the following standards:

    a. The sign be in English or English and Spanish using Garamond bold condensed font type at 28 point size and read:

        NOTICE: Air pollution studies show a strong link between the chronic exposure of populations to vehicle exhaust and particulate matter from major roads and freeways and elevated risk of adverse health impacts, particularly in sensitive populations such as young children and older adults. Areas located within 500 feet of the freeway are known to experience the greatest concentration of ultrafine particulate matter and other pollutants implicated in asthma and other health conditions.

    b. The sign shall be fixed to a wall, door, or other physical structure and posted at any required street-facing entrance or facility. Public parks shall post signage at exterior entrances to restrooms.

c. The sign shall be a minimum of 8.5 inches x 11 inches.

d. The sign shall be durable and made from plastic or aluminum or another hard surface; and

D. Measurement

Not applicable.

E. Relief

1. Deviation from freeway screening requirements may be granted as specified in *Sec. 4C.8.2.F. (Relief)*.

2. Deviation from any Freeway Adjacency standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 4C.14. DEVELOPMENT REVIEW

SEC. 4C.14.1. DEVELOPMENT REVIEW THRESHOLD PACKAGES

A. Intent

The intent of the standards of this *Section (Development Review Threshold Packages)* is 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.

B. Applicability

This *Section (Development Review Threshold Packages)* applies to projects involving new construction, a major remodel, or a site modification of a building or lot which meets the thresholds of the assigned development review threshold package as applied by the *Development Standards District (Part 4B.)*.

C. 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. (Project Review)*:

i. Any development project which creates, or results in an increase of, 50,000 square feet or more of non-residential 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.

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.14.1.C.3. (Supplemental Procedure)* of this *Subsection (Standards)*:

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 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 applied *Development Standards District (Part 4B.)* specifies Development Review
Threshold Package 2, development projects having one or more of the characteristics listed below are subject to *Sec. 13B.2.4. (Project Review)*:

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 non-residential 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.

b. Major Development Project Review Thresholds

When the applied *Development Standards District (Part 4B.)* specifies Development Review Threshold Package 2, development projects that create or result in an increase of 250,000 square feet or more of warehouse area are subject to *Sec. 4C.14.1.C.3. (Supplemental Procedure)* of this *Subsection (Standards)*.

Exception: Development projects which obtain any development rights under *Div. 9.3. (Community Benefits Program)* are not subject to this *Subparagraph (Major Development Project Review Thresholds)*.

3. Supplemental Procedure

Development projects subject to Development Review Package 1 or Development Review Package 2 meeting the thresholds outlined in *Sec. 4C.14.C.1.b. (Major Development Project Review Thresholds)*, shall use the project review approval process in *Sec. 13B.2.4. (Project Review)*; except initial decisions shall be appealed to the City Planning Commission, rather than the Area Planning Commission. Additionally, if the Director 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. 13A.2.6. (Transfer of Jurisdiction)*, rather than a transfer of jurisdiction to the Area Planning Commission.

D. Measurement

1. For calculating floor area see *Sec. 14.2.7. (Floor Area)*.

2. Average daily trips are determined by, and using the trip generation factors promulgated by, the Los Angeles Department of Transportation.

3. For building height in feet see *Sec. 2C.4.2.D. (Measurement)*.

4. For the purposes of calculating dwelling units for this *Section (Development Review Threshold Packages)*, restricted affordable units are exempted from the total number of dwelling units in a project.

E. Exceptions

1. Projects located on a lot subject to Development Review Threshold Package 1 are exempt from review pursuant to *Sec. 13B.2.4. (Project Review)* provided that the project meets all of the following requirements:

   a. The project involves the new construction of floor area dedicated to one or more residential uses and to one or more non-residential uses;

   b. Fifty percent or more of the total new floor area is dedicated to restricted affordable units;

   c. The project maintains or increases the total number of preexisting restricted affordable units on the lot and maintains or increases the total floor area dedicated to restricted affordable units; and

   d. The project results in the new construction of no more than 150,000 square feet of floor area dedicated to one or more non-residential uses.

2. Projects that provide restricted affordable units consistent with the affordability requirements in *Subparagraph b.* of *Sec. 15.4.3.B.1. (Exemptions)* are exempt from review pursuant to this *Section (Development Review Threshold Packages)*.

F. Relief

None.

DIV. 4C.15. RESIDENT PROTECTIONS

SEC. 4C.15.1. HOUSING PROJECTS THAT RESULT IN THE DEMOLITION OF DWELLING UNITS

A. Intent

The intent of the standards of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* is to codify housing replacement requirements, ensure preservation of dwelling units, and ensure consistent occupant protections when residential projects result in the loss of dwelling units.

B. Applicability

1. Loss of Protected Units

The requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* apply to any project that meets the definition of "housing development project" as defined in California Government Code Sec. 65589.5(h)(2), except that, for purposes of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, "housing development project" also includes projects that involve no discretionary approvals and projects to construct a single dwelling unit, and either:

a. Will require or result in the loss or reduction of occupied or vacant protected units; or

b. Is located on a lot where protected units were removed in the previous five years.

2. Loss of Dwelling Units

The requirements of *Paragraph 2. (No Net Loss of Dwelling Units)* of *Subsection C. (Standards)*, below, apply to any project that meets the definition of "housing development project" as defined in California Government Code Sec. 65589.5(h)(2), except that, for purposes of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, "housing development project" also includes projects that involve no discretionary approval and projects to construct a single dwelling unit, and either:

a. Will require or result in the loss or reduction of occupied or vacant dwelling units; or

b. Is located on a lot where dwelling units were removed in the previous five years.

3. Project Activities

The requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* apply to project activities that may result in the loss or reduction of occupied or vacant protected units or dwelling units, as described in *Paragraph 1. (Loss of Protected Units)* and *Paragraph 2. (Loss of Dwelling Units)*, above, including:

a. New construction;

b. Major remodel;

c. Exterior modification;

d. Use modification;

e. Temporary use;

f. Demolition; and

g. Renovation.

4. Reconciling Provisions

a. Relationship to Specific Plans, Supplemental Districts, Special Zones, and Specific Plans established in *Article 8. (Supplemental & Special Zoning)* may establish additional replacement requirements and/or additional occupant protections greater than those provided in this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, in which case, the greater replacement requirements and occupant protections shall be used. However, in the event the provisions of a Historic Preservation Overlay Zone (HPOZ) conflict with the provisions of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, the provisions of the HPOZ shall prevail.

b. Relationship to State Law

This *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* shall be implemented consistent with the requirements of State Law contained in California Government Code Sec. 66300.6. The Director may prepare Implementation Memoranda, Technical Bulletins, and/or User Guides related to the local implementation of California Government Code Sec. 66300.6, Sthrough this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*.

C. Standards

1. Replacement of Existing or Demolished Protected Units

The project shall replace all existing protected units and protected units demolished on or after January 1, 2020, pursuant to the replacement requirements of California Government Code Sec. 65915(c)(3), consistent with the requirements in this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*. These requirements apply in addition to any requirements included in Chapter XV. (Rent Stabilization Ordinance), Sec. 151.28 (Ellis Act Provisions) of this Code.

a. Income Requirements

Protected units occupied on the date of application shall be replaced with dwelling units at an affordable rent, see *Paragraph 2. (Affordable Rent)* of *Subsection D. (Measurement)* below, or affordable housing cost, see *Paragraph 1. (Affordable Housing Cost)* of *Subsection D. (Measurement)* below, to, and occupied by, persons and families in the same or lower income category as those households in occupancy based upon the units

and incomes of those households in occupancy, pursuant to California Government Code Sec. 65915(c)(3)(B)(i), inclusive of the following income categories: low income households; very low income households; extremely low income households; and acutely low income households. Protected units that have been demolished or vacated on or before the date of application shall be replaced with units at an affordable rent, see *Paragraph 2. (Affordable Rent)* of *Subsection D. (Measurement)* below, or affordable housing cost, see *Paragraph 1. (Affordable Housing Cost)* of *Subsection D. (Measurement)* below, based upon the highpoint in occupancy during the previous five years, pursuant to California Government Code, Chapter 4.3. (Density Bonuses and Other Incentives), Sec. 65915(c)(3)(B)(ii).

i. Replacement When Incomes Are Not Known

If the incomes of the individuals and households are not known, and unless otherwise demonstrated, the presumption in California Government Code, Chapter 4.3. (Density Bonuses and Other Incentives), Sec. 65915(c)(3)(B)(i) regarding lower income households shall be inclusive of the percentage of extremely low income households, very low income households and low income households in the same proportion as their share of all renter households within the City, as determined by the General Manager of the Los Angeles Housing Department utilizing the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database or equivalent census data disaggregated by tenure and income category.

ii. Replacement of Rent or Price Controlled Dwelling Units

Notwithstanding *Sub-subparagraph i. (Replacement When Incomes Are Not Known)*, above, dwelling units subject to a form of rent or price control through a local government's valid exercise of its police power shall be replaced as follows:

a) In Higher Opportunity Areas and Moderate Opportunity Areas, dwelling units deemed or presumed to be occupied by persons or families above the lower income category shall be replaced with low income units.

b) In Lower Opportunity Areas, with the dwelling units proportionate to the share of all lower income renter households within the City described in *Sub-subparagraph i. (Replacement When Incomes Are Not Known)*, above.

b. Equivalent Size

All replacement units must be of equivalent size, pursuant to *Paragraph 5. (Equivalent Size)* of *Subsection D. (Measurement)* below, and projects shall contain at least the same total number of units and total aggregate number of bedrooms as the protected units being replaced. New units do not have to match bedroom configurations of demolished

units, except when a tenant is exercising the right to return as defined in *Paragraph 3. (Existing Occupant Protections)* below.

c. Relationship to Other Affordability Requirements

Any protected units replaced pursuant to this *Paragraph (Replacement of Existing or Demolished Protected Units)* shall be considered in determining whether the project satisfies the requirements of any state, local or federal requirement that requires, as a condition of the development of rental units, that the project provide a certain percentage of rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate income households, lower income households, very low income households, extremely low income households, or acutely low income households, as specified in Sections 50063.5, 50079.5, 50093, 50105, and 50106 of the California Health and Safety Code.

d. Exceptions

Notwithstanding the requirements above, the replacement requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* shall not apply to the following:

i. A project that consists of a single dwelling unit on a site with a single protected unit; or

ii. A project that complies with the requirements of *Subparagraph a.* of *Paragraph 2. (No Net Loss of Dwelling Units)* below.

e. Procedures

An owner of a project subject to the above requirements must complete an application for a Replacement Unit Determination with the Los Angeles Housing Department (LAHD). Information from the owner and existing tenant(s), as well as information gathered by LAHD, will be used to determine whether any protected units exist.

2. No Net Loss of Dwelling Units

Notwithstanding any other law and notwithstanding density limitations on a site, no permit shall be issued for a project that will require the demolition or loss of one or more dwelling units irrespective of protected unit status, unless the project will create at least as many dwelling units as those demolished. In addition, the project shall include at least as many dwelling units as the greatest number of dwelling units that existed on the project site within the last five years, except for the following:

a. LAHD may approve an off-site replacement plan for buildings with restricted affordable units that request approval to build a smaller number of dwelling units on the site in the following circumstances:

i. The proposed construction of the new restricted affordable units cannot replace all dwelling units on site due to physical changes in dwelling unit type, such as replacing efficiency dwelling units with household dwelling units; or

ii. The proposed construction of the new restricted affordable units cannot replace all dwelling units on site and meet the City's required Accessible Housing Program standards.

iii. Off-site replacement units approved by LAHD pursuant to this *Subparagraph* shall be subject to the following requirements:

a) Subject to LAHD approval, the off-site replacement dwelling units will be of equivalent size, see *Paragraph 5. (Equivalent Size)* of *Subsection D. (Measurement)* below, or larger and have equivalent amenities as the on-site replacement dwelling units, and will be covenanted at the same affordability levels and for at least the same length of time as the on-site replacement dwelling units; and

b) Subject to LAHD approval, the off-site replacement dwelling units will be constructed within a three-mile radius of the on-site replacement dwelling units.

3. Existing Occupant Protections

a. Right to Remain

An existing occupant shall be allowed to occupy their unit until six months before the start of construction activities with proper notice, subject to California Government Code Sec. 7260-7277. The project applicant shall provide an existing occupant with written notice of the planned demolition, the date the occupant must vacate, and the occupant's rights under this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*. The project applicant shall provide this notice at least six months prior to the date the existing occupant must vacate, or more than six months if required under applicable state or local law.

b. Right to Return if Demolition Does Not Proceed

An existing occupant that is required to leave their unit shall be allowed to return to the same rental unit, or a comparable unit, see *Paragraph 4. (Comparable Unit)* of *Subsection D. (Measurement)* below, at their prior rental rate if the demolition does not move forward and the property is returned to the rental market. This right to return is in addition to any

applicable requirement in Chapter XV. (Rent Stabilization Ordinance), Sec. 151.27 (Ellis Act Provisions - Re-Rental Rights of Displaced Tenants) of this Code.

c. Right to Relocation

For occupants who are not lower income households, relocation benefits shall follow the amounts and processes, as applicable, in Chapter XVI. (Housing Regulations), Sec. 165.06 A (Relocation Assistance) of this Code, Chapter XV. (Rent Stabilization Ordinance), Sec. 151.09 G (Evictions) of this Code, California Government Code Sec. 65863.7 or, for publicly funded projects the greater amount under either local law or under California Government Code Sec. 7260-7277.

Consistent with California Government Code Sec. 66300.6(b)(4)(A), occupants of lower income households that are displaced from their residence by a project shall be entitled to, and the owner shall pay, relocation benefits that are equivalent to the relocation benefits required to be paid by public entities pursuant to California Government Code Sec. 7260-7277 and any implementing regulations.

The owner shall comply with this requirement by following S*ub-subparagraph i. (Comparable Replacement Unit)*, *Sub-subparagraph ii. (Standardized Payment)*, or *Sub-subparagraph iii. (Individualized Relocation Process Consistent with State Relocation Law)* below, and by complying with all of the requirements in *Sub-subparagraphs iv. - vii.*, below:

i. Comparable Replacement Unit

Before or at the time of serving a notice to terminate tenancy, or if no notice is served, prior to or at the time the occupant is displaced by a project, provide a copy of a written lease signed by the occupant to LAHD, documenting that the existing occupant has access to a comparable replacement unit (as the term is used in California Government Code Sec. 7260) that is permanently affordable, consistent with the following requirements:

a) The comparable replacement unit is consistent with all standards in California Government Code Sec. 7260-7277, and any implementing regulations;

b) The rent is permanently affordable to the occupant based on the income level of the occupant household;

c) If the occupant is also entitled to relocation benefits under Chapter XV. (Rent Stabilization Ordinance), Sec. 151.09 (Evictions) or Chapter XVI. (Housing Regulations), Sec. 165.06 (Relocation Assistance), the owner shall comply with the respective processes and amounts set forth in Chapter XV. (Rent Stabilization

Ordinance), Sec. 151.09 (Evictions) or Chapter XVI. (Housing Regulations), Sec. 165.06 (Relocation Assistance); and

d) Any requirement that an occupant make an advance payment to the owner, such as first and last month's rent or a security deposit, must be in accordance with all laws. An owner must pay the relocation benefit to the occupant before the occupant's advance payment to the owner is due.

e) LAHD reserves the right to review the comparable replacement unit and the lease for compliance with California Government Code, Chapter 16. (Relocation Assistance), Sec. 7260-7277 and any implementing regulations. LAHD may require the owner to provide additional proof that the occupant executed the lease at the comparable replacement unit.

f) In the event the occupant is unable to move into the comparable replacement unit or LAHD determines that the unit is not a comparable replacement unit consistent with California Government Code Sec. 7260-7277 and any implementing regulations, owner shall pay relocation benefits to the occupant under *Sub-subparagraph ii. (Standardized Payment)* or *Sub-subparagraph iii. (Individualized Relocation Process Consistent with State Relocation Law)*, below.

ii. Standardized Payment

Within 15 days after serving a notice to terminate tenancy, or if no notice is served, prior to or at the time the occupant is displaced by a project, pay relocation benefits to the existing occupant according to the following formula and process requirements:

a) Pay an amount equal to the difference between the Section 8 Department Voucher Payment Standard and the rent affordable to that occupant's income level per California Health and Safety Code Sec. 50053, multiplied by 42 months, plus estimated incidental moving costs;

b) The amount for the Section 8 Department Voucher Payment Standard, the determination of the affordable rent, see *Paragraph 2. (Affordable Rent)* of *Subsection D. (Measurement)* below, and the estimated incidental moving costs shall be determined upon the adoption of this ordinance, and then adjusted annually according to the Consumer Price Index – All Urban Consumers. For the fiscal year beginning July 1, 2025, and all subsequent fiscal years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set forth in Chapter XV. (Rent Stabilization Ordinance), Sec. 151.06 D (Automatic Adjustments) of this Code. The adjusted amount shall be rounded to the nearest $50 increment. LAHD shall publish the amount annually.

c) The relocation benefits shall be paid in accordance with the process and timing requirements in Chapter XV. (Rent Stabilization Ordinance), Sec. 151.09 G.1(a) and

(b), G.2, and G.5 of this Code.

iii. Individualized Relocation Process Consistent with State Relocation Law

Before or when the owner serves a notice to terminate tenancy, or if no notice is served, then before or when the occupant is displaced by a project, the owner shall be subject to an individualized relocation process to determine and pay a relocation amount equal to the amount paid by public entities pursuant to California Government Code Sec. 7260-7277. The owner shall:

a) At the time the Replacement Unit Determination is filed or at the termination of tenancy, whichever comes first, submit all relocation documents required by LAHD for publicly-financed projects, including, but not limited to: a relocation plan; a resume and qualifications of the relocation consultant; a completed relocation tenant rent roll; and a completed project summary assessment;

b) Before filing with LAHD a Notice of Intent to Withdraw or Declaration of Intent to Evict for the purpose of demolition, obtain LAHD's approval of all required relocation documents. If no LAHD approval is obtained, then the owner may file the Notice or Declaration, but, for relocation benefit purposes must comply with either *Sub-subparagraph i. (Comparable Replacement Unit)* or *Sub-subparagraph ii. (Standardized Payment)*, above, instead of this *Sub-subparagraph (Individualized Relocation Process Consistent with State Relocation Law)*;

c) Obtain LAHD's approval of the calculated relocation payment once a tenant has identified replacement housing; and

d) Provide to LAHD evidence showing the tenant was relocated to the identified replacement housing and the owner has paid the tenant the full relocation payment.

iv. For determining whether a tenant is displaced by a project, the following actions shall constitute evidence of development:

a) The owner applies for an entitlement or building permit for a project requiring the demolition of an existing rental unit and the tenancy is or will be terminated as a result;

b) The owner applies for a Replacement Unit Determination and the tenancy is or will be terminated as a result; or

c) The owner serves a notice or otherwise seeks to terminate a tenancy or recover possession of a rental unit based upon one of the grounds under Chapter IV. (Public Welfare), Sec. 47.08 (Tenant Relocation Assistance Where Mobilehome Parks Are

Changed to a Different Use) or Sec. 47.09 (Mobilehome Park Closure Impact Report), Chapter XV. (Rent Stabilization Ordinance), Sec. 151.09 A.10 (Evictions), or Chapter XVI. (Housing Regulations), Sec. 165.03 I.1 or Sec. 165.03 I.3 (Just Cause Evictions) of this Code, requiring payment of relocation assistance that includes evidence of intent to develop the property.

v. Nothing in this *Subsection (Standards)* relieves an owner from the obligation to provide relocation assistance pursuant to City administrative agency action or any other provision of local, state or federal law. If an occupant is entitled to monetary relocation benefits pursuant to City administrative agency action or any provision of local, state or federal law, then those benefits shall operate as a credit against the highest relocation benefits required to be paid to the tenant by the owner under this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*. The occupant is entitled to the highest relocation benefit provided by local, state, or federal law.

vi. No demolition permit shall be issued unless the Los Angeles Housing Department provides a written clearance to the Department of Building and Safety stating that the owner has complied with the relocation assistance requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*. The owner shall provide proof of compliance with the relocation assistance requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* to the Los Angeles Housing Department on a form provided by the Los Angeles Housing Department. The form shall be accompanied by a fee of $45 per unit. The annual fee increase adjustment shall be based on the Consumer Price Index – All Urban Consumers for the Los Angeles-Long Beach-Anaheim metropolitan statistical area, or if such index ceases to be published, by an equivalent index chosen by the Director of the Los Angeles Housing Department. The fee shall be averaged for the previous 12-month period ending September 30 of each year. The fee shall reflect the change in the Consumer Price Index over the previous consecutive twelve-month period expressed as a percentage and rounded off to the nearest whole number.

vii. If after the effective date of this ordinance (Ord. No. 188,482) an owner of residential real property has exercised its rights under California Government Code, Chapter 12.75 (Residential Rental Property), Sec. 7060-7060.7 to withdraw the property from residential rent or lease or Chapter XVI. (Housing Regulations), Sec. 165.03 I.1 or Sec. 165.03 I.3 (Just Cause Evictions) of this Code, with no stated intent to redevelop the property in its Notice of Intent to Withdraw, paid no property relocation payments consistent with *Sub-subparagraph i. (Comparable Replacement Unit)*, *Sub-subparagraph ii. (Standardized Payment)*, or *Sub-subparagraph iii. (Individualized Relocation Process Consistent with State Relocation Law)*, above, and then within five years of submitting this Notice of Intent to Withdraw, the owner seeks to develop the property as demonstrated by actions described in *Sub-subparagraph iv.*, above, the following shall apply:

a) As a condition of the clearance of demolition or new construction permits, the applicant or the applicant's successor-in-interest shall be required to pay to LAHD a fine equal to three times the relocation benefit amount that would have been paid under *Sub-subparagraphs ii. (Standardized Payment)* or *Sub-subparagraph iii. (Individualized Relocation Process Consistent with State Relocation law)*, above, where the income of the former occupants is known. Where income of the former occupants is not known, the applicant shall be required to pay $250,000 per displaced occupant household. The LAHD shall not clear a demolition or new construction permit until the applicant complies with this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*. The withholding of permits shall not apply to demolition permits or approvals that are necessary to comply with a Department of Building and Safety, LAHD, or other government order.

Notice Process.

When an owner seeks a demolition or new construction permit clearance from LAHD at a property where the owner may have misrepresented its intention to develop the property in its Notice of Intent to Withdraw, and it has not paid relocation benefits to tenants consistent with having displaced them for development, LAHD will provide written notice to the owner that the LAHD's clearance of the permits is conditioned on payment of the fine. The notice shall include the address of the property at issue, a copy of the owner's Notice of Intent to Withdraw, the amount of the potential fine, and the process to appeal the imposition of the fine.

Appeal Process.

The notice shall include a right to file an appeal within 30 calendar days of the notice of the condition to pay the fine which shall include the right to an administrative hearing.

The appellant shall pay an administrative fee for the costs of the appeal in an amount equal to the amount for appeals under Chapter XVI. (Housing Regulations), Sec. 165.06 C (Relocation Assistance) of this Code.

After the hearing officer issues a decision in the administrative hearing, the owner may seek judicial review of the determination pursuant to California Code of Civil Procedure Sec. 1094.5.

b) Any lower income household displaced as a result of a tenancy termination, for the purpose of property development, under Chapter XVI. (Housing Regulations), Sec. 165.03 I.1 or Sec. 165.03 I.3 (Just Cause Evictions), Chapter XV. (Rent Stabilization Ordinance), Sec. 151.09 A.10 (Evictions), Chapter IV. (Public Welfare), Sec. 47.08 (Tenant Relocation Assistance Where Mobilehome Parks Are Changed to a

Different Use) or Sec. 47.09 (Mobilehome Park Closure Impact Report) of this Code, shall be entitled to relocation benefits under *Sub-subparagraph ii. (Standardized Payment)* or *Sub-subparagraph iii. (Individualized Relocation Process Consistent with State Relocation Law)*, above. The payment shall be in accordance with Chapter XV. (Rent Stabilization Ordinance), Sec. 151.09.G.1-2 (Evictions) of this Code.

c) For an occupant who was in possession of a unit at the time the owner filed the Notice of Intent to Withdraw who seeks to pursue a Private Right of Enforcement under *Paragraph 2. (Civil Penalties)* of *Subsection E. (Procedures)* below for causes of action arising out of *Sub-subparagraph vii.* above, the cause of action shall accrue when the owner files for an entitlement, building permit, or Replacement Unit Determination to construct a project.

d. Right to Return

The owner shall provide the following to the existing occupants of any protected units that are lower income households and agree to this requirement on a form provided by the Los Angeles Housing Department:

i. A right of first refusal for a deed-restricted comparable unit, see *Paragraph 4. (Comparable Unit)* of *Subsection D. (Measurement)* below, available in the new housing development. The offered comparable unit in the new housing development shall be affordable to the household at the household's prior rental rate, at an affordable rent, see *Paragraph 2. (Affordable Rent)* of *Subsection D. (Measurement)* below, or at an affordable housing cost, see *Paragraph 1. (Affordable Housing Cost)* of *Subsection D. (Measurement)* below, whichever is lower. In a case where the prior rental rate is used to establish the initial rent, any subsequent rent increase for such tenant shall not exceed the allowable rent increase for a rent stabilized unit under Chapter XV. (Rent Stabilization Ordinance) of this Code, and this limitation shall be included in the covenant recorded for the affordable replacement unit. This right of first refusal requirement shall not apply to any of the following:

a) A project that consists of a single dwelling unit located on a site where a single protected unit is being demolished;

b) Units in a housing development in which 100 percent of the dwelling units, exclusive of a manager unit or units, are reserved for lower income households, except when protected units are occupied by households who qualify for residence in the new development and for whom providing comparable units would not be precluded due to unit size limitations or other requirements of any funding source of the housing development, as determined by the Los Angeles Housing Department; or

c) A project that meets all the criteria in *Sec. 4C.15.2.E. (Exceptions)*.

e. Additional Tenant Notification Obligations

i. A project applicant shall notify existing tenants in writing of all their legal rights under this *Paragraph (Existing Occupant Protections)*. Information regarding a tenant's eligibility for these rights, rent guidelines for the new unit, and any procedures a tenant will need to follow to exercise these rights shall be provided in writing to the tenant in accordance with any and all requirements and procedures of LAHD's Replacement Unit Determination (RUD). The applicant shall provide and maintain accurate contact information to tenants for purposes of communicating throughout the construction and lease up of the project.

ii. A project applicant or their predecessor-in-interest shall provide written notice to any tenant who is exercising their right to return of major milestones in the development process, including but not limited to: (1) the start of construction, (2) on at least a bi-annual basis provide updates on the anticipated date of when occupancy would be opened, (3) at least 180, 90, 30, and 15 days in advance of the anticipated availability of the unit pursuant to the issuance of the temporary or final Certificate of Occupancy, (4) when the temporary Certificate of Occupancy is issued, and (5) when the final Certificate of Occupancy is issued. Failure to inform tenants of the project's major milestones may result in commensurate additional time provided to the tenant to return to the replacement unit. This shall not preclude tenants from contacting the applicant or their predecessor-in-interest to inquire about progress throughout construction and lease up of the project.

iii. Where a tenant household has a right of return pursuant to *Subparagraph d. (Right to Return)*, above, the project applicant or their predecessor-in-interest shall notify the tenant household of this right. The notice must comply with the applicable standards set forth by LAHD and include the rent guidelines for the project and any procedures the tenant must follow to claim a new unit. Where LAHD has created a standard notice, the project applicant must provide that standard notice to tenant households.

iv. Within 30 days of receipt of the notice that the temporary or final Certificate of Occupancy has been issued and the replacement unit is available, a tenant household must notify the owner if it wishes to reoccupy the replacement unit or room. The owner must hold the unit or room vacant at no cost to the tenant for 60 days from the date the tenant household's written notice of its intent to reoccupy the rental unit is received.

v. Where a tenant household has a right to remain pursuant to *Subparagraph a. (Right to Remain)* above, the project applicant or their predecessor-in-interest shall provide written notice to existing occupants of the planned demolition, the date they must vacate, and their rights under this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*.

vi. A project applicant who experiences unforeseen delays in issuance of a temporary Certificate of Occupancy or final Certificate of Occupancy impacting the timeline of their construction milestone updates shall not be subject to the Private Right of Action described in *Paragraph 2. (Private Right of Action; Civil Penalties)* of *Subsection E. (Procedures)*, below, so long as they can demonstrate compliance with the tenant notification obligations in this *Subparagraph (Additional Tenant Notification Obligations)*.

4. Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction

a. Thresholds to Place Individual or Entity on LAHD's Anti-Harassment Violators Database

LAHD shall place a beneficial owner onto the LAHD Anti-Harassment Violators Database when:

i. A final judgment has been issued against the beneficial owner within the last five years, which does not precede the operative date of this *Paragraph (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction)*, for unlawful tenant harassment under the City's Tenant Anti-Harassment Ordinance, known as "TAHO," as set forth under Chapter IV. (Public Welfare) of this Code, or similar actions within City limits under California Civil Code Sec. 1940.2, Sec. 1942.4, or Sec. 1942.5; or

ii. The City has either (A) issued three final citations for TAHO violations at properties in the City against the beneficial owner within the last 10 years, which do not precede the operative date of this *Paragraph (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction)*, for which all appellate remedies have expired or (B) in zones where there is a heightened risk of displacement of lower income tenants as determined by the City's Displacement Assessment Risk Tool, the City has issued one final citation for TAHO violations at a property against the beneficial owner within the last five years for which all appellate remedies have expired; or

iii. A final judgment has been issued against the beneficial owner within the last five years, which does not precede the operative date of this *Paragraph (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction)*, for wrongfully or illegally evicting a tenant within City limits or causing a tenant to involuntarily quit within City limits in violation of local or state law.

iv. For purposes of this *Paragraph (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction)*, a "beneficial owner" shall be defined as established in *Paragraph 3. (Beneficial Owner)* of *Subsection D. (Measurement)* below.

b. Notice of Determination and Right to Staff Review

After LAHD places an individual or entity into the LAHD Anti-Harassment Violators Database, LAHD shall send a Notice of Determination to the known beneficial owner(s) of the property, if different from the project applicant or permittee, as shown on the last equalized assessment roll, and to any person holding a deed of trust, mortgage, or other security interest in the property as revealed by a title search with respect to the property.

The Notice of Determination shall state that the LAHD General Manager, or designee, has determined based on criteria in *Subparagraph a. (Thresholds to Place Individual or Entity on LAHD's Anti-Harassment Violators Database)*, above, that the beneficial owner should be placed in the LAHD Anti-Harassment Violators Database the basis for that determination, and the potential consequences under this ordinance. This *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* does not create any new appeal rights under the Administrative Citation Enforcement (ACE) Program, Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations) of this Code. Within 14 days of the date of this notice, the beneficial owner(s), subject to being placed in the database, shall have a right to request an LAHD staff level review of this determination. At the review, the beneficial owner may submit any evidence relevant to this determination.

c. Review of Determination

The LAHD staff review shall be set on a date no earlier than 20 days after the date of the Notice of Determination, and the review shall be conducted no later than 60 days after the date of the Notice of Determination. At the review, the beneficial owner may submit any evidence relevant to this determination regarding the correct identity of the violator and the correct number of violations. The review shall be limited to whether the beneficial owner meets one of the stated criteria set forth in *Subparagraph a. (Thresholds to Place individual or entity on LAHD's Anti-Harassment Violators Database)*, above.

Within 30 days of the review, LAHD shall provide a written LAHD Notice of Outcome notifying the beneficial owner of the outcome of the review. If the determination is upheld in review, the beneficial owner may seek judicial review by writ of mandamus.

d. Consequences of Placement in LAHD's Anti-Harassment Violators Database

i. When there has been a final determination to place a beneficial owner on the LAHD Anti-Harassment Violators Database, LAHD shall notify in writing the Superintendent of Building and Safety and the Director of Planning.

ii. If any owner, applicant, or permittee, seeking a demolition permit or approval that is subject to this *Section (Housing Projects that Result in the Demolition of Dwelling*

Units) or *Sec. 4C.15.2. (Non-Housing Projects that Result in the Demolition of Dwelling Units)* for a project involving new construction or major renovations is on the LAHD Anti-Harassment Violators Database, the Superintendent of Building and Safety shall withhold or revoke the issuance of any demolition permits for five years and the Director of Planning and/or Superintendent of Building and Safety shall withhold the issuance of any approval for five years unless otherwise prohibited by law. Where the City has denied or revoked a demolition permit or approval to any applicant under this *Subparagraph (Consequences of Placement on LAHD's Anti-Harassment Violators Database)*, the denial or revocation for a five-year term for the subject property shall apply to any new owner, unless the new owner is developing a publicly-financed affordable housing project on the same site where more than 50 percent of the units are affordable, except for manager unit(s).

iii. Demolition permits or approvals that are necessary to comply with a Department of Building and Safety, LAHD, or other government order shall not be withheld or revoked under this *Paragraph (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction)*.

iv. The five-year hold period shall commence on the date of the court's final judgment or the City's citation is final and no further judicial remedies are available.

v. If at the end of the five-year hold period, no new citations have been issued to and no new court judgment has been entered against the beneficial owner(s), the beneficial owner(s) or subsequent owners shall be removed from the LAHD Anti-Harassment Violators database. However, if during the five-year period, there is a new citation or court-entered judgment against the same beneficial owner, the five-year ban shall be extended from the date that the most recent citation or court-entered judgment becomes final and no further appeals are available. No citation used to place a beneficial owner into the database may be used against the beneficial owner more than once.

vi. Notwithstanding any other law, any action by the Department of Building and Safety or the Department of City Planning resulting from any of the provisions of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, including demolition permit revocation and withholding of an approval shall not be further appealable.

e. Operative Date and Subsequent Ordinance

This *Paragraph (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant harassment or Eviction)* shall become operative after LAHD establishes a determination and review process and publishes a notice of its effective date on the LAHD website and at least once in a newspaper of general circulation in the City of Los Angeles.

If the City adopts a subsequent ordinance in conflict with the procedures in this *Paragraph (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction)* relating to the withholding or revoking of a demolition permit, this *Paragraph (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction)* shall be of no further force and effect.

D. Measurement

1. Affordable Housing Cost

For the purpose of meeting the requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, "affordable housing cost" has the same meaning as defined in California Health and Safety Code Sec. 50052.5.

2. Affordable Rent

For the purpose of meeting the requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, "affordable rent" has the same meaning as defined in California Health and Safety Code Sec. 50053.

3. Beneficial Owner

For the purpose of meeting the requirements of *Paragraph 4 (Withholding or Revoking of Demolition Permit Approval for Illegal Tenant Harassment or Eviction)* above, a "beneficial owner" includes any of the following:

a. A natural person with a recorded ownership interest in the real property where the tenant harassment takes place.

b. An ownership entity, including a corporation, limited liability company, limited partnership, partnership, or trust with a recorded interest in the real property where the tenant harassment takes place.

c. An entity or natural person that meets any of the following criteria:

i. has an "ownership interest" or "ownership or control of ownership interest" as these terms are defined in the Code of Federal Regulations, Chapter X. (Financial Crimes Enforcement Network, Department of the Treasury), Sec. 1010.380(d)(2)(i)-(ii), in an entity described in *Subparagraphs a. or b.* above; or

ii. exercises "substantial control," as the term is defined in Code of Federal Regulations, Chapter X. (Financial Crimes Enforcement Network, Department of the Treasury), Sec. 1010.380(d)(1), over an entity described in *Subparagraphs a. or b.*, above; or

iii. receives substantial economic benefits from the assets of an entity described in *Subparagraphs a. or b.* above.

d. An owner for purposes of the above excludes the following:

i. A minor child;

ii. A person acting solely as an employee of an ownership entity and whose control over, or economic benefits from, that ownership entity derives solely from the employment status of the person;

iii. A person whose only interest in an ownership entity is a future interest through a right of inheritance; or

iv. A creditor of an ownership entity, unless the creditor meets the requirements specified in *Subparagraph a.* above.

4. Comparable Unit

For the purpose of meeting the requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, a "comparable unit" contains the same or greater number of existing bedrooms and bathrooms. In cases where one or more single-family homes with four or more bedrooms are being replaced by a project that consists of two or more units, a comparable unit may have three bedrooms.

5. Equivalent Size

For the purpose of meeting the requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, "equivalent size" shall mean that the replacement units contain at least the same total number of bedrooms as the dwelling units being replaced.

E. Procedures

1. Records and Agreements

A covenant acceptable to the LAHD shall be recorded guaranteeing compliance with this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* and providing for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

2. Private Right of Action; Civil Penalties

a. An aggrieved tenant under this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, or any person, organization, or entity who will daily and adequately represent the interests of an aggrieved tenant(s) under this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, may institute civil proceedings as provided by law, against any owner, or their successor-in-interest, for violating any of the provisions of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* and any person who aids, facilitates, or incites another to violate the provisions of this article, including but not limited to submitting false information in response to the requirements of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*.

b. A prevailing tenant may be awarded compensatory damages. A court may impose civil penalties up to $10,000 per violation of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* depending upon the severity of that violation, tenant relocation, or other appropriate relief, as adjudged by the court. Treble damages may also be awarded for willful violations. If a tenant prevailing under this article is 65 years or older or disabled, the court may impose additional civil penalties up to $5,000 per violation depending upon the severity of the violation of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*. The prevailing tenant shall be awarded reasonable attorney's fees and costs.

c. Any owner or their agent violating any of the provisions of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, may be enjoined therefrom by a court of competent jurisdiction.

d. The right to bring a civil action under this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* shall extend to current tenants at a property, to former tenants at a property who were displaced by violations of this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)*, and to the City.

e. The remedies in this *Paragraph (Private Right of Action; Civil Penalties)* are not exclusive nor do they preclude any tenant or the City from seeking any other legal or equitable remedies, penalties and punitive damages, as provided by law.

f. Any agreement, whether written or oral, waiving any of the provisions contained in this *Section (Housing Projects That Result In The Demolition Of Dwelling Units)* shall be void as contrary to public policy.

SEC. 4C.15.2. NON-HOUSING PROJECTS THAT RESULT IN THE DEMOLITION OF DWELLING UNITS

A. Intent

The intent of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* is to codify housing replacement requirements, ensure preservation of dwelling units, and ensure consistent occupant protections, while allowing for non-residential projects that result in the loss of dwelling units.

B. Applicability

1. Loss of Dwelling Units

a. The requirements of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* apply to any project that meets the definition of "Project" consistent with how the term "development project" is used in California Government Code Sec. 66300.6, and is not a housing development project as defined in California Government Code, Chapter 3. (Local Planning), Sec. 65589.5, and that either:

i. Submits a preliminary application pursuant to California Government Code, Chapter 4.5. (Review and Approval of Development Projects), Sec. 65941.1, before January 1, 2030 and receive approval before January 1, 2034, and either:

a) Will require or result in the loss or reduction of occupied or vacant dwelling units; or

b) Is located on a lot where dwelling units were removed in the previous five years; or

ii. Is located on a lot that is mapped on the Inventory of Housing Element Sites Map, as established in *Sec. 1.5.13. (Inventory of Housing Element Sites Map)* and

a) Will require or result in the loss or reduction of occupied or vacant protected units; or

b) Is located on a lot where protected units were removed in the previous five years.

2. Project Activities

The requirements of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* apply to project activities that may result in the loss or reduction of occupied or vacant protected units, as described in *Paragraph 1. (Loss of Dwelling Units)*, above, including:

a. New construction;

b. Major remodel;

c. Exterior modification;

d. Use modification;

e. Temporary use;

f. Demolition; or

g. Renovation.

3. Reconciling Provisions

a. Relationship to Specific Plans, Supplemental Districts and Special Zones

Supplemental Districts, Special Zones, and Specific Plans established in *Article 8. (Supplemental & Special Zoning)* may establish additional replacement requirements and/or additional occupant protections greater than those provided in this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)*, in which case the greater replacement requirements and occupant protections shall be used. However, in the event that the provisions of a Historic Preservation Overlay Zone (HPOZ) conflict with the provisions of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)*, the provisions of the HPOZ shall prevail.

b. Relationship to State Law

This Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units) is intended to comply with the minimum requirements of state law contained in California Government Code, Chapter 12., (Housing Crisis Act of 2019), Sec. 66300.6. If at any time this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* does not meet the minimum requirements of California Government Code, Chapter 12. (Housing Crisis Act of 2019), Sec. 66300.6, the greater replacement requirements and occupant protections shall be used. The Director may prepare Implementation Memorandums, Technical Bulletins, and/or User Guides for the requirements set forth in California Government Code, Chapter 12. (Housing Crisis Act of 2019), Sec. 66300.6, for the purpose of providing additional information pertaining to this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* and meeting minimum requirements.

C. Standards

1. Replacement of Existing Units or Demolished Protected Units

The project shall replace all existing protected units and protected units demolished on or after January 1, 2020 pursuant to the replacement requirements of California Government Code, Chapter 4.3. (Density Bonuses and Other Incentives), Sec. 65915(c)(3) and *Sec.*

4C.15.1.C.1. (Replacement of Existing or Demolished Protected Units) of this Chapter, in addition to the following requirements:

a. At the time of permit issuance, an applicant must sign an affidavit for the Department of Building and Safety to ensure the replacement housing will be developed prior to or concurrently to the project. “Developed prior” means a final Certificate of Occupancy or temporary Certificate of Occupancy for the replacement housing must be obtained prior to issuance of a final Certificate of Occupancy or temporary Certificate of Occupancy for the non-residential project;

b. The required replacement housing may be located on a site other than the project site but shall be located within the City, with a preference for sites within close proximity;

c. The applicant may contract with another entity to develop the required replacement dwelling units, except that the replacement dwelling units shall not fulfill the affordability requirements of any other development pursuant to another law;

d. A commercial developer seeking a commercial density bonus may propose providing restricted affordable units through an agreement with a housing developer for partnered housing. The agreement must be approved by the City pursuant to California Government Code Sec. 65915.7.; and

e. Notwithstanding the requirement that an accessory dwelling unit be located on a lot with an existing or proposed primary residence, the replacement housing may be established through creation of an accessory dwelling unit with the primary non-residential use on the parcel being able to be used in place of a primary residence.

2. Existing Occupant Protections

The project meets the occupant protections described in *Sec. 4C.15.1.C.3. (Existing Occupant Protections)*.

D. Measurement

None.

E. Exceptions

A Project that meets all of the following criteria is exempt from the replacement requirements established in *Paragraph 1. (Replacement of Existing Units or Demolished Protected Units)* of *Subsection C. (Standards)*, above:

1. The project includes uses defined in *Sec. 5D.8. (Light Industrial Uses)* or *Sec. 5D.9. (Heavy Industrial Uses)*;

2. The project is located on a lot with an applied *Use District (Part 5B.)* that does not allow residential uses and was adopted prior to January 1, 2022; or

3. The protected units that are or were on the lot are or were nonconforming uses.

F. Procedures

1. Records and Agreements

A covenant acceptable to the Los Angeles Housing Department shall be recorded guaranteeing compliance with this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* and providing for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

2. Private Right of Action; Civil Penalties

a. An aggrieved tenant under this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)*, or any person, organization, or entity who will daily and adequately represent the interests of an aggrieved tenant(s) under this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)*, may institute civil proceedings as provided by law, against any owner, or their successor-in-interest, for violating any of the provisions of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* and any person who aids, facilitates, or incites another to violate the provisions of this article, including but not limited to submitting false information in response to the requirements of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)*.

b. The prevailing tenant may be awarded compensatory damages. A court may impose civil penalties up to $10,000 per violation of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* depending upon the severity of that violation, tenant relocation, or other appropriate relief, as adjudged by the court. Treble damages may also be awarded for willful violations. If a tenant prevailing under this article is 65 years or older or disabled, the court may impose additional civil penalties up to $5,000 per violation depending upon the severity of the violation of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)*. The prevailing tenant shall be awarded reasonable attorney's fees and costs.

c. Any owner or their agents violating any of the provisions of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)*, may be enjoined therefrom by a court of competent jurisdiction.

d. The right to bring a civil action under this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* shall extend to current tenants at a property, to former

tenants at a property who were displaced by violations of this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)*, and to the City.

e. The remedies in this *Paragraph (Private Right of Action; Civil Penalties)* are not exclusive nor do they preclude any tenant or the City from seeking any other legal or equitable remedies, penalties and punitive damages, as provided by law.

f. Any agreement, whether written or oral, waiving any of the provisions contained in this *Section (Non-Housing Projects That Result In The Demolition Of Dwelling Units)* shall be void as contrary to public policy.

SEC. 4C.15.3. RESTRICTED AFFORDABLE UNITS

A. Intent

The intent of this *Section (Restricted Affordable Units)* is to ensure restricted affordable units are available and accessible to residents in need and to uphold fair housing policies and regulations related to unit mix, size, quality, distribution and amenities.

B. Applicability

1. The Restricted Affordable Units requirements established in this *Section (Restricted Affordable Units)* shall apply to any restricted affordable units provided within a project.

   Supplemental Districts, Special Zones, and Specific Plans established in *Article 8. (Supplemental & Special Zoning)* may establish longer covenant lengths, additional requirements for unit design, mix, size, quality, distribution, amenities, and/or additional allocation requirements greater than those provided in this *Section (Restricted Affordable Units)*, in which case the greater covenant length, additional requirements for unit design, mix, size, quality, distribution, amenities, and/or allocation requirements shall be used. However, in the event that the provisions of a Historic Preservation Overlay Zone (HPOZ) conflict with the provisions of this *Section (Restricted Affordable Units)*, the provisions of the HPOZ shall prevail.

C. Standards

1. Length of Affordability

a. A project is subject to this *Section (Restricted Affordable Units)* and must be restricted by a covenant acceptable to the LAHD recorded with the Los Angeles County Recorder, guaranteeing that the occupancy restrictions will be observed for at least 99 years from the issuance of the Certificate of Occupancy except for:

i. A project in which public subsidies are tied to a specified covenant period, as determined by the LAHD, unless the project applicant voluntarily agrees to a covenant period of at least 99 years;

ii. For sale units, which must be consistent with the for-sale requirements of California Government Code, Chapter 4.3. Sec. 65915(c)(2);

iii. Dwelling units for lower income students, transitional foster youth, disabled veterans, and/or homeless persons shall be provided at affordability levels as determined in *Sec. 9.2.1. (State Density Bonus Program)* for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program; or

iv. If a lesser term is required by state or federal law, Chapter I. (General Provisions and Zoning) of this Code or as a condition of approval, that term shall be no less than 55 years.

2. Requirements Regarding Unit Design, Unit Mix, Unit Size, Quality and Amenities, Access to, and Distribution of Affordable Units in Mixed-Income Developments

The LAHD shall have the authority to establish and administer requirements applicable to all restricted affordable units in mixed-income developments regarding the unit mix, unit size, quality and amenities, access to and distribution of affordable housing units in mixed-income developments in order to ensure compliance with fair housing law and any other applicable requirements, including but not limited to requirements from funding sources. The requirements shall be enforced through an approval by LAHD prior to permit issuance. The requirements shall be established in a set of Fair Housing Requirements for Affordable Housing created by the Los Angeles Housing Department and the Department of City Planning, and adopted by Resolution at the City Planning Commission. If the City Planning Commission fails to adopt these regulations by resolution, the requirements may be presented to the City Council for their consideration and adoption. LAHD shall have the authority to interpret these requirements to best implement their goals.

a. Amendments to the Fair Housing Requirements for Affordable Housing shall be approved by the City Planning Commission, pursuant to the procedures in *Sec. 13B.1.5. (Guidelines or Standards Adoption/Amendment)*.

b. The Director of Planning and General Manager of LAHD may prepare Implementation Memoranda, Technical Bulletins and/or User Guides for the purpose of providing additional information pertaining to this *Paragraph (Requirements Regarding Unit Design, Unit Mix, Unit Size, Quality and Amenities, Access to, and Distribution of Affordable Units in Mixed-Income Developments)* and maintaining consistency with California Government Code, Chapter 12. (Housing Crisis Act of 2019), Sec. 66300., et seq.

3. Allocation of Restricted Affordable Units

Restricted affordable units shall be subject to the following:

a. Affirmative Marketing and Fair Housing Outreach. Sale or lease of the restricted affordable units shall follow the affirmative marketing and outreach requirements of the LAHD, as outlined in a deed restriction drafted by LAHD and filed with the Los Angeles County Recorder;

b. Affordable and Accessible Housing Registry. All restricted affordable units shall be registered to the extent feasible on the Affordable and Accessible Housing Registry managed by LAHD, or any existing equivalent listing, when available for rent; and

c. Priority Populations

To the extent practical and consistent with any applicable local, state and federal law, and pursuant to any locally adopted guidelines, the Affirmative Marketing and Fair Housing Outreach provisions in *Subparagraph a.* and Affordable and Accessible Housing Registry in *Subparagraph b.* above, as well as any other City Planning or LAHD administrative procedure, should attempt to prioritize those populations with the greatest housing needs that have been displaced by government-related actions. This may include, but not be limited to:

i. Any person or household displaced through a withdrawal of units pursuant to the Ellis Act and Chapter XV. (Rent Stabilization Ordinance), Sec. 151.22 (Ellis Act Provisions - Statement of Purpose and Effect) to Sec. 151.28 (Ellis Provisions - Rental of Replacement Units) of this Code;

ii. A lower income person or lower income household subject to a rent increase related to conversion to market-rate housing due to termination of a public funding subsidy contract, mortgage prepayment, or expiring use restrictions based on land use entitlement concessions;

iii. A person or household who was displaced due to a code enforcement order, including those affected by a natural disaster that resulted in their dwelling unit being rendered uninhabitable.

D. Procedures

1. Records and Agreement

A covenant acceptable to the LAHD shall be recorded guaranteeing compliance with this *Section (Restricted Affordable Units)* and providing for a private right of enforcement by the City, and any tenant of any building to which a covenant and agreement applies.

2. Private Right of Action; Civil Penalties

a. The aggrieved current or former tenant(s) may institute civil proceedings as provided by law, against any owner, or their successor-in-interest, for violating any of the provisions of the covenant as described in this *Section (Restricted Affordable Units)* and any person who aids, facilitates, or incites another to violate the provisions of this *Section (Restricted Affordable Units)*, such as submitting false information in response to the requirements of this *Section (Restricted Affordable Units)*.

b. The prevailing tenant may be awarded compensatory or punitive damages. A court may impose civil penalties up to $10,000 per violation of provisions of the covenant described in this *Section (Restricted Affordable Units)* depending upon the severity of that violation, tenant relocation, or other appropriate relief, as adjudged by the court. Treble damages may also be awarded for willful violations. If a prevailing tenant 65 years or older or disabled, the court may impose additional civil penalties up to $5,000 per violation depending upon the severity of the violation of the covenant as described in this *Section (Restricted Affordable Units)*. The prevailing tenant shall be awarded reasonable attorneys' fees and costs.

c. Any owner or their agent violating any of the provisions of the covenant as described in this *Section (Restricted Affordable Units)*, may be enjoined therefrom by a court of competent jurisdiction.

d. The remedies provided by this *Section (Restricted Affordable Units)* are in addition to any other legal or equitable remedies and are not intended to be exclusive, nor do they preclude any tenant or the City from seeking other remedies, penalties and punitive damages, as provided by law.

e. Any agreement, whether written or oral, waiving any of the provisions contained in this *Section (Restricted Affordable Units)* shall be void as contrary to public policy.

SEC. 4C.15.4. MAINTENANCE OF ADEQUATE HOUSING ELEMENT SITES THROUGHOUT THE HOUSING ELEMENT PERIOD

A. Intent

The no-net-loss requirements established in this *Section (Maintenance of Adequate Housing Element Sites Throughout the Housing Element Period)* are intended to ensure that new projects do not result in the reduction of existing housing capacity.

B. Applicability

The requirements of this *Section (Maintenance of Adequate Housing Element Sites Throughout the Housing Element Period)* apply to any project located on a lot identified on the *Inventory of Housing Element Sites Map (Sec. 1.5.13.)*.

C. Standards

1. For a project located on a lot(s) identified on the *Inventory of Housing Element Sites Map (Sec. 1.5.13.)*, the Department of City Planning and Department of Building and Safety shall not, through any administrative, quasi-judicial, legislative or other actions, reduce the density of an applicable site, or approve any project on an applicable site with fewer dwelling units in aggregate, by income category, than shown as realistic capacity in the most recent inventory of land suitable for residential development for the remaining housing element planning period, pursuant to California Government Code Sec. 65584, unless the applicable Department either:

    a. Makes applicable findings pursuant to California Government Code Sec. 65863(b), including that, while the proposed project would result in fewer dwelling units by income category than those identified in the most recent inventory of land suitable for residential development prepared for the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of California Government Code Sec. 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code Sec. 65584. A written finding with substantial evidence shall be included as part of approval of the project on the number of sites by income category and their adequacy to meet the requirements; or

    b. If a finding cannot be made, then within 180 days of any of the actions described in *Paragraph 1.* above the Department of City Planning shall, in accordance with the provisions of this Code, identify and make available additional adequate sites through a rezoning to accommodate the City's share of the regional housing need by income level.

2. A project may not be denied on the basis that approval of the project would require compliance with *Subparagraph a.* of *Paragraph 1.*, above, if the project meets the definition of "housing development project" as defined in paragraph (2) of subdivision (h) of California Government Code Sec. 65589.5, including projects that involve no discretionary approvals and projects that include a proposal to construct a single dwelling unit.

ARTICLE 5. USE

PART 5A. INTRODUCTION

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 Applicable 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

The Use District table in *Part 5B. (Use Districts)* identifies the uses permitted in a district, as well as their standards and limitations. The Use District table is organized into four columns. The first column, titled "Use", lists the use, to which a permission level and applicable standards, if any, are assigned in the subsequent table columns to the right. The second column, titled "Permission", lists the permission level applied to the use. The third column, titled "Use Standard" includes any applicable standards regulating the use, and the fourth column, titled "Specification", includes additional specifications establishing the parameters or details for the applicable standards.

2. Reference the Use Permissions

Permission levels are outlined in *Div.5A.3. (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 *Part 5D. (Use Definitions)* to confirm the definition of any use listed in each Use District. Text in italics below a heading provides a definition of that heading.

C. Identify Use District Rules

1. Overview

Use District rules are outlined in *Part 5C. (Use Rules)*. The use standard column in each Use District page identifies the applicable rules, if any, specific to each use within that Use District. The specification column identifies the details, such as the Zoning Code Section, or parameters for the applicable general use standard, supplemental use standard, supplemental use finding, or special use program, if any. General use standards are provided in *Sec. 5C.1. (General Use Standards)*, supplemental use standards and findings are provided in *Sec. 5C.2. (Supplemental Use Standards, Procedures & Findings)*, and special use programs are provided in *Sec. 5C.3. (Special Use Programs)*.

2. Use Category Standards

Some general use standards apply to the majority of uses within a use category. When this is the case, the general use standards are listed in the row immediately below the use category heading. Whenever these use category standards are applicable to a specific use, the use district table will indicate that the general use category standards apply.

3. Use Standard Applicability

If the use standard column reads "Use standard applicability" this means the following general use standards only apply if the specification criteria indented under “Use standard applicability” is met. For example; seeing "Adjoining lot" indented under “Use standard applicability” in the use standard column and "Sensitive use" listed in the specification column, means the general use standards listed below “Use standard applicability” only apply when the subject lot adjoins a lot with a sensitive use.

4. General Use Standards

Every general use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Div. 5C.1. (General Use Standards)*, where the use standard is explained in detail.

5. Special Use Program

Every Special Use Program on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Div. 5C.3. (Special Use Programs)*, where the Special Use Program is

explained in detail.

6. ## Supplemental Standards

   The Use District table identifies required supplemental standards, if any. The required supplemental standards for a use are established in *Div. 5C.2. (Supplemental Use Standards, Procedures, & Findings)*.

7. ## Supplemental Findings

   The Use District table identifies required supplemental findings, if any. The required supplemental findings for a use are established in *Div. 5C.2. (Supplemental Use Standards, Procedures, & Findings)*.

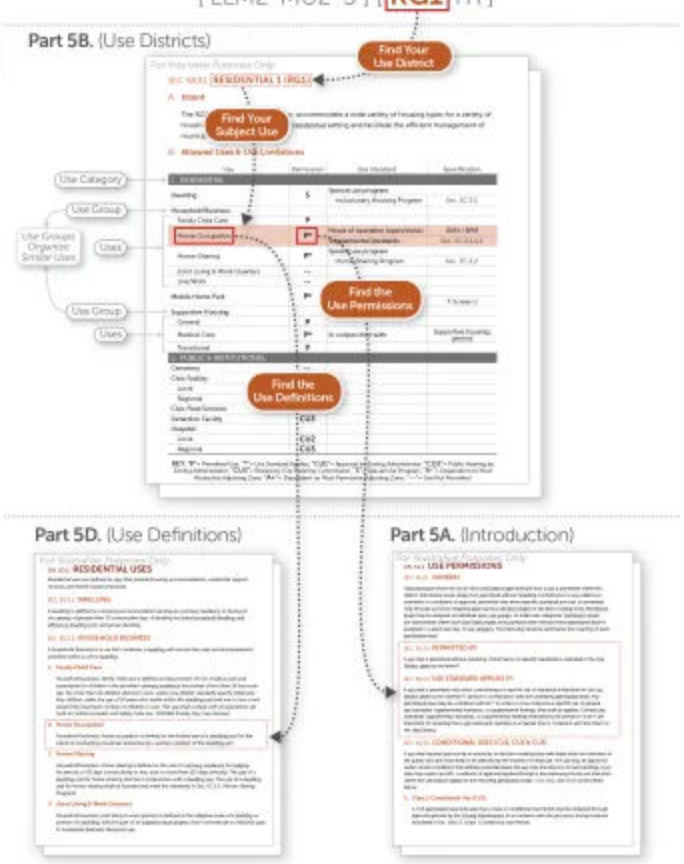
8. ## Relief From Use Standard

   When “relief” is provided within the standard column in the Use District table and indented, the specified relief option is from the standard(s) shown indented directly above the word "relief." Where multiple standards are shown indented, relief is available for each of those standards. When “relief” is provided within the standard column and is not indented, the specified relief option applies to all use standards above it. Relief from a general use standard in *Div. 5C.1. (General Use Standards)* may also be allowed if a relief process is indicated in the relief subsection of the standard.

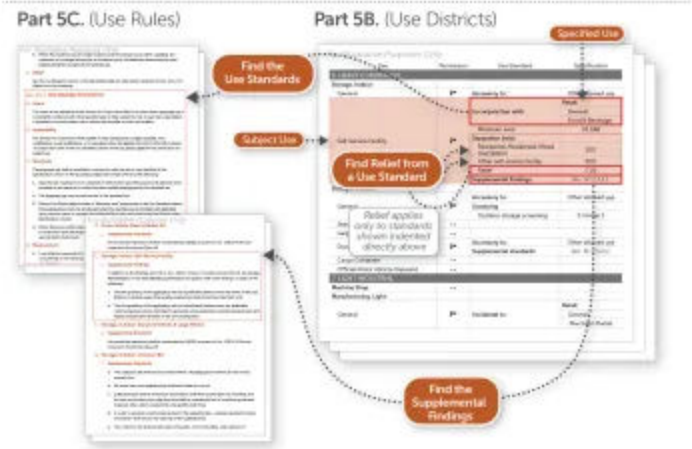
Use District Example:

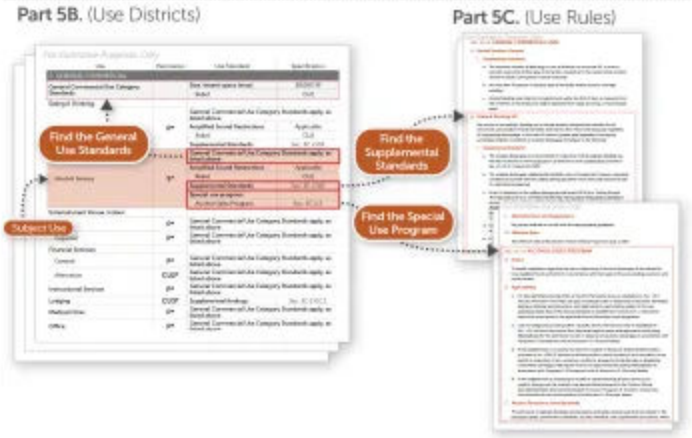
Zone String

[LLM2-MU2-5] [**RG1** FA]



Use District Example:





SEC. 5A.1.3. USE DISTRICT NAMING CONVENTION

All Use District names are comprised of two components: a use category and a variation number.

A. Use District Category

The first component of each Use District name is a use category. A use category groups all districts with similar characteristics. The use categories are organized as follows:

1. Open Space (OS)
2. Agricultural (A)
3. Residential (RG)
4. Residential-Mixed (RX)
5. Commercial-Mixed (CX)
6. Industrial-Mixed (IX)
7. Industrial (I)
8. Public (P)

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 this *Article (Use)*.



DIV. 5A.2. GENERAL RULES

SEC. 5A.2.1. USE INTENT

The intent of this *Article (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, to protect public health, safety, and welfare.

SEC. 5A.2.2. USE APPLICABILITY

A. General

1. Most lots, operations, and facilities will contain more than one use. Where more than one use occurs on the same lot or in the same operation or facility:

   a. Allowed uses are specified by the applicable Use District in accordance with *Div. 5A.3. (Use Permissions)*, and combinations of allowed uses are also permitted. Certain uses are allowed only as accessory to (pursuant to *Sec. 5C.1.1.*), incidental to (pursuant to *Sec. 5C.1.2.*), or in conjunction with (pursuant to *Sec. 5C.1.3.*) another use.

   b. If all proposed uses are permitted by the applied Use District, but there are conflicts between the required use standards, the most restrictive of the use standards shall prevail, including where multiple uses overlap on the same portion of a lot or portion of a building.

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 this *Article (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)*.

B. Applicable Components of Lots, Buildings, & Structures

1. Unless otherwise provided, use regulations apply to all portions of a lot.

2. Unless otherwise provided, 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. (Nonconformities) provides relief from the requirements of this *Article (Use)* for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning

regulations at the time they were established, but do not conform to current Use District standards or permission levels. For lots with nonconforming uses as to the provisions of *Div. 5A.3. (Use Permissions)*, *Div. 5C.1. (General Use Standards)*, or *Part 5D. (Use Definitions)* specified by the applied *Use District (Part 5B.)*, no project activity may decrease the conformance with any regulations specified in this *Article (Use)*, unless otherwise specified by *Div. 12.5.(Use Exceptions)*.

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, and shall comply with the standards in *Form Districts (Part 2B.)*, *Frontage Districts (Part 3B.)*, and *Development Standards Districts (Part 4B.)*. For example, an eating & drinking use might be allowed, but the Development Standard District 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 (Part 6B.)* 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.

DIV. 5A.3. USE PERMISSIONS

SEC. 5A.3.1. 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, use groups, 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, or use category. The following Sections summarize the meaning of each permission level.

SEC. 5A.3.2. PERMITTED (P)

A use that is permitted without requiring conformance to specific standards is indicated in the Use District table by the letter P.

SEC. 5A.3.3. USE STANDARD APPLIES (*)

A use that is permitted only when conforming to a specific set of standards is indicated in the Use District table by the asterisk (*) symbol in combination with the underlying permission level. Any permission level may be combined with an * to cross-reference a specific set of general use standards, supplemental standards, or supplemental findings, that shall be applied. General use standards, supplemental standards, or supplemental findings 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. 5A.3.4. CONDITIONAL USES (CU1, CU2 & CU3)

A use that requires approval by an authority or decision-making body with input from the members of the public who may 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 District tables by the following permission levels: CU1, CU2, and CU3, as described below.

A. Class 1 Conditional Use (CU1)

A CU1 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)*.

B. Class 2 Conditional Use (CU2)

A CU2 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)*.

C. Class 3 Conditional Use (CU3)

A CU3 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)*.

SEC. 5A.3.5. SPECIAL USE PROGRAM (S)

A use that is permitted as established by, and in conformance with an applied Special Use Program is indicated in the Use District table by the letter S. Special Use Program uses are

subject to the use permission levels and are considered generally appropriate within a Use District when in compliance with the applied Special Use Program to achieve a certain performance outcome or to moderate potential effects a use may have on its surroundings.

SEC. 5A.3.6. 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 subject use shall be permitted, restricted, or disallowed according to the most restrictive set of use permissions, use standards, supplemental standards, and supplemental procedures applied to the same use by the Use District of any adjoining lot.

    b. Only joint public and private developments that are approved in accordance with the processes and procedures described in *Sec. 13B.2.5. (Director Determination)* and satisfying the finding requirements in *Div. 5C.2. (Supplemental Use Standards & Findings)* 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. The subject use shall be permitted, restricted, or disallowed according to the most permissive set of use permissions, use standards, supplemental standards, and supplemental procedures applied to the same use by the Use District of any adjoining lot.

    a. 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. Special Findings for Adjoining Zoning (A- & A+)

1. Regardless of *Subsection A (Dependent on Most Restrictive Adjoining Zoning (A-))*, when an A- permission level is indicated, any use that is not permitted by the most restrictive use permission applied to the same use by the Use District of any 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 also find:

a. The use provides a public benefit as a result of increased tax revenue or the provision of public facilities; and

b. The benefit of the project providing the use is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.

2. Regardless of *Subsection B (Dependent on Most Permissive Adjoining Zoning (A+))*, when an A+ permission level is indicated, any use that is not permitted in the most permissive use permission applied to the same use by the Use District of any 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 also find:

a. The use provides a public benefit as a result of increased tax revenue or the provision of public facilities; and

b. The benefit of the project providing the use is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.

SEC. 5A.3.7. NOT PERMITTED (--)

When a double-dash line (--) is indicated as the permission level for a 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.

PART 5B. USE DISTRICTS

DIV. 5B.4. RESIDENTIAL-MIXED USE 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.4.2. RESIDENTIAL-MIXED 2 (RX2)

A. Intent

The RX2 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 local civic and recreational uses providing resources to a residential community. The district generally limits commercial uses to corner lots and a 1,500 square foot establishment size.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P		
Home Occupation	P*	**Hours of operation (open/close):**	8AM / 8PM
		Supplemental standards:	*Sec. 5C.2.1.A.1.*
Home-Sharing	S	**Special use program:**	
		Home-Sharing Program	*Sec. 5C.3.2.*
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	P*	**Screening**	
		Transition screen	F-Screen 1
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
2. PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	**In conjunction with:**	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	P*	**Supplemental Standards:**	*Sec. 5C.2.2.B.*

Use	Permission	Use Standard	Specification
K-12	CU3		
Post-secondary	CU3		
Social Services	P		
Utilities:			
Minor	P*	**Screening**	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	CU3		
Solar Energy Facility	CU2*	**In conjunction with:**	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	**Supplemental standards:**	*Sec. 5C.2.2.A.1.*
Wireless Facility, Rooftop	CU2*	**Supplemental standards:**	*Sec. 5C.2.2.A.1.*
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU3		
Regional	CU3		
Indoor Recreation:			
Public	P*	**Separation:**	
		Residential use	100'
		Hours of operation (open/close):	7AM / 10PM
		Relief	CU2
Commercial	P*	**In conjunction with:**	Residential use
		Size, tenant space (max) :	1,500 SF
		Relief	CU2
		Location:	Ground story
		Hours of operation (open/close):	6AM / 10PM
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P*	**Separation:**	
		Residential use	100'
		Hours of operation (open/close):	7AM / 10PM
		Relief	CU2
Commercial	--		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		

Use	Permission	Use Standard	Specification
Heliport	CU2*	**Accessory to:**	Other allowed use
Passenger Transit Facility	--		
5. GENERAL COMMERCIAL			
General Commercial Use Category Standards		**Size, use category (max):**	1,500 SF
		Relief	CU2
		Location:	Ground story
			Corner lot
		Hours of operation (open/close):	6AM / 10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
General	--		
Alcohol Service	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services	P*	**General Commercial Use Category Standards apply, as listed above**	
Postmortem Services	--		
Retail:			
General	P*	**General Commercial Use Category Standards apply, as listed above**	
Alcohol	--		
Farmers' Market, Certified	CU1*	**Hours of operation (open/close):**	7AM / 7PM
		Special use program:	
		Certified Farmers' Market Program	*Sec 5C.3.4.*
Firearms	--		
Food & Beverage	P*	**General Commercial Use Category Standards apply, as listed above**	
Large Format	--		

Use	Permission	Use Standard	Specification
Merchant Market	--		
Pet Shop	--		
Seasonal Market	--		
Smoke & Vape Shop	--		
Sexually Oriented Business			
General	--		
Sexual Encounter	--		
6. HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*	**Screening:**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	*Sec. 5C.2.5.C.2.*
Electric Vehicle Charging Facility, Large Vehicle	P*	**Separation (min):**	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	*Sec. 5C.2.5.C.3.*
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	*Sec. 5C.2.5.C.3.*
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use

Use	Permission	Use Standard	Specification
		Screening:	
		Outdoor storage screening	S-Screen 1
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		
7. LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
8. 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
		Size, entire use (max):	200 SF
		Enclosure:	Covered & enclosed
		Screening:	S-Screen 2
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM / 7PM
		Supplemental standards:	*Sec. 5C.2.7.D.1.*
Waste Facility:			
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		

Use	Permission	Use Standard	Specification
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	**Supplemental standards:**	*Sec. 5C.2.7.H.1.*
Oil, Gas, or Hydrocarbon Well	--		
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	**Accessory to:**	Dwelling
		Screening:	
		Transition screen	T-Screen 1
		Supplemental standards:	*Sec. 5C.2.8.A.1.*
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*	**Supplemental standards:**	*Sec. 5C.2.8.G.1.*

KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted

PART 5C. USE RULES

DIV. 5C.1. GENERAL USE STANDARDS

SEC. 5C.1.1. ACCESSORY TO

A. Intent

The intent of the standards of this *Section (Accessory To)* is to allow an accessory use to complement a primary use by limiting its scale in proportion to the primary use, thereby ensuring that the accessory use does not undermine the mix of primary uses that the Use District is intended to accommodate.

B. Applicability

This *Section (Accessory To)* applies to new construction, a major remodel, a lot modification, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "Accessory to" in the Use Standard column of the Use District table.

C. Standards

The proposed use shall be accessory to the use identified in the Specification column in the Use District table and comply with all of the following:

1. Accessory uses are only allowed when provided on the same lot or within the same building as the primary use.

2. The floor area of the accessory use shall not exceed 25 percent of the floor area designated for the primary use.

3. For outdoor uses located at-grade, the total lot coverage occupied by the accessory use shall not exceed 25 percent of the lot coverage occupied by the primary use. In instances where the accessory use is located outdoors and the primary use is within a building, the lot coverage of the accessory use shall not exceed 25 percent of the building coverage area occupied by the primary use.

4. Where there are conflicts between the use standards required for the accessory use and the primary use, the most restrictive of the use standards shall prevail.

D. Measurement

1. For measuring floor area, see *Sec. 14.2.7. (Floor Area)*.

2. The maximum floor area allowed for an accessory use is calculated by multiplying the total floor area occupied by the primary use by 25 percent.

3. Lot coverage is measured by dividing the total at-grade surface area occupied by a use by the total lot area.

4. The maximum lot coverage allowed for an accessory use is calculated by multiplying the total lot coverage occupied by the primary use by 25 percent

5. Where the accessory use is located outdoors and the primary use is within a building, the maximum lot coverage allowed for an accessory use is calculated by multiplying the total building footprint occupied by the primary use by 25 percent.

E. Relief

1. A 20 percent or less square footage increase for the allowable accessory use may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.3. IN CONJUNCTION WITH

A. Intent

The intent of the standards of this *Section (In Conjunction With)* is to ensure that a proposed use is consistently combined with other specified uses to help sustain the mix of uses that a Use District is intended to accommodate, and to achieve the benefits of multi-use facilities.

B. Applicability

This *Section (In Conjunction With)* applies to new construction, a major remodel, a lot modification, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "In conjunction with" in the Use Standard column of the Use District table.

C. Standards

The proposed use shall be provided in conjunction with the use or uses specified in the Specification column in the Use District table and comply with all of the following:

1. Uses that are required to be in conjunction with another specified use are only allowed when provided on the same lot or within the same unified development as the specified use.

2. The proposed use may exceed the size of the specified use.

3. When a Use District table includes a “Minimum area” requirement in the Use Standard column, the proposed use shall only be allowed when the specified use is provided with dedicated floor area that meets or exceeds the minimum floor area ratio cited in the Use District table's Specification column.

4. Where there are conflicts between the use standards of the specified use and the proposed use, the most restrictive of the use standards shall prevail.

D. Measurement

1. A use shall be measured as in conjunction with another use when both uses are present concurrently on the same lot, within the same building, or within the same unified development.

2. The minimum area that is required to be dedicated for a use is calculated by multiplying the total lot area or cumulative site area by the floor area ratio specified in the Use District table's Specification column.

    a. For measuring floor area, see *Sec. 14.2.7. (Floor Area)*.

    b. For calculating the total lot area, see *Sec. 2C.1.1. (Lot Area)*.

    c. Cumulative site area shall be calculated by determining the total square footage of all land area within a unified development.

E. Relief

1. A 20 percent or less reduction in the minimum floor area requirement for the specified use may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.4. SIZE

A. Intent

The intent of the standards of this *Section (Size)* is to allow a proposed use while ensuring the scale of the use is compatible with the overall mix of uses that the Use District is intended to accommodate.

B. Applicability

This *Section (Size)* applies to new construction, a major remodel, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "Size" in the Use Standard column of the Use District table.

C. Standards

1. Size, Entire Use

Where the Use District Table specifies "Size, entire use", uses limited to a specified size for the entire use are allowed only when the total area dedicated to the proposed use on a lot is

less than or equal to the size maximum specified in the Use District table.

2. Size, Tenant Space

Where the Use District Table specifies "Size, tenant space", uses limited to a specified size per tenant space are allowed only when the ground floor area of an individual tenant space dedicated to the proposed use is less than or equal to the size maximum specified in the Use District table.

a. Multiple tenant spaces dedicated to the same subject use may be allowed on the same lot or within the same building, provided that each tenant space is less than or equal to the size maximum specified in the Use District table.

b. Upper story floor area is exempt from tenant space size limits.

3. Size, Dwelling Unit Average

Where the Use District Table specifies "Size, dwelling unit average", dwelling uses required to conform to an average unit size are allowed only when the average floor area provided to dwelling units within the same building is equal to or greater than the average size specified in the Use District table.

4. Size, Use Category

Where the Use District table specifies “Size, use category” the total cumulative area dedicated to any combination of permitted uses within the specified use category shall not exceed the square footage specified in the Use District table.

D. Measurement

1. Size, Entire Use

The size of an entire use shall be measured by calculating the cumulative area dedicated to the proposed use on a single lot.

a. For uses located within a building, the total floor area shall be used to determine cumulative area.

b. For uses not located within a building, the total square footage shall be used to determine cumulative area.

2. Size, Tenant Space

The size of a tenant space shall be measured by calculating the floor area dedicated to the proposed use that meets the following criteria:

a. Is located on the ground story of a building;

b. Has a dedicated entrance, not shared with any other tenant space;

c. Has no direct connections to another tenant space sharing a wall with the tenant space dedicated to the proposed use;

d. Is not inclusive of common corridors and shared restrooms intended for all tenants of a building.

3. Size, Dwelling Unit Average

The average dwelling unit size shall be measured by determining the total floor area dedicated to dwelling units within a building; then dividing the total floor area allocated to dwelling units by the total number of dwelling units within the building. The result will be the average dwelling unit size.

4. Size, Use Category

The use category size for a site shall be measured by calculating the cumulative area dedicated to each use within the specified use category that meets the following criteria:

a. For uses located within a building, the total floor area shall be used to determine cumulative area.

b. For uses not located within a building, the total square footage shall be used to determine cumulative area.

5. For measuring floor area, see *Sec. 14.2.7. (Floor Area)*.

E. Relief

1. A 20 percent or less increase in the maximum size specified by the Use District may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.6. HOURS OF OPERATION

A. Intent

The intent of the standards of this *Section (Hours of Operation)* is to limit the negative impacts of the proposed use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

This *Section (Hours of Operation)* applies to a use when the applied *Use District (Part 5B.)* includes "Hours of operation" in the Use Standard column of the Use District table.

C. Standards

1. The proposed use shall not open to the public or perform services for clients or customers earlier than the time of earliest open specified by the Use District table.

2. The proposed use shall not be open to the public or performing services for clients or customers later than the time of latest close specified by the Use District table.

3. An additional hour prior to the earliest allowed opening time and after the latest allowed closing time is permitted for the following activities:

   a. Opening preparations and closeout tasks 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.

D. Measurement

Subject to *Subsection C. (Standards)*, hours of operation are measured as the hours during which the proposed use is open to the public or performing services for clients or customers.

E. Relief

See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.7. SCREENING

A. Intent

The intent of the standards of this *Section (Screening)* is to mitigate negative external impacts from a proposed use on the surrounding area through filtering pollutants, reducing noise, and promoting visual interest in order to maintain comfort for users of the subject lot, adjacent lots, and the public realm.

B. Applicability

Screening standards apply to new construction, a major remodel, a lot modification, or a use modification when the applied *Use District (Part 5B.)* includes "Screening" in the Use Standard column of the Use District table.

C. Standards

Proposed uses shall be screened using the screen type specified by the Use District tables as described in *Div. 4C.8. (Screening)* subject to the following:

1. Frontage screens shall meet the standards provided in *Sec. 4C.8.1.C. (Frontage Screens)*.
2. Transition screens shall meet the standards provided in *Sec. 4C.8.2.C. (Transition Screens)*.
3. Outdoor storage screening shall meet the standards provided in *Sec. 4C.8.3. (Outdoor Storage Screening)*.

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 screening shall be measured according to the provisions of *Sec. 4C.8.3.D. (Outdoor Storage Screening)*.

E. Relief

See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.4. (Relief from Use Standard)*.

SEC. 5C.1.8. ENCLOSURE

A. Intent

The intent of the standards of this *Section (Enclosure)* is to mitigate potential external impacts from activities generated by a proposed use such as pollutants, debris or noise on surrounding areas.

B. Applicability

1. Enclosure standards apply to new construction, a major remodel, or a use modification when the applied *Use District (Part 5B.)* includes "Enclosure" in the Use Standard column of the Use District table.

2. Enclosure requirements shall not apply to motor vehicle parking and use areas, such as parking stalls, drive aisles, and maneuvering, loading, and staging areas, that serve the subject use.

C. Standards

1. Indoors

Where the Use District table specifies “Indoors” for the enclosure standard, the proposed use shall be located entirely within a building that meets the following criteria:

a. Has an enclosure of 100 percent, with the exception of building entrances and bay doors, which shall remain closed except during the allowed hours of operation.

b. Is sheltered by a solid roof, including mechanical ventilation to prevent fugitive emissions, unless another regulatory agency requires natural ventilation. A stack, vent and flare is exempt from this requirement.

2. Covered

Where the Use District table specifies “Covered” for the enclosure standard, any area containing the proposed use shall meet the standards of a covered area specified in *Sec. 14.2.2. (Covered Area (%))*.

3. Enclosed

Where the Use District table specifies “Enclosed” for the enclosure standard, any area containing the proposed use shall meet the standards of enclosed specified in *Sec. 14.2.4. (Enclosure)*.

4. Covered & Enclosed

Where the Use District specifies “Covered & enclosed” for the enclosure standard, any area containing the proposed use shall meet the standards of both covered area specified in *Sec. 14.2.2. (Covered Area (%))* and enclosed specified in *Sec. 14.2.4. (Enclosure)*.

D. Measurement

1. For the measurement of indoors, see *Sec. 14.2.2.A.3. (Sheltered)*, *Sec. 14.2.2. (Covered Area (%))* and *Sec. 14.2.4.B. (Measurement)*.

2. For the measurement of covered, see *Sec. 14.2.2.A.1. (Covered Area (%))*.

3. For the measurement of enclosed, see *Sec. 14.2.4.B. (Measurement)*.

E. Exceptions

Motor vehicle use areas allowed in connection with the subject use are exempt from enclosure requirements.

F. Relief

See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.9. SEPARATION

A. Intent

The intent of the standards of this *Section (Separation)* is to ensure appropriate distancing between a proposed use, that may be disruptive or hazardous, and residents and sensitive uses within its vicinity.

B. Applicability

This *Section (Separation)* applies to new construction, a lot modification, or a use modification when the applied *Use District (Part 5B.)* includes "Separation" in the Use Standard column of the Use District table.

C. Standards

The proposed use shall be located at least the minimum distance away from any defined use area, specified use, Use District, or lot line as provided in the Use District table or supplemental use standard.

D. Measurement

Use separation shall be measured as the horizontal distance to any portion of a lot or building designated with the proposed use from one of the following:

1. When measured from a specified use, the nearest lot line of all lots containing that specified use.

2. When measured from a Use District, the nearest lot line of all lots zoned as that Use District.

3. When measured from a defined use area, the nearest delineated edge of the area containing the defined use.

E. Relief

1. A 20 percent or less reduction in required distance away from any defined use area, specified use, Use District, or lot line may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

DIV. 5C.2. SUPPLEMENTAL USE STANDARDS, PROCEDURES, & FINDINGS

Supplemental use standards are development and operational regulations that apply only to the specified use. Supplemental use standards are unique for each use and, unless specific project activities are listed, apply to any project affecting the subject use. See the Use District for applicable supplemental use standards. When a supplemental use standard for a specified use does not apply the Use District will indicate “Not required” for that specified use.

Supplemental procedures are modifications of existing procedures from *Sec. 13B. (Processes & Procedures)* that apply to the approval of a specified use or allowed relief from the use standards when indicated in the applied Use District. When supplemental procedures for a specified use do not apply, the Use District will indicate “Not required” for that specified use.

Use findings are supplemental findings, in-lieu findings, and/or requirements that apply to the conditional use process for specified uses when indicated by the applied Use District. When applicable, use findings are unique for each use. When use findings for a specified use with a conditional use process does not apply, the Use District table will indicate “Not required” in the specification column for that specified use.

SEC. 5C.2.1. RESIDENTIAL USES

A. Household Business: Home Occupation

1. Supplemental Standards

a. Client visits related to the commercial use in a household business: home occupation shall be limited to one client visit per hour within the specified hours of operation.

b. No more than one person not residing on the premises may be employed to work on the premises as part of the household business: home occupation

c. On-site deliveries and shipments related to the commercial use in a household business: 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 two months.

B. Household Business: Joint Living & Work Quarters

1. Supplemental Findings

a. In addition to the findings otherwise required by *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator shall also consider all of the following:

i. That the uses of property surrounding the proposed location of the household business: joint living & work quarters and the use of the proposed location will not be detrimental to the health, safety and welfare of prospective residents of the quarters;

ii. That the proposed household business: joint living & work quarters will not displace viable industrial uses and will not substantially lessen the likelihood that the property will be available in the future for industrial uses; and

iii. That an applicant for the proposed household business: joint living & work quarters involving the conversion of an existing building or portion of a building that was originally designed for non-residential occupancy has made good faith efforts to prevent the displacement of non-residential occupancy, and has submitted:

a) Documentation showing proof of at least five years of non-residential vacancy and efforts to replace non-residential tenants, such as rental listings or other forms of advertisements, etc.

b) Contact information of prior non-residential tenant(s) to allow the Zoning Administrator to confirm that the tenant wasn't offered money to break their lease, unjustly evicted or locked out, not offered lease renewal, subject to threats or intimidation, repeated interruptions of essential services such as heat, water, and electricity, or subject to other disruptions which caused them to leave their commercial space including failure on behalf of the landlord to repair damages or deliberate construction-related disruptions like blocked entrances, excessive dust or debris.

SEC. 5C.2.2. PUBLIC & INSTITUTIONAL USES

A. Utilities: Wireless Facility: All

1. Supplemental Standards

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

B. School: Preschool/Daycare

1. Supplemental Standards

The maximum number of persons in care is limited to no more than 20.

SEC. 5C.2.3. TRANSPORTATION USES

[Reserved]

SEC. 5C.2.4. GENERAL COMMERCIAL USES

A. Animal Services: General

1. Supplemental Standards

a. The maximum number of adult dogs or cats is limited to no more than 20, or one 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.

b. No more than 30 percent of the floor area of the facility shall be used for overnight boarding.

c. Animal boarding areas shall not occupy the area within the first 20 feet, as measured from the storefront of the facility, and shall be separated from retail, grooming, or food storage areas.

B. Eating & Drinking: All

Any portion of any eating & drinking use on private property designed and intended for the service and consumption of food and drinks, that has less than 75 percent enclosure (regardless of covered area percentage), or less than 25 percent covered area (regardless of enclosure percentage) shall be considered an outdoor dining area and subject to the following:

1. Supplemental Standards

a. The outdoor dining area must be provided in conjunction with an eating & drinking use that has 75 percent or more enclosure or 25 percent or more covered area pursuant to *Sec. 5C.1.3. (In Conjunction With)*.

b. The outdoor dining area supplemental standards may, at the applicant's request, supersede conditions associated with the outdoor dining area which were previously imposed as part of a discretionary approval.

c. Hours of operation in the outdoor dining area shall end at 10:30 p.m. Sunday through Thursday and 11:00 p.m. on Friday and Saturday if the outdoor dining area is abutting or across an alley from a *Residential Use District (Div. 5B.3.)*. If the outdoor dining area is not abutting or across an alley from a *Residential Use District (Div. 5B.3.)*, then the outdoor dining area is subject to applicable hours limitation imposed by law, discretionary action, or other previously issued permit.

d. Despite any provisions to the contrary, the noise levels of the area dedicated to the outdoor dining area shall not exceed the standards set forth in the Noise Ordinance.

e. Live music, live entertainment including but not limited to disc jockeys, karaoke, dancing, and sexually oriented business uses are prohibited in outdoor dining areas.

f. Pool tables and billiard tables are prohibited in outdoor dining areas.

g. Television monitors and other similar audiovisual devices are prohibited in outdoor dining areas.

h. Outdoor dining areas shall be cleaned nightly and adjoining sidewalk areas shall be kept free of debris, litter, and graffiti.

i. A City-issued identification shall be posted in outdoor dining areas and made clearly visible to the public, indicating that the area is subject to the standards of the Al Fresco Ordinance. The identification shall include the City's MyLA311 portal as the contact information for complaints or concerns regarding the operation of the outdoor dining area during regular business hours. A hotline phone number and contact information for LADBS shall be provided for complaints or concerns regarding the operation of the outdoor dining area that occur after business hours. A telephone number of the restaurant operator or manager shall be provided for complaints or concerns regarding the operation of the outdoor dining area.

j. A sign reminding guests to be respectful of surrounding neighbors shall be posted in outdoor dining areas.

2. Relief

Relief from the supplemental standards in *Paragraph 1. (Supplemental Standards)*, above may be granted through a variance, pursuant to *Sec. 13B.5.3. (Variance)*.

3. Noncompliance/Revocation

a. **Failure to Comply**

Failure to comply with any of the regulations and standards set forth in this *Subsection (Eating & Drinking: All)* shall constitute a violation of the Zoning Code (Chapter 1A) and may result in a citation, Administrative Citation, Orders to Comply and/or other available enforcement mechanisms identified herein or in the LAMC.

b. **Inspections**

The City shall have the authority to conduct inspections, consistent with Chapter IX. (Building Regulations), Sec. 98.0105. (Inspections) of this Code, to verify compliance with all of the requirements prescribed in this *Subsection (Eating & Drinking: All)*. The owner and restaurant operator shall be notified of the deficiency or violation and shall be required to timely correct and eliminate the deficiency or violation.

c. **Enforcement**

Enforcement of the requirements pursuant to this *Subsection (Eating & Drinking: All)* is not exhaustive and the City may pursue other remedies.

d. **Citations and/or Orders to Comply**

A citation for violating this *Subsection (Eating & Drinking: All)* shall include, but is not limited to, Administrative Citations and/or Notice to Appear Citations issued by the Los

Angeles Police Department, and Orders to Comply and/or Notices of Violation issued by the Department of Building and Safety.

e. Administrative Process Applicable to Administrative Citations

Unless otherwise specified herein, all Administrative Citations issued for violations of this *Subsection (Eating & Drinking: All)* shall be subject to the provisions set forth in Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations) of this Code, including, but not limited to, an administrative hearing and appeal process as set forth in Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations) of this Code and the City's authority to use any civil remedy available to collect any unpaid administrative fine.

f. Revocation

Violations of the standards in *Paragraph 1. (Supplemental Standards)* above may result in revocation of the building permits for the outdoor dining area pursuant to *Sec. 13B.6.3. (Building Permit Revocation)*.

g. Criminal and Other Remedies Available

Any violation of *Paragraph 1. (Supplemental Standards)* above may be prosecuted as a misdemeanor. In cases where the City Attorney elects to criminally prosecute a violation, the defendant shall be subject to all applicable penalties authorized by Chapter I. (General Provisions and Zoning), Sec. 11.00. (m) (Provisions Applicable to Code) of this Code and not the administrative fines authorized by this *Subsection (Eating & Drinking: All)*.

C. Lodging

1. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission, or the City Council on appeal, shall make findings on each of the following:

a. Whether there is sufficient market demand for the proposed lodging use;

b. That the granting of the application will not significantly impact the demand for housing, public transit, childcare and other social services in the surrounding area, taking into consideration the impact of the additional employees of the lodging use, the part-time or seasonal nature of work at the lodging use, and of the lodging use's employees' expected compensation;

c. Whether applicant will take measures to employ residents of neighborhoods surrounding the lodging use in order to minimize increased demand for regional transportation and to reduce demand for motor vehicle trips and motor vehicle miles of travel;

d. Whether the applicant will take measures to encourage lodging use employees and guests to use public transportation, cycling and other non-automotive means of transportation;

e. Whether the lodging use will take measures to support small businesses in the immediate vicinity and whether the applicant will adopt any measures to increase demand for local goods and services;

f. That the lodging use will negatively impact the availability of existing affordable and rent stabilized housing. That the applicant will take measures to replace any rent stabilized or restricted affordable units existing on the site within the past 10 years with affordable housing and any non-restricted or rent stabilized housing with moderate income housing.

D. Retail: Firearms

1. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator, or the Area Planning Commission on appeal, shall make findings on each of the following:

a. That the proposed use will not result in an over-concentration of this use in the area; and

b. That the number of firearms available for sale at the lot does not pose the potential to contribute to violent crimes involving firearms in the surrounding area.

E. Retail: Large Format

1. Supplemental Findings

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 retail: large format 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 three-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, open space, public, or public recreation.

iii. Contribution to the local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a three-mile radius. A survey of goods and services offered by retail uses within a three-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 the 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.

F. Retail: Pet Shop

1. Supplemental Standards

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.

G. Sexually Oriented Business: General

1. Supplemental Findings

Pursuant to *Paragraph 2. (Supplemental Procedure)* below, the Zoning Administrator shall allow a sexually oriented business: general to be established and maintained if a site does not meet distancing standards in the applied Use District table, and a site is not reasonably available elsewhere in the City for the establishment or relocation of the subject sexually oriented business: general use. A lot is reasonably available elsewhere in the City if it meets all of the following criteria:

a. Its use as the proposed sexually oriented business: general is consistent with all applicable zoning regulations, including the Use District standards in the applied Use District table.

b. It is available for use, purchase, or rental as a sexually oriented business: general.

c. It has adequate street access, street lighting, and sidewalks.

d. It is at least 500 feet away from any uses which are or may become obnoxious or offensive by reason or emission of odor, dust, smoke, noise, gas, fumes, cinders, refuse matter or water-carried waste.

2. Supplemental Procedure

a. To apply for an exception to the distancing standards in the applied Use District table, an applicant shall file an application pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* with the Department of City Planning, on a form provided by the Department, identifying the present or proposed location of the sexually oriented business: general,

and accompanied by data supporting the supplemental findings in *Paragraph 1. (Supplemental Findings)* above. The procedures described in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* shall be replaced with the procedure listed in *Subparagraph b.* below.

b. No additional findings other than those listed in *Paragraph 1. (Supplemental Findings)* above shall be required. If the Zoning Administrator disapproves an application for an exception, then it shall make findings of fact showing how a lot consistent with the Use District standards in the applied Use District tables is reasonably available elsewhere in the City for the establishment or relocation of the subject sexually oriented business: general.

SEC. 5C.2.5. HEAVY COMMERCIAL USES

A. Motor Vehicle Services: Light, Heavy, & Large Vehicle

1. Supplemental Standards

a. For new construction involving new floor area or a major remodel, bay doors and other building entrances and exits designed and intended for motor vehicle access shall not be frontage lot line facing.

b. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall remain closed except during the allowed hours of operation.

c. New off-street freight loading areas shall be in compliance with development standard requirements for freight loading areas pursuant to *Sec. 4C.2.2.C.2. (Freight Loading Areas)*.

d. All client vehicles being serviced by motor vehicle services use shall be stored on-site.

e. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.4. (Annual Inspection Monitoring (Type 2))*.

B. Motor Vehicle Services: Car Wash

1. Supplemental Standards

a. For new construction involving new floor area or a major remodel, 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.

b. Automatic car wash facilities, where the vehicle is washed by mechanized equipment, shall be covered and enclosed.

c. Self-service or hand-wash car wash facilities, where the vehicle is washed manually by a person using a high-pressure hose, shall be covered.

C. Fueling Stations

1. Fueling Station: Gas Station, Standard Vehicle & Gas Station, Large Vehicle

a. Supplemental Standards

An off-street freight loading area, in compliance with development standard requirements for freight loading areas pursuant to *Sec. 4C.2.2.C.2. (Freight Loading Areas)*, 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.

2. Fueling Station: Electric Vehicle Charging Facility, Standard Vehicle

a. Supplemental Standards

Electric vehicle charging facilities shall comply with all provisions of this Zoning Code (Chapter 1A), except where electric vehicle charging facilities are explicitly exempted.

3. Fueling Station: Electric Vehicle Charging Facility, Large Vehicle

a. Supplemental Standards

Electric vehicle charging facilities shall comply with all provisions of this Zoning Code (Chapter 1A), except where electric vehicle charging facilities are explicitly exempted.

b. Findings

In lieu of the findings required by *Subsection E. (Standards for Review and Required Findings)* of *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator, or a Planning Commission on appeal, shall approve a conditional use for an electrical vehicle charging facility, large vehicle, if the Zoning Administrator, or a Planning Commission on appeal, finds that the proposed project will not result in a specific adverse impact to public health or safety, including through the imposition of feasible conditions pursuant to California Government Code, Sec. 65850.7(c).

"Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards,

policies, or conditions as they existed on the date the application was deemed complete pursuant to California Government Code, Sec. 65850.7(i)(4).

Any conditions imposed on the electrical vehicle charging facility, large vehicle shall be designed to mitigate the specific, adverse impact(s) upon the public health or safety at the lowest cost possible pursuant to California Government Code, Sec. 65850.7(e).

The Zoning Administrator, or a Planning Commission on appeal, shall make written findings to support the decision to approve or deny consistent with *Sec. 13A.2.5.B.3. (Criteria or Findings for Decision)*. If the proposed electrical vehicle charging facility, large vehicle use is denied the findings shall include the basis for the rejection of any potential feasible alternatives of preventing the adverse impact.

D. Motor Vehicle Sales & Rental: All

1. Supplemental Standards

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.4. (Annual Inspection Monitoring (Type 2))*.

E. Storage, Indoor: Self-Service Facility

1. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator, or the Area Planning Commission on appeal, shall make findings on each of the following:

a. That the granting of the application will not significantly detract from the intent of the Use District, including supporting quality employment and productive industries; and

b. That the granting of the application will not significantly detract from any applicable community plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

F. Storage, Outdoor: Standard Vehicle, & Large Vehicle

1. Supplemental Standards

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.4. (Annual Inspection Monitoring (Type 2))*.

G. Storage, Outdoor: Donation Bin

1. Supplemental Standards

a. The collection bin shall not be located within a frontage yard or within 10-feet of any property line.

b. No more than one collection bin shall be located on any lot.

c. 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.

d. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

e. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

f. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least one footcandle of light.

g. 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.

h. Refer to the definition of storage, outdoor: donation bin in *Sec. 5D.7.5.D. (Donation Bin)* for maximum dimensions that would apply to a collection bin.

H. Storage, Outdoor: Cargo Container

1. Supplemental Standards

a. The entire lot shall be graded pursuant to Chapter IX. (Building Regulations), Div. 70. (Grading, Excavation and Fills) of this Code.

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.

d. 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 Department of Building and Safety.

e. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

I. Storage, Outdoor: Official Motor Vehicle Impound

1. Supplemental Standards

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

SEC. 5C.2.6. LIGHT INDUSTRIAL USES

A. Wholesale Trade & Warehousing

1. Supplemental Findings

In addition to the findings otherwise required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission 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, and

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.

SEC. 5C.2.7. HEAVY INDUSTRIAL USES

A. Animal Products Processing

1. Supplemental Standards

The curing, tanning, or storage of raw animal hides is not permitted within 500 feet of a sensitive use, or a *Residential Use District (Div. 5B.3.)*, *Residential-Mixed Use District (Div. 5B.4.)*, or *Agricultural Use District (Div. 5B.2.)*.

B. Manufacturing, Heavy: Petroleum & Coal Products

1. Supplemental Standards

In addition to a Conditional Use Permit with approval by the City Planning Commission, or the City Council, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new manufacturing, heavy: petroleum & coal products facilities and existing facilities expanding operations beyond the current property lines are required to:

a. That any new or expanding manufacturing, heavy: petroleum & coal products facility 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 to the Department of City Planning and the City Planning Commission 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; and

c. Submit to the Department of City Planning and the City Planning Commission a truck routing plan that minimizes the incidence of a commercial truck traveling past sensitive uses.

C. Salvage Yard

1. Supplemental Standards

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

D. Recycling Facility: Collection

1. Supplemental Standards

a. The recycling facility: collection shall not be located within a frontage yard or within 10-feet of any property line or any other building located on the same site.

b. 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.

c. 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.

d. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

e. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

f. 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.

g. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

E. Recycling Facility: Sorting & Processing

1. Supplemental Standards

a. All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

F. Waste Facility: Organic Waste

1. Supplemental Standards

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

G. Waste Facility: Hazardous Waste, & Solid Waste

1. Supplemental Standards

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

2. Supplemental Findings

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.

H. Mineral & Ore Extraction

1. Supplemental Findings

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 mineral & ore extraction facilities and existing 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; and

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.

SEC. 5C.2.8. AGRICULTURAL USES

A. Animal Keeping: Bees

1. Supplemental Standards

a. Beekeeping operators 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.

c. The total number of beehives shall be limited to one for each 2,500 square feet of lot area.

d. Beehives shall not be located within a frontage yard, within five feet of any property line, or within 20 feet of any public right-of-way or private street.

e. Regardless if the applied *Use District (Part 5B.)* includes "Screening" in the Use Standard column of the Use District table, no screening shall be required when beehives are located eight feet or more above the ground level of the abutting lot.

B. Animal Keeping: Dairy

1. Supplemental Standards

a. The lot area for an animal keeping: dairy shall not be less than 20 acres.

b. Where bovines are being kept, the number kept shall not exceed one bovine for each 4,000 square feet of lot area.

C. Animal Keeping: Equine, Commercial

1. Supplemental Standards

a. The lot area for an equine keeping use shall not be less than 17,500 square feet.

b. The number of equines kept shall not exceed one equine for each 4,000 square feet of lot area.

c. An animal which is under 12 months of age, and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept, shall not be considered an equine and shall be allowed by right on said property.

D. Animal Keeping: Equine, Non-commercial

1. Supplemental Standards

   a. The lot area for an equine keeping use shall not be less than 17,500 square feet.

   b. The number of equines kept shall not exceed one equine for each 4,000 square feet of lot area.

   c. An animal which is under 12 months of age, and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept, shall not be considered an equine and shall be allowed by right on said property.

E. Animal Keeping: Livestock

1. Supplemental Standards

   a. The lot area for an animal keeping: livestock use shall not be less than 17,500 square feet.

   b. The number of livestock kept shall not exceed one animal for each 4,000 square feet of lot area.

F. Animal Keeping: Small Animals

1. Supplemental Standards

   a. When used for commercial purposes, the lot area for an animal keeping: small animals use shall not be less than five acres. There is no lot size minimum required for non-commercial animal keeping: small animals.

G. Plant Cultivation: Farming

1. Supplemental Standards

   One farm stand having a floor area no larger than 200 square feet is allowed accessory to plant cultivation: 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. 5C.3. 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 general use standards and supplemental standards or findings that may be included in the Use District table.

SEC. 5C.3.2. HOME-SHARING PROGRAM

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 (Home-Sharing Program)*:

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 (Home-Sharing Program)*.

2. Booking Service

A booking service is defined as 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

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 Department of Building and Safety, Los Angeles Housing Department, Los Angeles Police Department, or Los Angeles Fire Department, including an Administrative Citation issued pursuant to Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations) of this Code.

4. Extended Home-Sharing

Extended home-sharing is defined as home-sharing that is permitted for an unlimited number of days in a calendar year.

5. ### Host

   Host is defined as an individual who is registered for home-sharing pursuant to this *Section (Home-Sharing Program)*.

6. ### Hosting Platform

   Hosting platform is defined as 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.

7. ### Person

   Person shall have the same meaning as that term is defined in Chapter II. (Licenses, Permits, Business Regulations), Sec. 21.7.2. (Definitions) of this Code.

8. ### Platform Agreement

   Platform agreement is defined as a signed agreement between a 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

   Primary residence is defined as the sole residence from which the host conducts home-sharing and in which the host resides for more than six months of the calendar year.

10. ### Rental Unit

    Rental unit is defined as a dwelling unit or residential structure, or portion thereof.

11. ### Short-Term Rental

    Short-term rental is defined as a rental unit, rented in whole or in part, to any person(s) for 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 II. (Licenses, Permits, Business Regulations), Sec. 21.7.2. (Definitions) of this Code.

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:

1. The applicant has obtained a Transient Occupancy Registration Certificate from the Office of Finance pursuant to Chapter II. (Licenses, Permits, Business Regulations), Sec. 21.7.6. (Registration) of this Code, unless the applicant exclusively lists their primary residence on hosting platforms that have a platform agreement with the City of Los Angeles.
2. The proposed home-sharing is consistent with the provisions of this *Subsection (Eligibility Requirements)* and is limited to the host's primary residence.
    a. 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.
    b. A primary residence that is subject to affordable housing covenants, or Chapter XV. (Rent Stabilization Ordinance) of this Code, or are income-restricted under city, state, or federal law, is not eligible for home-sharing.

c. No primary residence which is the subject of any pending citation may be registered for home-sharing.

d. 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.

E. Expiration & Renewal

1. 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:

   a. Pays the renewal fee;

   b. Has complied with the provisions of this *Section (Home-Sharing Program)* for the past year;

   c. Provides information concerning any changes to the previous application for, or renewal of, the home-sharing registration; and

   d. Submits home-sharing records described in *Sec. 5C.3.2.H. (Host Requirements)* below for the last year to demonstrate compliance with this *Section (Home-Sharing Program)*, 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.

2. The records described in *Sec. 5C.3.2.H. (Host Requirements)* below shall be made public to the extent required by law.

F. Suspensions & 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 *Section (Home-Sharing Program)* or any other city, state, or federal regulation, ordinance or statute.

1. 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.

a. 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.

b. 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.

2. 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.

a. 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.

b. 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.

3. Modification

The Zoning Administrator 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 Zoning Administrator 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 Zoning Administrator to respond to the Zoning Administrator's order to show cause.

G. Prohibitions

1. 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 *Section (Home-Sharing Program)*.

2. No person or host may advertise a rental unit for short term rental or home sharing unless all advertisements clearly list a City-issued home sharing registration number for that rental unit.

3. 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 *Subsection*

K. (Extended Home-Sharing) below.

4. 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.B.2(a) (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.

5. 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.

6. If a host lists a primary residence on multiple listings on multiple hosting platforms, only one listing shall be booked at any given time.

7. A host shall not rent all or a portion of their 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.

8. Home-sharing is not permitted in buildings that have been converted from units subject to Chapter XV. (Rent Stabilization Ordinance)of this Code to single-unit dwellings until five years after the date of conversion.

9. Except for allowable household business: home occupation uses, 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.

10. 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.

11. No more than two overnight guests (not including children) are allowed per habitable room, not including kitchens, during home-sharing activities.

12. There shall be no use of sound amplifying equipment, as that term is defined in Chapter XI. (Noise Regulation), Sec. 111.01. (j). (Definitions) of this Code after 10:00 pm and no evening outdoor congregations of more than eight people (excluding children) during home-sharing activities. Home-sharing activities are subject to the noise regulations in Chapter XI. (Noise Regulation) of this Code.

13. A host whose home-sharing registration has been suspended is prohibited from participating in home-sharing for the duration of the suspension.

14. A host whose home-sharing registration has been revoked may not participate in home-sharing unless and until a new registration is authorized.

H. Host Requirements

1. A host, or owner of the host's primary residence if the host does not own it, may be responsible for any nuisance violations, as described in *Sec. 13B.6.2. (Nuisance Abatement/Revocation)*, arising at the host's primary residence during home-sharing activities. Either 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 IX. (Building Regulations), Sec. 98.0412. (Inspection Fees) of this Code 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 *Section (Home-Sharing Program)*.

4. The host shall fully comply with all the requirements of Chapter II. (Licenses, Permits, Business Regulations), Article 1.7. (Transient Occupancy Tax) of this Code.

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 Sec. 5.576. (Creation and Administration of the Short-Term Rental Enforcement Trust Fund) of the LAAC. The City Council shall adopt, by resolution, a per-night fee based on an analysis of the cost of implementing, maintaining, and enforcing this *Section (Home-Sharing Program)*.

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 pursuant to California Government Code Sec. 51178. (Moderate, High, and Very High Fire Hazard Severity Zones) 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 *Section (Home-Sharing Program)* 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 their primary residence is listed to provide to the City the host listing and other information described in *Paragraph 4.* of *Subsection I. (Hosting Platform Responsibilities)* below.

10. Every host shall consent to receive all City notices and citations regarding their home-sharing registration by U.S. mail.

I. 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.

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 (Home-Sharing Program)*, 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 *Section (Home-Sharing Program)*. 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 II. (Licenses, Permits, Business Regulations), Article 1.7. (Transient Occupancy Tax) of this Code, 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.

6. Exception

The provisions of this *Subsection I. (Hosting Platform Responsibilities)* shall not apply to a hosting platform whenever it,

a. Complies with the Administrative Guidelines, issued by the Department of City Planning and approved by resolution of the City Council, that describe how the hosting platform shall satisfy the hosting platform responsibilities in this *Subsection I. (Hosting Platform Responsibilities)*, 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 *Section (Home-Sharing Program)* and meets the purposes of the hosting platform responsibilities in this *Subsection I. (Hosting Platform Responsibilities)*. Each individual platform agreement shall be approved by the City Council.

J. Enforcement of Violations

1. The provisions in this *Subsection (Enforcement of Violations)* 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 (Home-Sharing Program)*.

2. Any person who has failed to comply with the provisions of this *Section (Home-Sharing Program)* may be subject to the provisions of Chapter I. (General Provisions and Zoning), Sec. 11.00. (Provisions Applicable to Code) of this Code. The owner or operator of any property used for home-sharing, including the host or owner of any host's primary residence, may be assessed a minimum inspection fee, as specified in Chapter IX. (Building Regulations), Sec. 98.0412. (Inspection Fees) of this Code 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 *Subsection F. (Suspensions & Revocations)* above.

4. The Administrative Citation Enforcement (ACE) program in Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations) of this Code may be utilized to issue Administrative Citations and impose fines pursuant to this *Section (Home-Sharing Program)*. 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 *Section (Home-Sharing Program)* 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 *Section (Home-Sharing Program)*.

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 *Section (Home-Sharing Program)*, the administrative fine shall be levied according to the amounts described in Chapter I. (General Provisions and Zoning), Sec. 11.2.04. (a)(2) (Administrative Fines) of this Code. 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).

K. Extended Home-Sharing

For hosts who participate in extended home-sharing, the following shall apply:

1. Application & 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 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 *Sub-subparagraph i.* of *Subparagraph a. (Ministerial Approval)* above, 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 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 abutting the proposed extended home-sharing activity, the City Councilmember representing the area in which the property is located, and the applicable Neighborhood Council. If the Director 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:

i. The host provides proof of mailing of a notification, which includes a Director of Planning-issued publication outlining the complaint process, to 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 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's determination approving or denying an extended home-sharing application, the Director's decision is final. An appeal to the Area Planning Commission may be filed by the applicant or any 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's decision. The appeal shall set forth specifically how the appellant believes the Director's findings and decision are in error. The Area Planning Commission may grant, conditionally grant, or deny the appeal. The failure of the Area Planning 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, 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 & 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 *Subsection E. (Expiration & Renewal)* above and may be renewed annually if the host meets the same renewal requirements in that Subsection.

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 *Subsection F. (Suspensions & Revocations)* above. 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.

L. Administration & Regulations

No person shall fail to comply with the Administrative Guidelines.

M. Effective Date

This effective date of this *Section (Home-Sharing Program)* is July 1, 2019.

PART 5D. USE DEFINITIONS

DIV. 5D.1. USE DEFINITIONS

SEC. 5D.1.1. INTENT

Use definitions are intended to describe and classify land uses that share a common set of key attributes, such as general function, activity, intensity, and impact for the purposes of prescribing a common permission level and a set of use standards within a Use District. The Zoning Administrator may maintain a more comprehensive list of specific uses according to their use definition classification.

SEC. 5D.1.2. QUALITATIVE DESCRIPTIONS

Use definitions are often broad in nature and typically capture a wide variety of specific uses that share common attributes. Each definition provides a qualitative description of these attributes that is intended to guide the user toward the defined use that most closely describes the nature of the specific use in question.

SEC. 5D.1.3. NUMERIC THRESHOLDS

Use definitions may include a numerical threshold, such as size or capacity. Numeric thresholds are established based on the scale at which a particular use may require separate consideration of potential impacts, or may be inappropriate within the particular use mix that a Use District is intended to accommodate. Uses that contain a numeric threshold may be assigned a naming modifier, such as ‘minor’ or ‘major’, ‘local’ or ‘regional’, and ‘light’ or ‘heavy’.

SEC. 5D.1.4. SPECIFIED USES

Use definitions may include a list of specific uses that share common attributes to support a definition's broader qualitative description. These specific uses are provided as illustrative

examples to guide users in interpretation and implementation, but are not intended to represent an exhaustive list. The Zoning Administrator has the authority to establish and maintain a Specific Use List administratively as deemed necessary and appropriate for the purposes of ensuring consistent application and alignment of specific uses with the use definitioins in this code.

DIV. 5D.2. RESIDENTIAL USES

Residential uses are defined as uses that provide housing accommodations, residential support services, and home-based enterprise.

SEC. 5D.2.1. DWELLING

A dwelling is defined as a housing accommodation serving as a primary residency or having an occupancy of greater than 30 consecutive days. A dwelling includes household dwelling unit, efficiency dwelling unit, and group dwelling.

SEC. 5D.2.2. HOUSEHOLD BUSINESS

A household business is a use that combines a dwelling with productive uses and entrepreneurial activities within a unit or building.

A. Family Child Care

Household business: family child care is defined as the provision of non-medical care and supervision for children in the provider's primary residence for periods of less than 24 hours per day. No more than 14 children shall be in care, 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. This use shall comply with all regulations set forth in California Health and Safety Code Sec. 1597.465 (Family Day Care Homes).

B. Home Occupation

Household business: home occupation is defined as the incidental use of a dwelling unit for the intent of conducting a business enterprise by a primary resident of the dwelling unit. Home occupation business enterprises are limited to instructional services, personal services, office uses, and industrial homework.

C. Home-Sharing

Household business: home-sharing is defined as the use of a primary residence for lodging for periods of 30 days consecutively or less, and no more than 120 days annually. The use of a dwelling unit for home-sharing shall be in conjunction with a dwelling use. The use of a dwelling unit for home-sharing shall meet the registration and eligibility requirements pursuant to Sec. 5C.3.2. (Home-Sharing Program).

D. Joint Living & Work Quarters

Household business: joint living & work quarters is defined as the adaptive reuse of a building or portion of a building, which is part of an adaptive reuse project, from commercial or industrial uses to household business: live/work use.

E. Live/Work

Household business: live/work is defined as the combination of a dwelling unit with a work space designated for productive uses and entrepreneurial activities within a single dwelling unit.

SEC. 5D.2.3. MOBILE HOME PARK

Mobile home park is defined as any lot or portion of a lot used to provide rental or lease sites for two or more individual manufactured homes, mobile homes, or park trailer used to provide housing accommodations.

SEC. 5D.2.4. SUPPORTIVE HOUSING

Supportive housing is defined as a residential use that provides housing accommodations and support services on a voluntary basis to residents on an ongoing basis.

A. General

Supportive housing: general is defined as a residential use with no limit on length of stay for persons with low incomes and/or who have one or more disabilities who may require support from on-site or off-site supportive services for daily living. Eligible populations may include 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 accommodations are linked to on-site or off-site supportive services, including, but not limited to: subsidized, permanent housing; intensive case management; medical or mental health care; substance abuse treatment; employment services; benefits advocacy; or other services or service referrals necessary to obtain and maintain housing. Any floor area used for office workspace accommodating the administration of supportive services shall be incidental to the residential

use. Medical services shall not be provided on the premises, unless otherwise permitted by the applied Use District. Supportive housing: general includes a residential community care facility, residential care facility for elderly, and permanent supportive housing. Residential uses with six or fewer beds shall be classified as a dwelling rather than supportive housing: general. This use does not include non-residential community care facilities, for such uses see Sec. 5D.3.10. (Social Services).

B. Medical Care

Supportive housing: medical care is defined as a residential use of long, and short-term occupation, which may be licensed by the California Department of Health, to provide 24-hour non-acute medical services and supportive care on the premises. Supportive housing: medical care includes congregate living health facilities, skilled nursing homes, residential mental health facilities, and hospice care. Any floor area used for office workspace accommodating the administration of medical services and supportive care shall be incidental to the residential use. Supportive housing: medical care facilities may include dwelling units, common dining areas, or other community rooms.

C. Temporary

Supportive housing: temporary is defined as a facility providing temporary housing accommodations or services, including low barrier navigation, to persons or families experiencing homelessness. Supportive housing: temporary may provide housing for persons or families experiencing homelessness for a time period not to exceed six months within a calendar year. Supportive housing: temporary shall be provided by 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.

DIV. 5D.3. PUBLIC & INSTITUTIONAL USES

Public & institutional uses are defined as uses dedicated to serving the public through the provision of government services, utilities, healthcare, education, and culture.

SEC. 5D.3.1. CEMETERY

A cemetery is defined by California Health and Safety Code, Sec. 7003. (Definitions). A cemetery includes columbarium, crypt, and mausoleum facilities integrated within a burial ground. This use does not include crematoriums, for such uses see Sec. 5D.6.11. (Postmortem Services).

SEC. 5D.3.2. CIVIC FACILITY

Civic facility is defined as any publicly accessible facility that provides governmental or cultural services to the general public and is operated by or in partnership with a governmental institution. A civic facility includes a post office, civic center, community center, public museum, courthouse, government office, or library.

A. Local

A civic facility: local is defined as a civic facility that occupies no more than 50,000 square feet of total floor area. This use does not include similar uses that occupy more than 50,000 square feet of total floor area, for such uses see Sec. 5D.3.2.B. (Civic Facility: Regional).

B. Regional

A civic facility: regional is defined as a civic facility that occupies more than 50,000 square feet of total floor area. This use does not include similar uses that occupy 50,000 square feet or less of total floor area, for such uses see Sec. 5D.3.2.A. (Civic Facility: Local).

SEC. 5D.3.3. CIVIC FLEET SERVICES

Civic fleet services include maintenance, storage, and management of government or publicly operated motor vehicles, such as school buses, municipal transit vehicles, emergency response vehicles, public utility vehicles, or waste hauling vehicles, in service of any civic facility use. Where uses, such as dispatch, do not include motor vehicle maintenance or storage, they are allowed pursuant to Sec. 5D.3.2. (Civic Facility).

SEC. 5D.3.4. DETENTION FACILITY

Detention facility is defined as any facility where persons are incarcerated, or otherwise involuntarily confined under the jurisdiction and custody of a governmental entity. Detention facilities include correctional facilities and penal institutions.

SEC. 5D.3.5. HOSPITAL

Hospital is defined as an inpatient or outpatient healthcare facility that provides direct medical treatment to patients.

A. Local

Hospital: local is defined as an inpatient or outpatient acute or subacute care facility with a capacity of 100 or fewer beds that provides direct medical treatment to patients. This use does not include outpatient facilities not providing acute or sub-acute care, for such uses see Sec. 5D.6.8. (Medical Clinic).

B. Regional

Hospital: regional is defined as an inpatient acute care and sub-acute care facility with a capacity of more than 100 beds that provides direct medical treatment to patients. This use does not include inpatient facilities providing sub-acute care with a capacity of fewer than 100 beds, for such uses see Sec. 5D.3.5.A. (Hospital: Local).

SEC. 5D.3.6. PARKING

Parking is defined as a facility intended for the temporary storage of operable vehicles belonging to a site's occupants, employees, or visitors and is designed to meet the standards of Sec. 4C.4.4. (Parking Area Design). Includes parking structures and surface parking lots. This use does not include long term vehicle storage, for such uses see Sec. 5D.7.5. (Storage, Outdoor).

SEC. 5D.3.7. PUBLIC SAFETY FACILITY

A public safety facility is defined as any government facility that provides public safety services. Public safety facility includes fire stations and police stations.

SEC. 5D.3.8. COMMUNITY ASSEMBLY

Community assembly is defined as any non-residential and not-for-profit facility that is oriented around an assembly space used primarily for the temporary gathering of people for a shared social purpose. Access to the general public may be limited based on association. Community assembly includes any place of worship, community meeting room, private club, event space, assembly hall, social club, or union hall.

A. Local

Community assembly: local is defined as any community assembly use that includes an assembly space 2,000 square feet or less. This use does not include similar uses that occupy more than 2,000 square feet of total assembly space floor area, for such uses see Sec. 5D.3.8.B. (Community Assembly: Regional).

B. Regional

Community assembly: regional is defined as any community assembly use that includes an assembly space larger than 2,000 square feet. This use does not include similar uses that occupy 2,000 square feet or less of total assembly space floor area, for such uses see Sec. 5D.3.8.A. (Community Assembly: Local).

SEC. 5D.3.9. SCHOOL

School is defined as an institution of academic learning and social development that provides facilities for teaching and instruction to accommodate a student body. A school use is inclusive of preschool, K-12, post-secondary education, and associated athletic and recreational facilities. This use does not include avocational, recreational, or other educational or instruction-based uses, for such uses see Sec. 5D.6.6. (Instructional Services). This use does not include a campus auditorium or stadium facilities with a seating capacity greater than 3,000 seats, for such uses see Sec. 5D.4.1. (Amphitheater or Stadium).

A. Preschool/Daycare

***School: preschool/daycare is defined as a facility providing care, supervision, and educational services to children during the day. A school: preschool/daycare includes all forms of early childhood education, daycare, and after school supervision. This use does not include in-home child care, for such uses see** Sec. 5D.2.2.A. (Household Business: Family Child Care).*

B. K-12

School: K-12 is defined as an institution of learning which offers instruction in grades Kindergarten through 12th grade, and associated recreation and athletic facilities serving its students.

C. Post-Secondary

School: post-secondary is defined as an institution offering a formal educational program beyond K-12, including programs whose intent is academic, vocational, or continuing professional education. School: post-secondary includes college, technical school, trade school, and university.

SEC. 5D.3.10. SOCIAL SERVICES

Social services are defined as publicly accessible administrative services and governmental services that support public welfare through social programs. Social services may be operated by a government entity, a non-profit or a non-governmental organization, and includes welfare service, foster family services, day treatment, adult day care, special needs care, and all other non-residential community care facilities.

SEC. 5D.3.11. UTILITIES

Utilities use is defined as utility infrastructure as a primary use of land, necessary for the public provision of services such as water, sewer, power, or communications. For the purposes of this definition, utilities uses exclude the following off-site systems: transmission lines, pipes, or other systems for conveying and transmitting services within utility easements, as those systems are not regulated as a use of land by this Article (Use).

A. Minor

Utilities: minor is defined as utility infrastructure that does not require significant health, safety, and environmental precautions, and do not require on-site personnel. Utilities: minor includes renewable energy generation, including wind turbines, geothermal systems, and solar photovoltaic systems 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 systems, reservoirs, lift stations, water supply wells and water tanks or towers, telecommunications switching facilities, and electrical substations.

B. Major

Utilities: major is defined as utility infrastructure that requires significant health, safety, and environmental precautions due to potential adverse impacts immediate surroundings, and requires on-site personnel. Utilities: major include non-solar power generation facilities, wastewater treatment, and water supply treatment.

C. Solar Energy Facility

Utilities: solar energy facility is defined as utility infrastructure that generates energy for the general public using a solar photovoltaic system primarily for off-site use or sale serving 11 or more lots.

D. Wireless Facility, Freestanding

Utilities: wireless facility, freestanding is defined as a freestanding device or system including a monopole, tower, or antenna 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 utilities: wireless facility, freestanding is a type of telecommunications facility.

E. Wireless Facility, Rooftop

Utilities: wireless facility, rooftop is defined as 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, private antennas, 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 utilities: wireless facility, rooftop is a type of telecommunications facility.

DIV. 5D.4. OPEN SPACE & RECREATION USES

Open space & recreational uses are defined as uses that provide opportunities for recreation, sport, and the enjoyment of open space and nature.

SEC. 5D.4.1. AMPHITHEATER OR STADIUM

A. Local

Amphitheater or stadium: local is defined as 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. This use does not include facilities with seating capacity of 3,000 seats or more, for such uses see Sec. 5D.4.1.B. (Amphitheater or Stadium: Regional). This use does not include an amphitheater or stadium associated with a school, for such uses see Sec. 5D.3.9. (School). This use does not include a fully indoor assembly facility intended to accommodate a large number of spectators for performances or sporting events, for such uses see Sec. 5D.6.4. (Entertainment Venue, Indoor).

B. Regional

Amphitheater or stadium: regional is defined as 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. This use includes an amphitheater or stadium associated with a school. This use does not include facilities with seating capacity of less than 3,000 seats, for such uses see Sec. 5D.4.1.A. (Amphitheater or Stadium: Local). This use does not include fully indoor assembly facilities intended to accommodate a large number of spectators for performances or sporting events, for such uses see Sec. 5D.6.4. (Entertainment Venue, Indoor).

SEC. 5D.4.2. INDOOR RECREATION

Indoor recreation is defined as any indoor use providing sports, fitness, leisure, amusement, or recreational facilities. Indoor recreation includes the following uses when fully indoors: sports courts, health clubs, spas, fitness, martial arts, and dance studios, gymnasiums, aquatics centers, bowling alleys, billiard halls, gaming arcades, ice skating and roller rinks, skate parks, play facilities, and amusement rides.

A. Public

Indoor recreation: public is defined as any indoor recreational use owned or operated by or in partnership with a public institution.

B. Commercial

Indoor recreation: commercial is defined as any indoor recreational use owned or operated by a private or commercial entity. This use does not include associated spectator facilities with seating capacity greater than 500 seats, for such uses see Sec. 5D.4.1. (Amphitheater or Stadium).

SEC. 5D.4.3. NATURE RESERVE

A nature reserve is defined as an area managed so as to protect its flora, fauna, and physical features. Nature reserve includes ecological preserve, marine preserve, natural resource preserve, and water conservation area.

SEC. 5D.4.4. OPEN SPACE, PUBLIC

Open space, public is defined as publicly accessible, outdoor areas for passive recreation, which include spaces such as parks, plazas, walking trails, lawns, and picnic benches.

SEC. 5D.4.5. OUTDOOR RECREATION

Outdoor recreation is defined as any outdoor use providing sports, fitness, leisure, amusement, or recreation facilities. Outdoor recreation includes the following uses when outdoors: sports courts and fields, aquatic centers, skate parks, play facilities, and amusement rides.

A. Public

Outdoor recreation: public is defined as any outdoor recreational use owned or operated by or in partnership with a public institution.

B. Commercial

Outdoor recreation: commercial is defined as any outdoor recreational use owned or operated by a private or commercial entity. This use does not include associated spectator facilities with seating capacity greater than 500 seats, for such uses see Sec. 5D.4.1. (Amphitheater or Stadium).

C. Golf Course

Outdoor recreation: golf course is defined as 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 outdoor recreation: golf course use includes any course having a total par of 65, or greater. This use also includes a clubhouse incidental to a standard-sized golf course. This use does not include miniature golf, pitch & putt, driving range, or 3-par courses, for such uses see Sec. 5D.4.5.A. (Outdoor Recreation: Public) or Sec. 5D.4.5.B. (Outdoor Recreation: Commercial).

DIV. 5D.5. TRANSPORTATION USES

Transportation uses are defined as uses that facilitate major modes of transportation for the loading or unloading of passengers and freight.

SEC. 5D.5.1. AIRPORT

An airport is defined as 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 warehousing facilities.

SEC. 5D.5.2. FREIGHT RAILWAY FACILITY

A freight railway facility is defined as any railway facility accommodating the transportation of cargo by train on a railway network. Freight railway facilities includes freight railway track networks and accompanying railway yards, stations, and maintenance facilities. This use does not include cargo transfer between vehicles; for such uses see Sec. 5D.5.3. (Freight Transfer Facility).

SEC. 5D.5.3. FREIGHT TRANSFER FACILITY

Freight transfer facility is defined as a facility intended for the transshipment of freight between different modes of transport, including ship transport, rail transport, and road transport, and accompanying warehousing used in connection with such activities. This use does not include the storage of empty cargo containers; for such uses; see Sec. 5D.7.5.E. (Storage, Outdoor: Cargo Container).

SEC. 5D.5.4. HELIPORT

Heliport is defined as any public-use, special-use, or personal-use airport, as defined by the California Code of Regulations, Title 21. Sec. 3527. (Definitions), suitable only for use by helicopters.

SEC. 5D.5.5. PASSENGER TRANSIT FACILITY

A passenger transit facility is defined as any facility that includes a structure accommodating publicly accessible passenger transport vehicles which regularly load and unload passengers along a fixed route. A passenger transit facility include bus terminals, light rail stations and right-of-ways, subway stations and right-of-ways, and passenger train stations and right-of-ways.

DIV. 5D.6. GENERAL COMMERCIAL USES

General commercial uses are defined as uses that involve business activity serving the general public, including retail, professional and personal services, hospitality, and entertainment.

SEC. 5D.6.1. ANIMAL SERVICES

Animal services is defined as a use involving the provision of services related primarily to domestic animal care and keeping.

A. General

Animal services: general is defined as animal services in which domestic dogs or cats are provided non-medical care, such as, grooming, training, supervision, or boarding. This does not include uses where the overnight boarding of dogs or cats exceeds 30 percent of the floor area of a facility, for such uses see Sec. 5D.6.1.B. (Animal Services: Kennel). This use does not include medical care of animals, for such uses see Sec. 5D.6.1.C. (Animal Services: Veterinary Care).

B. Kennel

Animal services: kennel is defined as animal services in which four or more dogs or cats, at least four months of age, are sheltered for periods beyond 24 hours per day. This definition does not include retail establishments dedicated to the commercial sale of animals, for such uses see Sec. 5D.6.12.H. (Retail: Pet Shop). This use does not include the breeding and raising of animals, for such uses see Sec. 5D. 10.1.G. (Animal Keeping: Small Animals).

C. Veterinary Care

Animal services: veterinary care is defined as animal services in which animals or pets are given medical or surgical treatment and care. This use does not include the non-medical treatment and care of dogs and cats, for such uses see Sec. 5D.6.1.A. (Animal Services: General).

SEC. 5D.6.2. COMMISSARY KITCHEN

A commissary kitchen is defined as a kitchen facility used for cooking and preparing food to be primarily served and consumed off-site. This definition includes multi-tenant shared kitchen facilities, order fulfillment kitchens, and catering kitchen facilities. The following uses are allowed when incidental to the kitchen facility: research and teaching facilities, commercial food processing, and order fulfillment pick-up lobbies.

SEC. 5D.6.3. EATING & DRINKING

Eating & drinking is defined as the sale of prepared, ready-to-consume meals or drinks for consumption by the public.

A. General

Eating & drinking: general is defined as an eating & drinking use that involves serving and sale of prepared food and drinks for on or off-site consumption. Eating & drinking: general uses includes table service at a restaurant, counter service for off-site consumption, and self-service cafeteria dining. This use does not include the dispensing of alcoholic beverages for consumption on-site, for such uses, see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service). This use does not include the sale of alcoholic beverages for off-site consumption, without prepared food orders, for such uses see Sec. 5D.6.12.B. (Retail: Alcohol).

B. Alcohol Service

Eating & drinking: alcohol service is defined as an eating & drinking use that involves the serving and dispensing of alcoholic beverages primarily for consumption on-site. Eating & drinking: alcohol service includes the provision of alcoholic beverages to customers in a dining setting, while gathered at a bar or tasting room, or in conjunction with another use, such as an entertainment venue, stadium, hotel, indoor recreation, brewery or distillery. This use does not include the sale of alcoholic beverages for off-site consumption, without prepared food orders, for such uses see Sec. 5D.6.12.B. (Retail: Alcohol).

SEC. 5D.6.4. ENTERTAINMENT VENUE, INDOOR

Entertainment venue, indoor is defined as any indoor assembly use designed or intended for entertainment, includes live music venues, performing arts theaters, movie theaters, dance clubs, comedy clubs, karaoke lounges, and banquet halls.

A. Local

Entertainment venue, indoor: local is defined as an entertainment venue, indoor use designed for an assembly capacity of less than 3,000 persons. For entertainment venue, indoors

designed for an assembly capacity of 3,000 or greater, see Sec. 5D.6.4.B. (Entertainment Venue, Indoor: Regional). This use does not include activities established in Sec. 5D.6.13. (Sexually Oriented Business). For the inclusion of alcoholic beverages for on-site consumption, see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service).

B. Regional

Entertainment venue, indoor: regional is defined as any entertainment venue, indoor use designed for an assembly capacity of 3,000 persons or greater. For entertainment venue, indoors designed for an assembly capacity of less than 3,000 persons, see Sec. 5D.6.4.A. (Entertainment Venue, Indoor: Local). This use does not include activities established in Sec. 5D.6.13. (Sexually Oriented Business). For the inclusion of alcoholic beverages for on-site consumption, see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service).

SEC. 5D.6.5. FINANCIAL SERVICES

Financial services are defined as professional services involving the investment, lending, or management of money and assets in a publicly accessible setting rather than a private office setting. This use does not include private workspace settings,for such uses see Sec. 5D.6.9. (Office).

A. General

Financial services: general is defined as financial services uses that provide retail banking services. Financial services: general include only those institutions engaged in the transfer and circulation of money, such as banks and credit unions. This use does not include check-cashing businesses and payday lenders, for such uses see Sec. 5D.6.5.B. (Financial Services: Alternative).

B. Alternative

Financial services: alternative is defined as financial services uses involving 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. Financial services: alternative include pawnshops, precious metal buyback centers, short-term credit lenders, and title loan centers. This use does not include remittance services, for such uses see Sec. 5D.6.5.A. (Financial Services: General).

SEC. 5D.6.6. INSTRUCTIONAL SERVICES

Instructional services are defined as 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. This use includes establishments offering programs in art, cooking, drama, driving, language, music, sewing, tutoring, or other similar forms of self-improvement. This use does not include vocational and other educational uses, for such uses see Sec. 5D.3.9. (School).

SEC. 5D.6.7. LODGING

Lodging is defined as commercial overnight accommodations for transient occupancy, often for periods of 30 consecutive days, or less. Lodging uses shall not serve as a primary residence. Lodging uses include, hotels, motels, and hostels. This use does not include uses defined in Sec. 5D.2.2.C. (Home-Sharing).This use does not include residential housing accommodations, for such uses see Div. 5D.2. (Residential Uses).

SEC. 5D.6.8. MEDICAL CLINIC

Medical clinic is defined as an outpatient healthcare facility that provides direct medical, dental, or therapeutic services to patients. This use does not include healthcare facilities providing acute, sub-acute or inpatient healthcare; for such uses see Sec. 5D.3.8.A. (Hospital: Local) and Sec. 5D.3.8.B. (Hospital: Regional).

SEC. 5D.6.9. OFFICE

Office is defined as any workspace accommodating administrative, creative and business services. Office uses may be operated independently or combined with other uses, provided each of the other uses is permitted and meets the applicable standards. An office use includes workspace accommodating the following activities: administrative, clerical, legal, accounting, design, consulting, graphics and sound editing, and dry lab research.

SEC. 5D.6.10. PERSONAL SERVICES

Personal services are defined as any commercial use providing an in-person service directly to individuals seeking cosmetic services, counseling services, document services, or servicing of consumer goods. Personal services include: cosmetic services such as hair cutting and styling, nail salon, day spas, licensed massage therapy, tattooing and piercing; counseling services, such as non-medical counseling, legal counseling, financial counseling, and psychic counseling; document services, such as printing, form and application assistance, notary services, photo developing, visa and passport services; garment services, such as garment tailoring and alterations, laundromat, dry-cleaning; and consumer goods repair services when occupying less than 3,000 square feet in area, such as electronics repair, jewelry repair, shoe repair, appliance repair, furniture restoration, and bicycle repair. This use does not include consumer goods repair services when occupying 3,000 square feet in area, or greater, for such uses see Sec. 5D.8.1. (Machine Shop). This use does

not include maintenance and repair of motor vehicles, for such uses see Sec. 5D.7.1. (Motor Vehicle Services).

SEC. 5D.6.11. POSTMORTEM SERVICES

Postmortem services are defined as any establishment engaged in the provision of services involving the care, preparation, or arrangement of human or animal remains, and conducting memorial services. Postmortem service establishments include crematoriums, funeral homes, mortuaries, and pet crematoriums. This use does not include a cemetery, for such uses see Sec. 5D.3.1. (Cemetery).

SEC. 5D.6.12. RETAIL

Retail is defined as a commercial use involved in the sale or dispensing of consumer goods to the general public, including any associated indoor or outdoor display and point of sales.

A. General

Retail: general is defined as any retail use primarily involved in the sale or rental of new or used consumer goods to the general public. Retail: general includes but is not limited to, the sale or rental of household goods, clothing, books, toys, art supplies, pet supplies, house plants, medicine, consumer electronics, appliances, hardware, building supplies, mattresses, and furniture. This use does not include the sale or rental of motor vehicles, for such uses see Sec. 5D.7.3. (Motor Vehicle Sales & Rental).

B. Alcohol

Retail: alcohol is defined as a retail use involving the sale or dispensing of alcoholic beverages for off-site consumption and are 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 (ABC). This use does not include the on-site consumption of alcoholic beverages, for such uses see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service).

C. Farmers' Market, Certified

Retail: farmers' market, certified is defined as 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 and is certified by the Los Angeles County Agricultural Commissioner.

D. Firearms

Retail: firearms is defined as a retail use where firearms, ammunition, or related accessories are sold.

E. Food & Beverage

Retail: food & beverage is defined as a retail use primarily involved in the retail sale of food and beverages for off-site consumption. Retail: food & beverage includes grocery stores, produce markets, seafood and meat markets, bakeries, delis, and on-site seating areas for dining accessory to the primary retail use. This use does not include alcoholic beverage sales; for such uses see Sec. 5D.6.12.B. (Retail: Alcohol).

F. Large Format

Retail: large format is defined as any retail use with a non-residential tenant size of 100,000 square feet or greater. This use may include but is not limited to 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. This use does not include any retail use with a non-residential tenant size of less than 100,000 square feet, for such uses see Sec. 5D.6.12.A. (Retail: General).

G. Merchant Market

Retail: merchant market is defined as a retail use that includes ten or more tenants or vendors within a shared facility with common entrances and walkways, where goods, products, groceries, and prepared food are offered or displayed for sale or exchange, and may include on-site seating areas for dining as incidental to the market use.

H. Pet Shop

Retail: pet shop is defined as a retail use possessing a pet shop permit issued by the Department of Animal Services where domestic animals such as dogs, cats, rabbits, rodents, birds, fish, amphibians, and small reptiles are kept and offered for commercial sale, for hire, or adoption. This use does not include uses where the overnight keeping of dogs or cats exceeds 30 percent of the floor area of a facility, for such uses see Sec. 5D.6.1.B. (Animal Services: Kennel). This use does not include the breeding and raising of animals, for such uses see Sec. 5D.10.1.G. (Animal Keeping: Small Animals).

I. Seasonal Market

Retail: seasonal market is defined as a retail use involving the seasonal outdoor retail sale of ornamental holiday decor, primarily ornamental pumpkins and Christmas trees.

J. Smoke & Vape Shop

Retail: smoke & vape shop is defined as a retail use primarily involving the sale of tobacco products, substances intended for smoking, or smoking accessories, including but not limited to cigars, pipes, vaporizing devices, or other smoking paraphernalia. The use may include an enclosed smokers' lounge that is solely dedicated to smoking tobacco products. This use does not include medicinal or recreational cannabis establishments, for such uses see the Department of Cannabis Regulation.

SEC. 5D.6.13. SEXUALLY ORIENTED BUSINESS

A sexually oriented business is defined as 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 parts. Each sexually oriented business use shall constitute a separate sexually oriented business, even if operated in conjunction with another sexually oriented business at the same establishment, for the intent of meeting applicable use standards. For the purposes of regulating the distance between each specific sexually oriented business, (such as adult arcade, adult bookstore, adult theaters, striptease venue, or sexual encounter accommodations) each specific use shall constitute a separate sexually oriented business.

A. General

Sexually oriented business: general is defined as any sexually oriented business use, other than a sexually oriented business: sexual encounter establishment. This use includes but is not limited to adult arcades, adult bookstores, adult cabaret theaters, adult motion picture theaters, or striptease venues.

B. Sexual Encounter

Sexually oriented business: sexual encounter is defined as 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 parts. This use does not include a use where a medical practitioner, psychologist, psychiatrist, or similar professional licensed by the State of California engages in sexual therapy, for such uses see Sec. 5D.6.8. (Medical Clinic).

DIV. 5D.7. HEAVY COMMERCIAL USES

Heavy commercial uses are defined as uses that involve the servicing and sale of motor vehicles, and businesses dedicated primarily to storage.

SEC. 5D.7.1. MOTOR VEHICLE SERVICES

Motor vehicle services are defined as a use involving the diagnosing of malfunctions, repair, or maintenance of motor vehicles.

A. Light

Motor vehicle services: light is defined as any motor vehicle services use involving the mechanical or electrical repair, diagnosis, maintenance or servicing of standard motor vehicles. This use includes automotive emissions testing; electrical diagnostic, battery testing, and charging; tire removal, replacement, and repair; mechanical adjustment; oil change; lubrication; sound system or alarm service and installation; and window repair. This use does not include uses defined in the following Sections: Sec. 5D.7.1.B. (Motor Vehicle Services: Heavy), Sec. 5D.7.1.C. (Motor Vehicle Services: Large Vehicle), or Sec. 5D.7.1.D. (Motor Vehicle Services: Car Wash).

B. Heavy

Motor vehicle services: heavy is defined as any motor vehicle services use involving auto body repair or rebuilding, painting, or servicing of standard motor vehicles. This use 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.

C. Large Vehicle

Motor vehicle services: large vehicle is defined as any motor vehicle services use performed for large vehicles, classified for this purpose as a vehicle having three or more axles, such as trailer trucks, construction vehicles, motor homes, and recreational vehicles.

D. Car Wash

Motor vehicle services: car wash is defined as any motor vehicle services use engaged in cleaning, washing, or waxing of motor vehicles, such as passenger cars, trucks, vans, and trailers. This use does not include wash facilities for large vehicles, for such uses see Sec. 5D.7.1.C. (Motor Vehicle Services: Large Vehicle).

SEC. 5D.7.2. FUELING STATION

A fueling station is defined as any use dedicated to the sale and dispensing of vehicle fuel, including alternative fuels such as electricity.

A. Gas Station, Standard Vehicle

Fueling station: gas station, standard vehicle is defined as 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 two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans.

B. Gas Station, Large Vehicle

Fueling station: gas station, large vehicle is defined as 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 three or more axles, which may include trailer trucks, construction vehicles, motor homes, and recreational vehicles, if they have three or more axles.

C. Electric Vehicle Charging Facility, Standard Vehicle

Fueling station: electric vehicle charging facility, standard vehicle is defined as any fueling station that is the primary use on the lot dedicated to providing electric vehicle charging for standard vehicles. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans. This use does not include electric vehicle charging stalls within a parking area serving another use or uses. For a parking area serving another use, that includes electric vehicle parking stalls, see Sec. 5D.3.6. (Parking). This use is limited to the motor vehicle use area and charging equipment that facilitates the charging of electric vehicles in electric vehicle parking stalls and any required use standards of the applied Use District (Part 5B.) for electric vehicle charging facilities.

D. Electric Vehicle Charging Facility, Large Vehicle

Fueling station: electric vehicle charging facility, large vehicle is defined as any fueling station that is the primary use on the lot dedicated to providing electric vehicle charging for large vehicles. Large vehicles include vehicles possessing three or more axles, which may include trailer trucks, construction vehicles, motor homes, and recreational vehicles, if they have three or more axles. This use does not include electric vehicle charging stalls within a parking area serving another use or uses. For a parking area serving another use, that includes electric vehicle parking stalls, see Sec. 5D.3.6. (Parking). This use is limited to the motor vehicle use area and charging equipment that facilitates the charging of electric vehicles in electric vehicle parking stalls and any required use standards of the applied Use District (Part 5B.) for electric vehicle charging facilities.

SEC. 5D.7.3. MOTOR VEHICLE SALES & RENTAL

Motor vehicle sales & rental is defined as any heavy commercial use that sells, rents, or leases motor vehicles.

A. Standard Vehicle

Motor vehicle sales & rental: standard vehicle is defined as any motor vehicle sales & rental use involving indoor or outdoor display of three or more new or used standard vehicles for sale, rental, or lease. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans. This use does not include the outdoor storage of vehicles that do not comprise an establishment's sale or rental inventory, for such uses see, Sec. 5D.7.5.B. (Storage, Outdoor: Standard Vehicle).

B. Large Vehicle

Motor vehicle sales & rental: large vehicle is defined as any motor vehicle sales & rental use involving indoor or outdoor display of three or more new or used large vehicles for sale, rental, or lease. Large vehicles include vehicles possessing three or more axles, such as trailer trucks, construction vehicles, motor homes, and recreational vehicles, in addition to recreational boats and watercraft. This use does not include the outdoor storage of vehicles that do not comprise an establishment's sale or rental inventory, for such uses see, Sec. 5D.7.5.C. (Storage, Outdoor: Large Vehicle).

C. Household Moving Truck Rental

Motor vehicle sales & rental: household moving truck rental is defined as any motor vehicle sales & rental use involving the rental of household moving rental trucks or utility trailers. This use does not include the outdoor storage of vehicles that do not comprise an establishment's rental inventory, for such uses see, Sec. 5D.7.5.C. (Storage, Outdoor: Large Vehicle).

SEC. 5D.7.4. STORAGE, INDOOR

Storage, indoor is defined as the indoor holding of goods, merchandise, supplies, material, machinery, equipment, or other items for future use.

A. General

Storage, indoor: general is defined as any storage, indoor use that is incidental to another use. This use does not include storage, indoor: self-service for such uses see Sec. 5D.7.4.B. (Storage, Indoor: Self-Service). This use does not include indoor storage that functions as the primary use on a lot and is not incidental to another use, for such uses see Sec. 5D.8.6. (Wholesale Trade & Warehousing).

B. Self-Service

Storage, indoor: self-service is defined as any storage, indoor 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.

SEC. 5D.7.5. STORAGE, OUTDOOR

Storage, outdoor is defined as the outdoor holding of goods, merchandise, supplies, material, machinery, equipment, vehicles, or other items for future use. Includes contractors' equipment storage yards and lumber yards.

A. General

Storage, outdoor: general is defined as any storage, outdoor use that is in conjunction with another use. This use does not include the keeping of empty cargo containers, for such uses see Sec. 5D.7.5.E. (Storage, Outdoor: Cargo Container). This use does not include inactive large vehicles, for such uses see Sec. 5D.7.5.C. (Storage, Outdoor: Large Vehicle). This use does not include towing and storage for official motor vehicle impound, for such uses see Sec. 5D.7.5.F. (Storage, Outdoor: Official Motor Vehicle Impound). This use does not include inactive standard vehicles, for such uses see Sec. 5D.7.5.B. (Storage, Outdoor: Standard Vehicle).

B. Standard Vehicle

Storage, outdoor: standard vehicle is defined as the outdoor storage of standard vehicles that are not actively used by the site's occupants, employees, or visitors. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans. Includes storage of inoperable vehicles. This use does not include uses where vehicles are actively used by the site's occupants, employees, or visitors; for such uses see Sec. 5D.3.6. (Parking).

C. Large Vehicle

Storage, outdoor: large vehicle is defined as the outdoor storage of large vehicles that are not actively used by the site's occupants, employees, or visitors. Large vehicles include vehicles possessing three or more axles, such as trailer trucks, construction vehicles, motor homes, and recreational vehicles as well as recreational boats and watercraft. This use includes storage of inoperable vehicles. This use does not include uses where vehicles are actively used by the site's occupants, employees, or visitors; for such uses see Sec. 5D.3.6. (Parking).

D. Donation Bin

Storage, outdoor: donation bin is defined as any storage, outdoor use involving a 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. For purposes of this definition, donation bins are

limited dimensionally to 82-inches in height, 50-inches in depth, and 60-inches in width. For bins that are larger in size, see Sec. 5D.9.4.A. (Recycling Facility: Collection).

E. Cargo Container

Storage, outdoor: cargo container is defined as any storage, outdoor use involving the keeping of empty cargo containers. Storage, outdoor: cargo container may include storage of container chassis and commercial truck cabs, repair facilities, warehouses, and offices, incidental to the movement or storage of cargo containers. This use does not include the storage of cargo containers that are not empty, or uses which are part of any freight transfer, for such uses see Sec. 5D.5.3. (Freight Transfer Facility).

F. Official Motor Vehicle Impound

Storage, outdoor: official motor vehicle impound is defined as any vehicle towing and storage service that involves City-approved vendors that support the public safety mission of the Los Angeles Police Department and Department of Transportation.

DIV. 5D.8. LIGHT INDUSTRIAL USES

Light industrial uses are defined as 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.

SEC. 5D.8.1. MACHINE SHOP

A machine shop is defined as any facility engaged in the maintenance, repair, custom fabrication and finishing of products, parts, props, equipment, or machinery primarily using metal and woodworking machinery and tools. This use does not include the servicing of consumer goods when occupying less than 3,000 square feet in area; for such uses see Sec. 5D.6.10. (Personal Services). This use does not include motor vehicle repair and maintenance; for such uses see Sec. 5D.7.1. (Motor Vehicle Services). This use does not include the fabrication of heavy machinery used for manufacturing, motor vehicles, aircraft or watercraft; for such uses see Sec. 5D.9.2.A (Manufacturing, Heavy: General).

SEC. 5D.8.2. MANUFACTURING, LIGHT

Manufacturing, light is defined as any light industrial use involving the making or processing of materials or components into new products.

A. General

Manufacturing, light: general is defined as the manufacturing of finished goods intended to be sold as consumer goods to the general public, including devices and instruments used in a workplace. This use includes, but is not limited to, the manufacturing and assembly of the following: medical equipment and supplies; semiconductors and electronic instruments; signs and printed material; musical instruments; jewelry; toys; furniture; crates; boxes; and barrels. This use does not include those uses defined in Sec. 5D.9.2.A. (Manufacturing, Heavy: General).

B. Alcoholic Beverage

Manufacturing, light: alcoholic beverage is defined as any manufacturing, light use where beer, wine, or other alcoholic beverages are fermented, distilled, and/or processed for distribution and sale on a wholesale basis. For retail sale of any alcoholic beverage, see Sec. 5D.6.12.B. (Retail: Alcohol).

C. Artistic & Artisanal

Manufacturing, light: artistic & artisanal is defined as a small-scale manufacturing, light use where skilled craftspersons are integral to the creation of each product, materials, substances, or components, and may include, but are not limited to the use of hand tools or light mechanical equipment such as commercial mixers, sewing machines, wax melters, bottle sealers, paste filling machines, and button press machines. Manufacturing, light: artistic & artisanal uses are less than 5,000 square feet in area, for such uses larger than 5,000 square feet in area see Sec. 5D.8.2. (Manufacturing, Light: General).

D. Cosmetic & Pharmaceutical

Manufacturing, light: cosmetic & pharmaceutical is defined as any manufacturing, light use where cosmetics, soaps, or pharmaceutical drugs are produced. This use includes, but is not limited to, manufacturing of makeup products, deodorants, shampoos, hair dyes, perfumes, skin moisturizers, medications, or supplements.

E. Electronics

Manufacturing, light: electronics is defined as any manufacturing, light use involved in the manufacturing or assembly of computer or electronic products, electrical equipment, appliances, fixtures, or electronic product components. This use includes testing and repair incidental to the product or component assembly.

F. Food & Drink

Manufacturing, light: food & drink is defined as any manufacturing, light 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. This use includes, but is not limited to, the processing and packaging of the following: sodas & juices, coffee & tea, ice, dairy products, fruit, nut, & vegetable products, grain & oilseeds, baked or fried goods, sugar and confectionery products, animal food, and tobacco products. This use includes food & drink products composed of previously rendered animal products. This use does not include meat processing, the rendering of animal products, or animal slaughtering, for such uses see Sec. 5D.9.1. (Animal Products Processing). This use does not include breweries, distilleries, and wineries, for such uses see Sec. 5D.8.2.B. (Manufacturing, Light: Alcoholic Beverage).

G. Garment & Accessory

Manufacturing, light: garment & accessory is defined as any manufacturing, light use involving the cutting, stitching or assembly of materials to produce finished clothing, footwear, and accessories. Specific activities include, but are not limited to, sewing of finished textiles, printing or stenciling of designs on garments, assembly of accessories or footwear, or the knitting of finished garments. This use does not include those uses defined in Sec. 5D.8.2.H. (Manufacturing, Light: Textile).

H. Textile

Manufacturing, light: textile is defined as any manufacturing, light use involving mechanized production of fibers and fabrics used to create materials for the production of garments and accessories. Specific activities include, but are not limited to, textile spinning, weaving, dying, printing, or finishing. This use does not include those uses defined in Sec. 5D.8.2.G. (Manufacturing, light: Garment & Accessory).

SEC. 5D.8.3. RESEARCH & DEVELOPMENT

Research & development is defined as 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, or specialized piped utilities. Research & development does not include uses requiring a dry laboratory, for such uses see Sec. 5D.6.9. (Office).

SEC. 5D.8.4. SOUNDSTAGES & BACKLOTS

Soundstages & backlots are defined as any light industrial use providing facilities for the construction and use of indoor or outdoor filming sets and adjoining backlot facilities, including supporting office workspace, machine shops, and warehousing related to filming or film production.

SEC. 5D.8.5. WHOLESALE & WAREHOUSING

Wholesale & warehousing is defined as any light industrial use facility primarily used for the high volume storage of goods for sale in large quantities primarily to businesses, or the storage of products intended for consolidation and distribution to manufacturers, wholesalers, retailers, or end users. This use includes seasonal inventory storage, distribution centers, fulfillment centers, cold storage facilities, and facilities housing goods for sale in bulk to businesses or institutions. This use does not include the sale of goods directly to consumers; for such uses see Sec. 5D.6.12. (Retail). This use does not include the transshipment of freight between different modes of transport, such as rail to trucking transport; for such uses see Sec. 5D.5.3. (Freight Transfer Facility).

DIV. 5D.9. HEAVY INDUSTRIAL USES

Heavy industrial uses are defined as uses involving manufacturing, processing of animal products, waste, or extraction activities, which requires siting away from the general public due to potentially adverse impacts on the immediate surroundings.

SEC. 5D.9.1. ANIMAL PRODUCTS PROCESSING

Animal products processing is defined as a heavy industrial use involving one or more of the following: preparing and processing of meat, poultry, or seafood and their byproducts; refining or rendering animal fat, bones, and meat scraps; preparing, tanning, and finishing hides and skins; dressing or dyeing furs; and animal slaughtering.

SEC. 5D.9.2. MANUFACTURING, HEAVY

Manufacturing, heavy is defined as any heavy industrial use involving the making or processing of materials or components into finished products.

A. General

Manufacturing, heavy: general is defined as manufacturing that requires significant health, safety, or environmental precautions due to potential adverse impacts from the manufacturing process on immediate surroundings. This use includes, but is not limited to, the manufacturing of heavy machinery, motor vehicles, aircraft and watercraft, primary metal products, wood or paper products, metal fabrication, or manufacturing involving the processing, mixing, or refinement of inorganic raw materials. This use does not include those uses defined in Sec. 5D.9.2.B. (Manufacturing, Heavy: Chemical Products). This use does not include those uses defined in Sec. 5D.9.2.C. (Manufacturing, Heavy: Petroleum & Coal Products).

B. Chemical Products

Manufacturing, heavy: chemical products is defined as any manufacturing, heavy use producing basic chemicals or manufacturing products by predominantly chemical processes. Includes, but is not limited to, production of acid, alkali, organic chemical, salt, dry color, pigment, synthetic fiber, fertilizer, explosives, or paint. This use does not include those uses defined in Sec. 5D.9.2.C. (Manufacturing, Heavy: Petroleum & Coal Products).

C. Petroleum & Coal Products

Manufacturing, heavy: petroleum & coal products is defined as any manufacturing, heavy use that processes petroleum, coal, plastic, or rubber materials into products, including the refining of petroleum, gas, or other hydrocarbons.

SEC. 5D.9.3. SALVAGE YARD

Salvage yard is defined as 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. This use does not include motor vehicle storage, for such uses see Sec. 5D.7.5. (Storage, Outdoor).

SEC. 5D.9.4. RECYCLING FACILITY

Recycling facility is defined as any use that includes the recovery and processing of recyclable or reusable materials.

A. Collection

Recycling facility: collection is defined as any recycling facility use where recyclable materials including, but not limited to, paper, plastic, glass, metal, newspaper, or cardboard, are deposited or redeemed for monetary value. This use includes baling or crushing operations for the purposes of efficient storage and transfer, but shall not include sorting or processing activities other than for temporary storage purposes. This use includes reverse vending machines and buyback centers.

B. Sorting & Processing

Recycling facility: sorting & processing is defined as 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, other than for temporary storage purposes. This use includes the transfer and processing of scrap metals.

SEC. 5D.9.5. WASTE FACILITY

Waste facility is defined as any heavy industrial use involving the receipt, storage, separation, conversion, combustion, processing of solid waste, transfer of waste directly from small to larger vehicles for transport, or operation as a landfill. This use includes facilities involved in the transfer, processing, and transformation of organic waste, construction and demolition debris, inert material, solid waste.

A. Organic Waste

Waste facility: organic waste is defined as any waste facility use that receives any material that comes from a plant or animal and is biodegradable, for chipping and grinding, composting, curing, mulching or similar processing methods. This use does not include any chipping and grinding, composting, curing, or mulching conducted as part of the maintenance of landscaped areas associated with any public & institutional uses or open space & recreation uses.

B. Hazardous Waste

Waste facility: hazardous waste is defined as any waste facility use involving the storage, treatment, and disposal of hazardous waste, as defined in the California Health and Safety Code, Sec. 25117.1. (Definitions).

C. Solid Waste

Waste facility: solid waste is defined as any waste facility use that does not involve any storage, treatment, and disposal of hazardous waste, or that does not exclusively receive organic waste. For such uses, see Sec. 5D.9.5.B. (Waste Facility: Hazardous Waste) and Sec. 5D.9.5.A. (Waste Facility: Organic Waste).

SEC. 5D.9.6. MINERAL & ORE EXTRACTION

Mineral & ore extraction is defined as any use engaged in the extraction of metallic minerals, non-metallic minerals, or other natural compounds. This use 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. This use includes metal ore mining, nonmetallic mineral mining, and quarrying. This use does not include extraction, recovery, or production of oil, natural gas, or any other hydrocarbon materials, for these activities see Sec. 5D.9.7. (Oil, Gas, or Hydrocarbon Well).

SEC. 5D.9.7. OIL, GAS, OR HYDROCARBON WELL

Any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances,

including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of Chapter V. (Public Safety and Protection), Sec. 57.5706.3.16. (Abandonment of Oil Wells) and the mitigation monitoring program and well plugging and abandonment mitigation measures adopted with Ordinance No. 187,709 (Oil and Gas Drilling Ordinance). This use does not include any well operated by a public utility regulated by the California Public Utilities Commission.

DIV. 5D.10. AGRICULTURAL USES

Agricultural uses are defined as uses dedicated to the cultivation of plants or the keeping of animals.

SEC. 5D.10.1. ANIMAL KEEPING

Animal keeping is defined as any agricultural use that includes the breeding, boarding, training, or raising of animals.

A. Bees

Animal keeping: bees is defined as any animal keeping use that includes the keeping of bees.

B. Dairy

Animal keeping: dairy is defined as an animal keeping use that includes the storage, processing, or distribution of milk or milk products.

C. Equine, Commercial

Animal keeping: equine, commercial is defined as the keeping, breeding, raising, training, or boarding of more than two equines not owned by and registered to residents on the same lot as the equine use. Equine includes mules and donkeys.

D. Equine, Non-Commercial

Animal keeping: equine, non-commercial is defined as 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 two equines owned by or registered to persons not residing on the same lot shall be allowed. Equine includes mules and donkeys.

E. Livestock

Animal keeping: livestock is defined as any animal keeping use that includes the breeding, raising, training, boarding, or keeping of animals such as alpacas, cattle, donkeys, goats, mules, sheep, swine, or similar livestock, typically for fiber, meat, milk, or other products. This use includes day-to-day care, selective breeding, raising, and selling of livestock.

F. Pets

Animal keeping: pets is defined as any animal keeping use that includes the keeping of domestic pets that are readily classifiable as being incidental to another use such as dogs, cats, rabbits, rodents, birds, poultry, fish, amphibians, and small reptiles. This use does not include those uses defined in Sec. 5D.10.1.G. (Animal Keeping: Small Animals), Sec. 5D.10.1.G. (Animal Keeping: Wild Animals) or Sec. 5D.6.1.B. (Animal Services: Kennel).

G. Small Animals

Animal keeping: small animals is defined as any animal keeping use licensed by the Department of Animal Services for the breeding, raising, training, or boarding of small domestic animals such as dogs, cats, rabbits, rodents, birds, poultry, fish, amphibians, and reptiles. This use does not include the uses defined in Sec. 5D.10.1.G. (Animal Keeping: Wild Animals).

H. Wild Animals

Animal keeping: wild animals is defined as any animal keeping use licensed by the Department of Animal Services pursuant to Chapter V. (Public Safety and Protection), Sec. 53.38. (Wild Animals - Keeping - Permit) for the keeping of wild, exotic, dangerous, or non-domestic animals.

SEC. 5D.10.2. PLANT CULTIVATION

Plant cultivation is defined as any agricultural use that includes the growing of plants.

A. Community Garden

Plant cultivation: community garden is defined as a plant cultivation use designed and intended for multiple households or organizations to cultivate plants for domestic use. This use may include shared facilities for storage and maintenance or services incidental to the agricultural use such as an educational space.

B. Farming

Plant cultivation: farming is defined as the cultivation of produce, ornamental plants, herbs, seeds, or fungi, for off-site sale or distribution. This use includes, but is not limited to, truck

gardening, indoor farming, or vertical farming. For the sale of produce on-site beyond a farm stand pursuant to Sec. 5C.2.8.G.1. (Supplemental Standards), see Sec. 5D.6.12.E. (Retail: Food & Beverage).

ARTICLE 6. DENSITY

PART 6A. INTRODUCTION

DIV. 6A.1. ORIENTATION

SEC. 6A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts, as established in *Sec. 1.5.2. (Zoning Map)*:



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

SEC. 6A.1.2. HOW TO USE ARTICLE 6. (DENSITY)

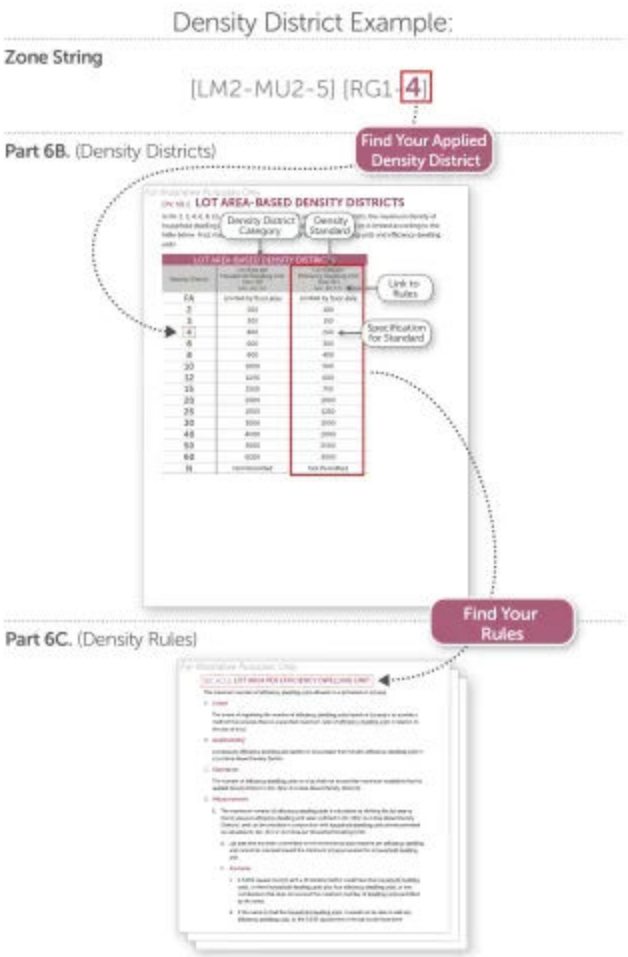
A. Identify the Applicable Density District

The fifth component in a zone string is the Density District for a property.

B. Determine Applicable Density District Standards

1. Density Districts standards are located in *Part 6B. (Density Districts)*. Each Density District identifies the standards specific to that Density District.

2. Each standard in a Density District in *Part 6B. (Density Districts)* provides a reference to *Part 6C. (Density Rules)* where the standard is explained in detail. Text in italics below a heading provides a definition of that heading.



SEC. 6A.1.3. DENSITY DISTRICT NAMING CONVENTION

There are two categories of Density Districts, lot-limited and lot area-based.

A. Lot-Limited Density Districts

Lot-Limited Density District names include a number, which represents the maximum quantity of household dwelling units allowed on a lot, followed by the letter "L."

B. Lot Area-Based Density Districts

With the exception of the "FA" and "N" Density Districts, Lot Area-Based Density District names are a number that represents how many hundreds of square feet of lot area are required per household dwelling unit or efficiency dwelling unit. The FA Density District is an abbreviation for "Floor Area," indicating that floor area is the only practical limit to density in this district and that the effective minimum lot area per household dwelling unit or efficiency dwelling unit is zero square feet. The N Density District is an abbreviation for "Not Permitted," indicating that no household dwelling units or efficiency dwelling units are allowed in this Density District.

DIV. 6A.2. GENERAL RULES

SEC. 6A.2.1. DENSITY

This *Article (Density)* establishes *Density Districts (Part 6B.)*, a mechanism that regulates the number of household dwelling units or efficiency dwelling units permitted on any lot, otherwise known as density. Density Districts allow for a wide variety of zoning approaches to housing.

SEC. 6A.2.2. DENSITY APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the density standards in this *Article (Density)*, as further specified in the applicability statement of each Section in *Part 6C. (Density Rules)*. 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. Nonconformities

Article 12. (Nonconformities) may provide relief from the requirements of this *Article (Density)* for existing lots, site improvements, buildings and structures, and uses that conformed to the zoning regulations, at the time they were established, but do not conform to current district standards or use permissions. All project activities shall conform with *Density District (Part 6B.)* standards unless otherwise specified by *Div. 12.7. (Nonconforming Density)*.

SEC. 6A.2.3. RELATIONSHIP TO USE DISTRICTS

A. When household dwelling units or efficiency dwelling units are permitted by a Use District in *Part 5B. (Use Districts)*, the Density Districts in this *Article (Density)* establish limits on the number of allowed household dwelling units or efficiency dwelling units.

B. Some Use Districts in *Part 5B. (Use Districts)* establish additional requirements for household dwelling units and efficiency dwelling units in addition to those in this *Article (Density)*.

SEC. 6A.2.4. RELATIONSHIP TO PUBLIC BENEFIT SYSTEMS

Affordable housing incentive programs, outlined in *Article 9. (Public Benefit Systems)*, offer a variety of methods to obtain additional density in excess of the limits established in this *Article (Density)* and the applied *Density District (Part 6B.)* in exchange for different affordability levels and types of affordable housing.

SEC. 6A.2.5. RELATIONSHIP TO FORM DISTRICTS

Form Districts (Part 2B.) do not directly limit density, but do establish requirements that may result in physical constraints that could impact the number of household dwelling units or efficiency dwelling units that can be accommodated on a lot.

PART 6B. DENSITY DISTRICTS

DIV. 6B.1. LOT-LIMITED DENSITY DISTRICTS

In 1L, 2L, 3L and 4L Density Districts, the maximum number of dwelling units permitted on a lot is limited according to the table below.

LOT-LIMITED DENSITY DISTRICTS	
Density District	Dwelling Units Per Lot (max) *Sec. 6C.1.1.*
1L	1
2L	2
3L	3
4L	4

DIV. 6B.2. LOT AREA-BASED DENSITY DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

LOT AREA-BASED DENSITY DISTRICTS

Density District	Lot Area per Household Dwelling Unit (min SF) *Sec. 6C.1.2.*	Lot Area per Efficiency Dwelling Unit (min SF) *Sec. 6C.1.3.*	Minimum Dwelling Units per Lot Area *Sec. 6C.2.1.*
FA	Limited by floor area	Limited by floor area	Applicable
2	200	100	Applicable
3	300	150	Applicable
4	400	200	Applicable
6	600	300	Applicable
8	800	400	Applicable
10	1000	1000	Applicable
12	1200	1200	Applicable
15	1500	1500	Market-Contingent
20	2000	2000	Market-Contingent
25	2500	2500	As Mapped
30	3000	3000	As Mapped
40	4000	4000	As Mapped
50	5000	5000	As Mapped
60	6000	6000	As Mapped
N	Not Permitted	Not Permitted	As Mapped

PART 6C. DENSITY RULES

DIV. 6C.1. MAXIMUM DENSITY

SEC. 6C.1.1. DWELLING UNITS PER LOT

The maximum number of dwelling units allowed on a lot.

A. Intent

The intent of regulating the number of dwelling units based on a fixed number per lot is to provide a method to establish a specific maximum number of dwelling units, regardless of lot area.

B. Applicability

Dwelling units per lot applies to any project that includes dwelling units and is constructed in a Lot-Limited Density District .

C. Standards

1. Regardless of lot area, the number of dwelling units is limited to the maximum dwelling units per lot outlined in *Div. 6B.1 (Lot-Limited Density Districts) above*.

2. Where a lot is large enough to be subdivided following the applied *Form District (Part 2B.)* lot area standards and the subdivision requirements in *Article 11. (Division of Land)*, each new lot is entitled to the dwelling units per lot established by the applied Density District.

D. Measurement

1. Dwelling units per lot is measured as the cumulative number of dwelling units on a lot.

E. Exceptions

Accessory dwelling units and junior accessory dwelling units, compliant with *Div. 9.5. (Accessory Dwelling Unit Incentive Programs)*, are exempt from the density limit for lots having one or more dwelling units.

F. Relief

1. An increase in the dwelling units per lot may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 6C.1.2. LOT AREA PER HOUSEHOLD DWELLING UNIT

The maximum number of household dwelling units allowed on a lot based on lot area.

A. Intent

The intent of regulating the lot area per household dwelling unit is to provide a method that ensures there is a specified maximum ratio of household dwelling units in relation to the size of a lot.

B. Applicability

Lot area per household dwelling unit applies to any project that includes household dwelling units in a *Lot Area-Based Density District (Div. 6B.2.)*.

C. Standards

The number of household dwelling units on a lot shall not exceed the maximum established by the applied Density District in *Div. 6B.2. (Lot Area-Based Density Districts)*.

D. Measurement

1. The maximum number of household dwelling units is calculated by dividing the lot area by the lot area per household dwelling unit value outlined in *Div. 6B.2. (Lot Area-Based Density Districts)*, and can be provided in combination with efficiency dwelling units where permitted, as calculated in *Sec. 6C.1.3. (Lot Area Per Efficiency Dwelling Unit)*.

    a. Lot area that has been committed to the minimum lot area required per household dwelling unit cannot be counted toward the minimum lot area required for an efficiency dwelling unit.

    b. **Example:**

        i. A 5,000 square-foot lot with a 10 Density District could have five household dwelling units, or three household dwelling units plus four efficiency dwelling units, or any combination that does not exceed the maximum number of dwelling units permitted by the ratios.

        ii. If this same lot had five household dwelling units, it would not be able to add any efficiency dwelling units, as the 5,000 square feet of the lot would have been committed to the minimum lot area required for the allowance of the five household dwelling units.

2. For lots that are adjacent to one or more alley, the maximum number of household dwelling units may be calculated using the lot area plus the area between the exterior lot lines and the centerline of the alley.

3. Fractions of units do not count towards an additional household dwelling unit, except as permitted in *Article 9. (Public Benefit Systems)*.

4. When density is designated as "Limited by floor area", there is no maximum density. Household dwelling units are limited only by the physical constraints of the applied *Form District (Part 2B.)*.

5. When density is designated as "Not Permitted", household dwelling units are not permitted.

E. Exceptions

Accessory dwelling units and junior accessory dwelling units, that comply with *Div. 9.5. (Accessory Dwelling Unit Incentive Programs)* are exempt from the density limit for lots having one or more dwelling units.

F. Relief

1. A decrease in the minimum lot area per household dwelling unit may be granted as a variance pursuant to *Sec. 13B.5.3. (Variance)*.

2. For projects that include multiple parcels with different applied *Density Districts (Part 6B.)*, the transfer of density across the development site may be granted, 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 *Commercial-Mixed Use Districts (Div. 5B.5.)*, *Industrial-Mixed Use Districts (Div. 5B.6.)*, or *Industrial Use Districts (Div. 5B.7.)* applied, or the project is located entirely in the Downtown Community Plan Area and all lots included in the project have *Residential-Mixed Use Districts (Div. 5B.4.)*, *Commercial-Mixed Use Districts (Div. 5B.5.)*, *Industrial-Mixed Use Districts (Div. 5B.6.)*, or *Industrial Use Districts (Div. 5B.7.)* applied.

iii. Where any individual lot exceeds the maximum density specified by the applied *Density District (Part 6B.)*, the total number of dwelling units across all lots included in the unified development shall not exceed the sum of the maximum number of dwelling units allowed across all lots as calculated based on the maximum density specified by each applied *Density District (Part 6B.)*.

b. Supplemental Procedures

If the Zoning Administrator approves the density transfer, then prior to the issuance of any building permit, the property owner shall file with the Department of Building and Safety a covenant running with the land that specifies the following obligations:

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

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

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

iv. The individual or entity responsible and accountable for compliance and the fee for the annual inspection of compliance by the Department of Building and Safety, as required pursuant to *Sec. 15.3.12. (Annual Inspection of FAR Averaging & Density Transfer Covenants)*.

SEC. 6C.1.3. LOT AREA PER EFFICIENCY DWELLING UNIT

The maximum number of efficiency dwelling units allowed on a lot based on lot area.

A. Intent

The intent of regulating the number of efficiency dwelling units based on lot area is to provide a method that ensures there is a specified maximum ratio of efficiency dwelling units in relation to the size of a lot.

B. Applicability

Lot area per efficiency dwelling unit applies to any project that includes efficiency dwelling units in a Lot Area-Based Density District.

C. Standards

The number of efficiency dwelling units on a lot shall not exceed the maximum established by the applied Density District in *Div. 6B.2. (Lot Area-Based Density Districts)*.

D. Measurement

1. The maximum number of efficiency dwelling units is calculated by dividing the lot area by the lot area per efficiency dwelling unit value outlined in *Div. 6B.2. (Lot Area-Based Density Districts)*, and can be provided in conjunction with household dwelling units where permitted, as calculated in *Sec. 6C.1.2. (Lot Area per Household Dwelling Unit)*.

    a. Lot area that has been committed to the minimum lot area required per efficiency dwelling unit cannot be counted toward the minimum lot area required for a household dwelling unit.

    b. **Example:**

        i. A 5,000 square-foot lot with a 10 Density District could have five household dwelling units, or three household dwelling units plus four efficiency dwelling units, or any combination that does not exceed the maximum number of dwelling units permitted by the ratios.

        ii. If this same lot had five household dwelling units, it would not be able to add any efficiency dwelling units, as the 5,000 square feet of the lot would have been committed to the minimum lot area required for the allowance of the five household dwelling units.

2. For lots that are adjacent to one or more alley, the maximum number of efficiency dwelling units may be calculated using the lot area plus the area between the exterior lot lines and the centerline of the alley.

3. Fractions of units do not count towards an additional household dwelling unit or efficiency dwelling unit, except as permitted in *Article 9. (Public Benefit Programs)*.

4. When density is designated as "Limited by floor area", there is no maximum density. Efficiency dwelling units are limited only by the physical constraints of the applied *Form District (Part 2B.)*.

5. When density is designated as "Not Permitted", efficiency dwelling units are not permitted.

E. Exceptions

Accessory dwelling units and junior accessory dwelling units, compliant with *Div. 9.5. (Accessory Dwelling Unit Incentive Program)*, are exempt from the density limit for lots having one or more dwelling units.

F. Relief

1. A decrease in the minimum lot area per efficiency dwelling unit may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

2. For projects that include multiple parcels having different applied *Density Districts (Part 6B.)*, the transfer of density across the development site may be granted, 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 *Commercial-Mixed Use Districts (Div. 5B.5.)*, *Industrial-Mixed Use Districts (Div. 5B.6.)*, or *Industrial Use Districts (Div. 5B.7.)* applied, or the project is located entirely in the Downtown Community Plan Area and all lots included in the project have *Residential-Mixed Use Districts (Div. 5B.4.)*, *Commercial-Mixed Use Districts (Div. 5B.5.)*, *Industrial-Mixed Use Districts (Div. 5B.6.)*, or *Industrial Use Districts (Div. 5B.7.)* applied.

iii. Where any individual lot exceeds the maximum density specified by the applied *Density District (Part 6B.)*, the total number of dwelling units across all lots included in

the unified development shall not exceed the sum of the maximum number of dwelling units allowed across all lots as calculated based on the maximum density specified by each applied *Density District (Part 6B.)*.

b. **Supplemental Procedures**

If the Zoning Administrator approves a density transfer then, prior to the issuance of any building permit, the property owner shall file with the Department of Building and Safety a covenant running with the land that specifies the following obligations:

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

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

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

iv. The individual or entity responsible and accountable for compliance and the fee for the annual inspection of compliance by the Department of Building and Safety, as required pursuant to *Sec. 15.3.12. (Annual Inspection of FAR Averaging & Density Transfer Covenants)*.

DIV. 6C.2. MINIMUM DENSITY

SEC. 6C.2.1. MINIMUM DWELLING UNITS PER LOT AREA

A. Intent

The Minimum Dwelling Units per Lot Area standard is intended to implement State housing element law requirements for designated Lower Income Housing Element Rezoning Sites, and to advance the goals, policies, and objectives identified in the 2021-2029 Housing Element.

B. Applicability

1. The Minimum Dwelling Units per Lot Area standard applies when a project involves the following project activities: new construction, major remodel, exterior modification, use modification, temporary use, demolition, renovation.

2. The minimum density rules in this Section (Minimum Dwelling Units Per Lot Area) apply to any project that includes dwelling units located on a lot where Minimum Dwelling Units per Lot Area is listed in *Div. 6B.2. (Lot Area-Based Districts)* as “Applicable”, “Market-Contingent”, or “As Mapped” by the applied *Density District (Part 6B.)*.

C. Standards

1. Applicable

Where the applied Density District specifies Minimum Dwelling Units per Lot Area as "Applicable" any project on the lot must propose a minimum of one dwelling unit per 2,000 square feet of lot area, which can be a combination of household dwelling units and efficiency dwelling units where permitted. Dwelling units provided as accessory dwelling units, pursuant to *Div. 9.5. (Accessory Dwelling Unit Incentive Program)*, count toward the required minimum density on the lot.

2. Market Contingent

a. Where the applied Density District specifies Minimum Density as "Market-Contingent," any project on a lot that is located within a High or Medium High Residential Market Area as identified by City Council resolution pursuant to *Sec. 15.4.3.C.1. (Affordable Housing Linkage Fee)*, must propose a minimum of one dwelling unit per 2,000 square feet of lot area, which can be a combination of household dwelling units and efficiency dwelling units where permitted. Dwelling units provided as accessory dwelling units, pursuant to *Div. 9.5. (Accessory Dwelling Unit Incentive Program)*, count toward the required minimum density on the lot.

b. Where the applied Density District specifies Minimum Density as "Market-Contingent," any project on a lot that is located within a Low, Medium, or Not Applicable Market Area as identified by City Council resolution pursuant to *Sec. 15.4.3.C.1. (Affordable Housing Linkage Fee)*, are not subject to any minimum density requirements, unless they are located on a lot mapped on the *Lower Income Rezoning Housing Element Sites Map (Sec. 1.5.15.)*. If the project is located on a lot mapped on the *Lower Income Rezoning Housing Element Sites Map (Sec. 1.5.15.)*, the project shall include a minimum density of 20 dwelling units per acre, which may include a combination of household dwelling units and efficiency dwelling units where permitted. Dwelling units provided as accessory dwelling units, pursuant to *Div. 9.5. (Accessory Dwelling Unit Incentive Program)*, count toward the required minimum density on the lot.

3. As Mapped

a. Where the applied *Density District (Part 6B.)* specifies Minimum Density as "As Mapped," any project on a lot mapped on the *Lower Income Rezoning Housing Element Sites Map (Sec. 1.5.15.)* shall include a minimum density of 20 dwelling units per acre, which may include a combination of household dwelling units and efficiency dwelling units where permitted. Dwelling units provided as accessory dwelling units, pursuant to *Div. 9.5. (Accessory Dwelling Unit Incentive Program)*, count toward the required minimum density on the lot.

b. Where the applied Density District specifies Minimum Density as “As Mapped,” any project on a lot that is not mapped on the *Lower Income Rezoning Housing Element Sites Map (Sec. 1.5.15.)* is not subject to any minimum density requirements.

D. Measurement

1. The required minimum number of household dwelling units is calculated by dividing the lot area by 2,000 square feet, and can be provided in combination with efficiency dwelling units where permitted, as calculated in *Sec. 6C.1.3. (Lot Area per Efficiency Dwelling Unit)*. Lot area that has been committed to the minimum lot area required per household dwelling unit does not count toward the minimum lot area required for an efficiency dwelling unit. An Accessory Dwelling Unit counts toward the required minimum number of household dwelling units.

2. For lots that are adjacent to one or more alleys, the minimum number of household dwelling units may be calculated using the lot area plus the area between the exterior lot lines and the centerline of the alley.

3. If the minimum number of household dwelling units is a fraction, the minimum density required shall be rounded up to the nearest unit.

4. When density is designated as "Not Permitted," household dwelling units are not permitted.

E. Exceptions

A project or lot that meets any of the following criteria is exempt from the minimum density requirement established in *Subsection C. (Standards)*, above. However, a project or a lot located on the *Lower Income Rezoning Housing Element Sites Map (Sec. 1.5.15.)* is not subject to the exceptions listed below and must comply in all cases with the requirements of *Subsection C. (Standards)*, above.

1. The project is limited to new construction of 1,500 square feet or less on a lot with existing buildings or structures, results in no increase in dwelling units and involves no demolition of an existing dwelling unit(s);

2. A project where the only new dwelling unit added on the lot is an Accessory Dwelling Unit(s);

3. A project to reconstruct an existing dwelling unit damaged by a disaster or deemed unsafe by the Department of Building and Safety, and results in no increase to the amount of floor area in the prior building or buildings;

4. A development located on any of the environmentally sensitive sites specified in subparagraphs (B) to (K) of California Government Code Sec. 65913.4(a)(6), including a

Very High Fire Hazard Severity Zone, regardless of any mitigation;

5. A project on a lot listed in *Sec. 1.5.6. (Hillside Area Map)*, where at least 60 percent of the lot is composed of slopes which are 30 percent or greater;

6. A lot that has an applied *Open Space Use District (Div. 5B.1.)* ;

7. A lot that contains a designated historic resource; or

8. A lot that cannot achieve the minimum density requirement due to any objective provision of this Code that physically precludes the construction of a development, as determined by the Department of Building and Safety, or due to any provision of a Specific Plan, or a Community Plan Implementation Overlay.

ARTICLE 7. ALTERNATE TYPOLOGIES

PART 7A. INTRODUCTION

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 an Alternate Typology. An Alternate Typology either supersedes or defers to the standards of the underlying applied zoning districts as specified by the 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. Identify Standards

1. Form Standards

Outlined in *Subsection D. (Form Standards)* of each *Alternate Typology (Part 7B.)*.

2. Frontage Standards

Outlined in *Subsection E. (Frontage Standards)* of each *Alternate Typology (Part 7B.)*.

3. Development Standards

Outlined in *Subsection F. (Development Standards)* of each *Alternate Typology (Part 7B.)*.

4. Use Standards

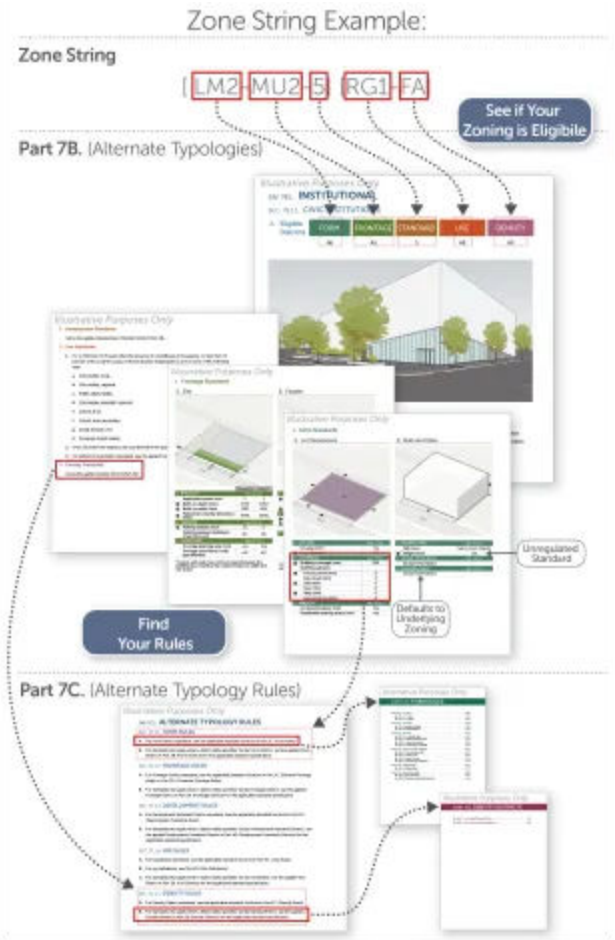
   Outlined in *Subsection G. (Use Standards)* of each *Alternate Typology (Part 7B.)*.

5. Density Standards

   Outlined in *Subsection H. (Density Standards)* of each *Alternate Typology (Part 7B.)*.

C. 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.



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.1.3. (Form District Diagrams)*.

3. To interpret the Frontage standard graphics in *Article 7. (Alternate Typologies)* see *Sec. 3A.1.3. (Frontage District Diagrams)*.

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 name 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
6. Opportunity Corridors
7. Corridor Transitions

B. Variation Number

The last component of each Alternate Typology name is a variation number. Alternate Typologies are numbered based on the order in which they were incorporated into this Zoning Code (Chapter 1A).

DIV. 7A.2. GENERAL RULES

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 adherence to other standards that promote the desired form and ensure that projects are contextually appropriate.

SEC. 7A.2.2. ALTERNATE TYPOLOGIES APPLICABILITY

A. 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 zoning 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).



B. Project Activities

1. Alternate Typology standards apply to project activities as shown in the applicability statements of each Section in *Part 2C. (Form Rules)*, *Part 3C. (General Frontage Rules)*, *Part 3D. (Character Frontage Rules)*, *Part 4C. (Development Standards Rules)*, *Part 5C. (Use Rules)*, and *Part 6C. (Density Rules)*. More than one project activity may apply to a project (for example, an exterior modification may also include a use modification).

2. Project applicability may also be modified by *Article 12. (Nonconformities)*.

3. Project activities are defined in *Sec. 14.2.15. (Project Activities)*.

C. Applicable Components of Buildings & 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)*.

D. Nonconformities

1. *Article 12. (Nonconformities)* 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 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, 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 each standard in the Alternate Typology supersedes the specification listed in the underlying zoning districts for the same standard.

B. The underlying zoning district standard applies where an Alternate Typology:

1. Expressly defers to the underlying districts (for example, "Set by Form District");

2. Provides no specification for a standard listed by the underlying zoning districts; or

3. Does not list a standard that is listed by the underlying zoning 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 Zones are not eligible to use Alternate Typologies.

PART 7B. ALTERNATE TYPOLOGIES

DIV. 7B.1. INSTITUTIONAL

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.

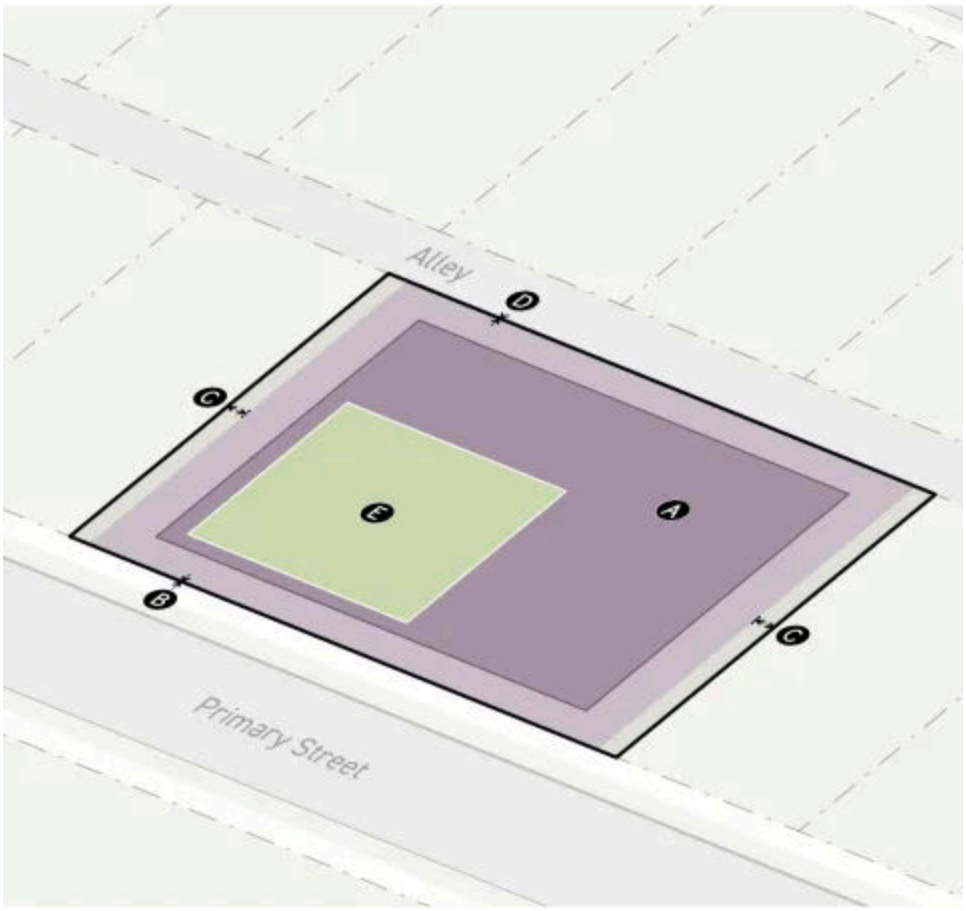
C. Review

Administrative review is required pursuant to *Sec. 13B.3.1. (Administrative Review)*.

D. Form Standards

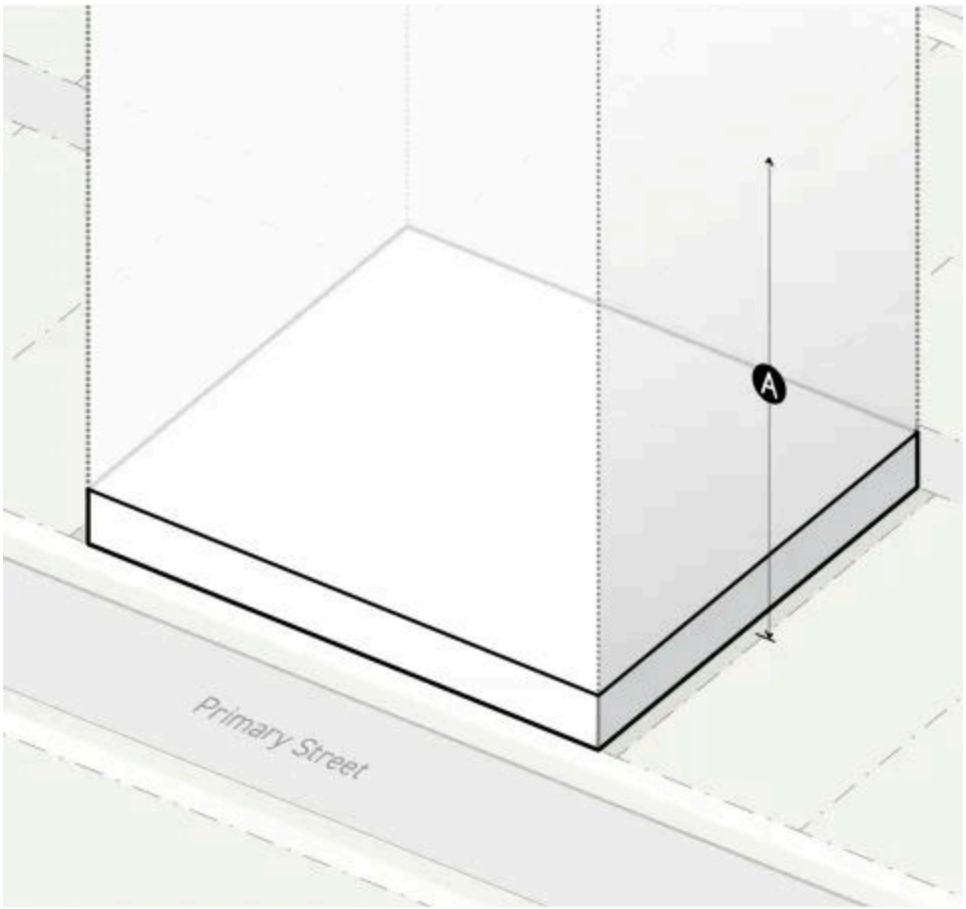
Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters



A. LOT SIZE		*Sec. 7C.1.1.*
	Lot area (min)	None
	Lot width (min)	None
B. 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
C. AMENITY		*Sec. 7C.1.1.*
E	**Lot amenity space (min)**	20%
	Residential amenity space (min)	None

2. Bulk and Mass



A. FAR & HEIGHT		*Sec. 7C.1.1.*
	Floor area ratio (FAR)	Set by Form District
A	**Height (max)**	None
B. BUILDING MASS		*Sec. 7C.1.1.*
	Set by Form District	
C. UPPER-STORY BULK		*Sec. 7C.1.1.*
	Street step-back	None
	Height transition	None

E. Frontage Standards

Projects shall utilize the Frontage standards provided in the tables below, as applicable.

1. Lot



		Primary	Side
A. BUILD-TO		*Sec. 7C.1.2.*	
	Applicable stories (min)	1	Not Required
A	**Build-to depth (max)**	30'	Not Required
B	**Build-to width (min)**	Building-based	Not Required
C	**Pedestrian amenity allowance (max)**	100%	Not Required
B. PARKING		*Sec. 7C.1.2.*	
D	**Parking setback (min)**	30'	0'
C. LANDSCAPING		*Sec. 7C.1.2.*	
	Frontage planting area (min)	70%	70%
	Frontage yard fence & wall type allowed:	A3*	A3

*Fences and walls shall not be located between the building face meeting the required build-to width and the street.

2. Facade



		Primary	Side
A. TRANSPARENCY		*Sec. 7C.1.2.*	
	Transparent area (min)		
A	Ground story	10%	10%*
	Upper stories	Not required	Not required
B	**Active wall spacing (max)**	30’	40'
B. ENTRANCES		*Sec. 7C.1.2.*	
C	**Street-facing entrance**	Required	Not required
	Entrance spacing (max)	100’	150'
D	**Entry feature**	Required	Not required
	Options	•Recessed Entry •Covered Entry	
C. GROUND STORY		*Sec. 7C.1.2.*	
	Ground story height (min)	Not required	Not required
	Ground floor elevation (min/max)	Not required	Not required

*Ground story window and door glazing may be screened for up to 50 percent of the glazed area.

F. Development Standards

Development standards are set by the applied *Development Standard District (Part 4B.)*.

G. Use Standards

1. For a minimum of 20 years after the issuance of a Certificate of Occupancy, no less than 75 percent of the total floor area on the lot shall be designated for one or more of the following uses:

   a. Civic facility: local;

   b. Civic facility: regional;

   c. Public safety facility;

   d. Community assembly;

   e. School: K-12;

   f. School: post-secondary;

   g. Social services; and

   h. Passenger transfer facility.

2. Once 20 years have elapsed since the issuance of a Certificate of Occupancy, 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.)*.

H. Density Standards

Density standards are set by the applied *Density District (Part 6B.)*.

DIV. 7B.2. CORNER STORE

SEC. 7B.2.1. CORNER STORE 1

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	3, & 4	RX_	All

2. Eligible Lots

The Corner Store 1 Alternate Typology is eligible only on a corner lot.



B. Intent

The Corner Store 1 Alternate Typology is intended to accommodate small-scale, community serving commercial uses in a scale appropriate for predominantly residential settings. This Alternate Typology intends to improve the walkability of residential neighborhoods, provide surrounding residents with amenities within a convenient distance of their homes, and support community-oriented small businesses development.

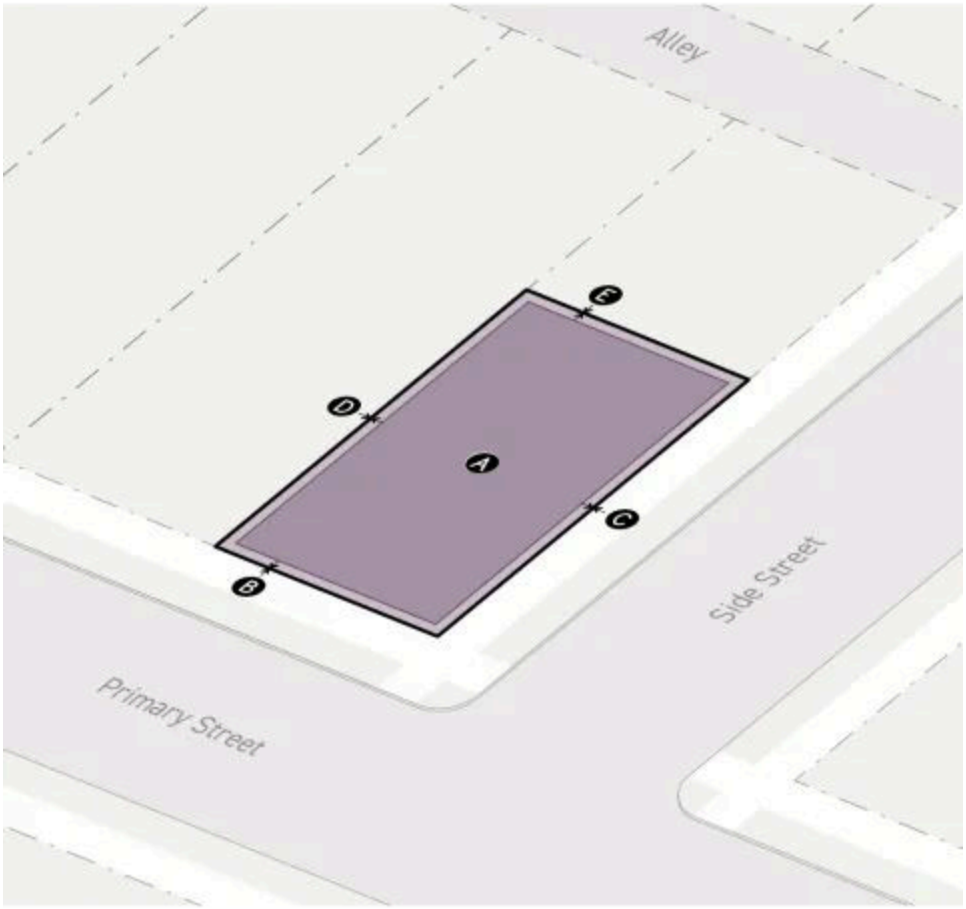
C. Review

Administrative review is required pursuant to *Sec. 13B.3.1. (Administrative Review)*.

D. Form Standards

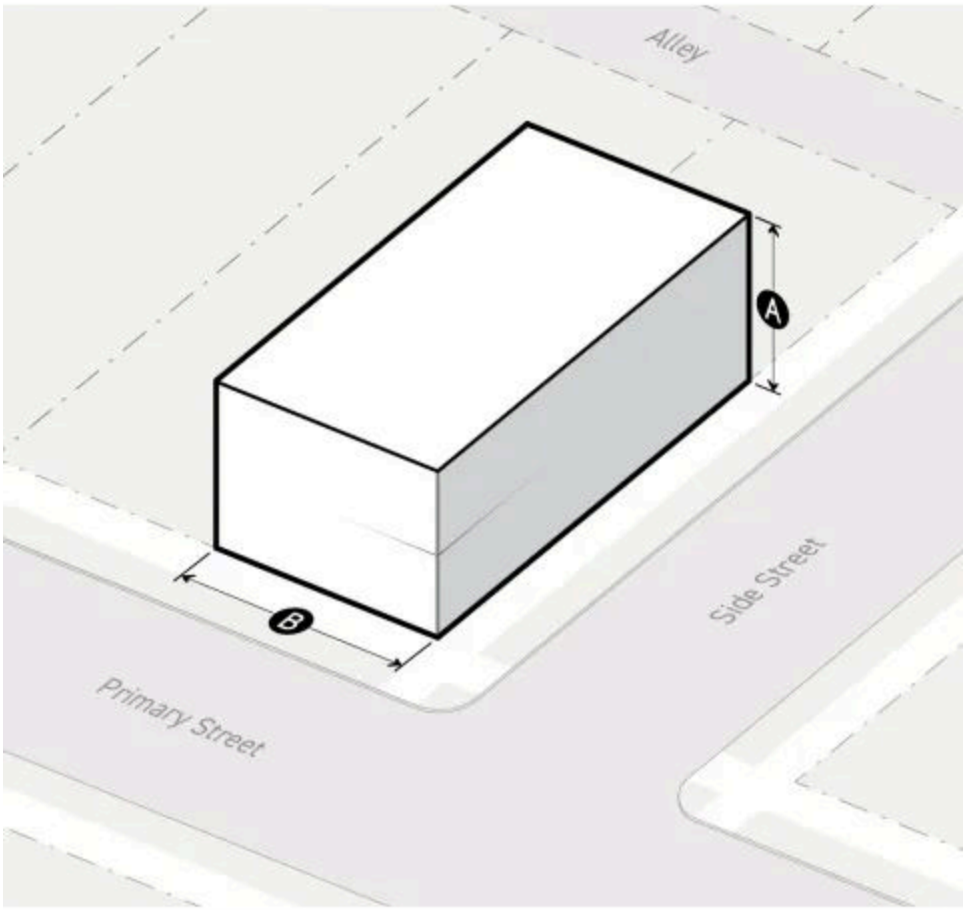
Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters



A. LOT SIZE		*Sec. 7C.1.1.*
	Lot area (min)	None
	Lot width (min)	None
B. COVERAGE		*Sec. 7C.1.1.*
A	**Building coverage (max)**	95%
	Building setbacks	
B	Primary street (min)	0'
C	Side street (min)	0'
D	Side (min)	Set by Form District
E	Rear (min)	Set by Form District
	Alley (min)	0'
	Special lot line (min)	Set by Form District
C. AMENITY		*Sec. 7C.1.1.*
	Lot amenity space (min)	None
	Residential amenity space (min)	None

2. Bulk and Mass

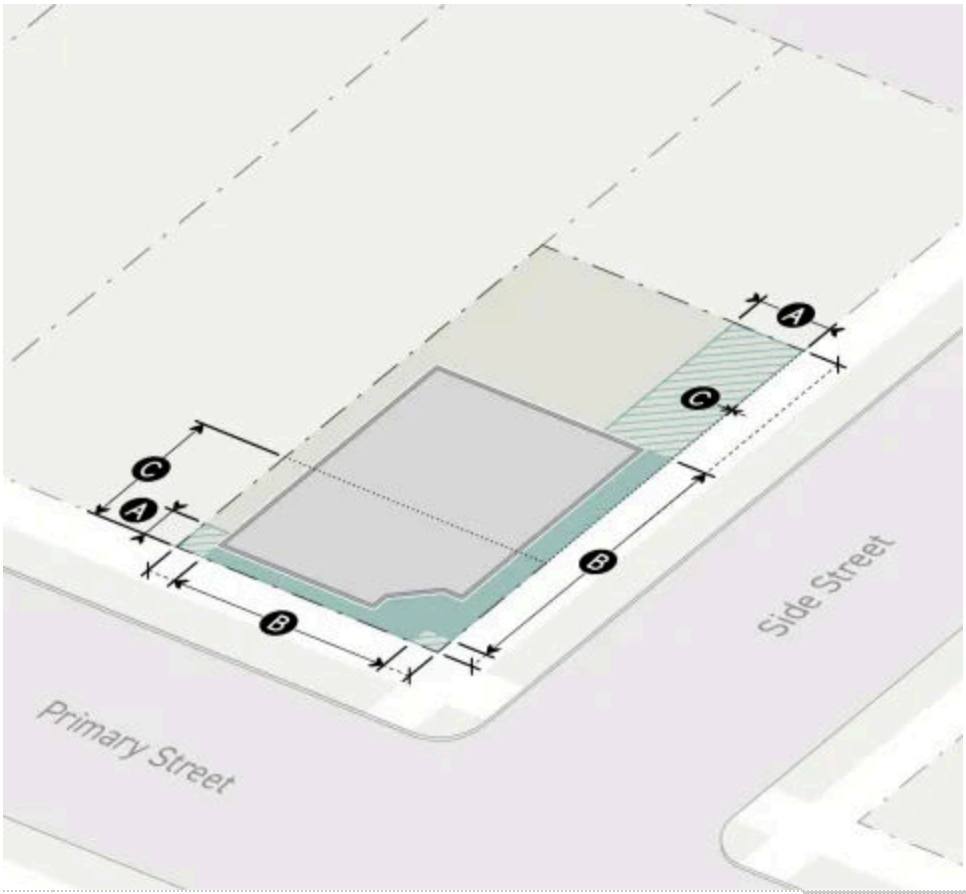


A. FAR & HEIGHT	*Sec. 7C.1.1.*
A	**Set by Form District**
B. BUILDING MASS	*Sec. 7C.1.1.*
B	**Set by Form District**
C. UPPER-STORY BULK	*Sec. 7C.1.1.*
	Set by Form District

E. Frontage Standards

Projects shall utilize the Frontage standards provided in the tables below, as applicable.

1. Lot



		Primary	Side
A. BUILD-TO		*Sec. 7C.1.2.*	
	Applicable stories (min)	1	1
A	**Build-to depth (max)**	5'	10'
B	**Build-to width (min)**	80%	60%
	Pedestrian amenity allowance (max)	Not Required	Not Required
B. PARKING		*Sec. 7C.1.2.*	
C	**Parking setback (min)**	25'	0'
C. LANDSCAPING		*Sec. 7C.1.2.*	
	Frontage planting area (min)	Not required	Not required
	Frontage yard fence & wall type allowed:	A1	A3

2. Facade



		Primary	Side
A. TRANSPARENCY		*Sec. 7C.1.2.*	
	Transparent area (min)		
A	Ground story	50%	30%
B	Upper stories	20%	20%
C	**Active wall spacing (max)**	10’	20'
B. ENTRANCES		*Sec. 7C.1.2.*	
D	**Street-facing entrance**	Required	Not required
E	Entrance spacing (max)	25’	50'
	Entry feature	Required	Not required
	Options	•Recessed Entry •Covered Entry •Storefront bay	
C. GROUND STORY		*Sec. 7C.1.2.*	
	Ground story height (min)	10'	10'
	Ground floor elevation (min/max)	2'/5'	2'/5'

F. Development Standards

Development standards are set by the applied *Development Standard District (Part 4B.)*.

G. Use Standards

1. For a minimum of 10 years after the issuance of a Certificate of Occupancy, a minimum of 500 square feet of ground story floor area shall be designated for general commercial uses. Where the total building coverage on the lot is less than 1,500 square feet, the minimum ground story floor area designated for general commercial uses may be less than 500 square feet provided it is no less than 33 percent of the total building coverage.

2. Once 10 years have elapsed since the issuance of the Certificate of Occupancy, the required ground story floor area designated for general commercial uses may be designated for any use allowed in the applied *Use District (Part 5B.)*.

3. Any floor area provided beyond the minimum required for general commercial uses may be designated for any use allowed in the applicable Use District.

4. For additional use rules, see the applied *Use District (Part 5B.)*.

H. Density Standards

Density standards are set by the applied *Density District (Part 6B.)*.

I. Relief

A reduction of up to five years in the amount of time that commercial floor area is required to be occupied by a general commercial use may be granted in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

DIV. 7B.6. OPPORTUNITY CORRIDORS

SEC. 7B.6.1. OPPORTUNITY CORRIDORS 1A

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	A_, RG_, RX_	2L, 3L, 4L, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, FA

2. Eligible Projects

In order to be eligible to use the Opportunity Corridors 1A Alternate Typology, a project must be on a lot, in whole or in part, mapped in the OC-1 Opportunity Corridors Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all requirements of, *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

B. Intent

The Opportunity Corridors 1A Alternate Typology is intended to establish a package of alternative standards for housing projects to encourage the provision of restricted affordable units in exchange for incentives such as additional allowable floor area and height in order to increase the feasibility of construction. The alternate typology facilitates the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.3.)* and establishes the citywide baseline standards for mixed-income housing projects that are appropriate along major streets with transit service.

C. Review

Projects shall be subject to the applicable review procedures in *Subsection D. (Administration)* of *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	Set by Form District
Building setbacks	Set by Form District
Permeable Surface (min)	Set by Form District
C. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	Set by Form District
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max)	4.0

Tier 1 Bonus Height in Stories (max)	6 stories
Tier 2 Bonus FAR (max)	7.0 or
Tier 2 Bonus Height in Stories (max)	9 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	160'
Building Break (min)	15'
C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. In lieu of the floor area ratio and height standards in *Paragraph 2. (Bulk and Mass)*, above, a project may use the following standards, as applicable:

   a. A tier 1 bonus floor area ratio of up to a 45 percent increase in the base floor area ratio in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan, or Special Zone, and a tier 1 bonus height in stories of one additional story of height beyond the base height in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan or Special Zone.

   b. A tier 2 bonus floor area ratio of up to an additional 3.0 FAR on top of the applicable tier 1 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above, and a tier 2 bonus height in stories of an additional three stories beyond the applicable tier 1 bonus height, in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above.

4. Regardless of *Paragraph 1. (Lot Parameters)*, *Paragraph 2. (Bulk and Mass)* and *Paragraph 3.*, above, a project on a site with a designated historic resource or a non-contributor shall be subject to the following standards:

   a. Unless a project utilizes eligible public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum FAR shall be limited to the base FAR of the applied *Form District (Part 2B.)*.

   b. Unless a project utilizes eligible public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum height shall be up to one additional story above the base height in stories, and up to an additional 11 feet above the base height in feet, of the applied *Form District (Part 2B.)*.

E. Frontage Standards

Set by applied *Frontage District (Part 3B.)*.

F. Development Standards

1. Set by the applied *Development Standards District (Part 4B.)* except as provided in *Paragraph 2. (Required Automobile Parking Stalls)*, below.

2. Required Automobile Parking Stalls

No automobile parking shall be required for residential uses.

G. Use Standards

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

H. Density Standards

The maximum density shall be the density allowed in an FA Density District, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

SEC. 7B.6.2. OPPORTUNITY CORRIDORS 1B

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	CX_, IX_, P_	2L, 3L, 4L, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, FA

2. Eligible Projects

In order to be eligible to use the Opportunity Corridors 1B Alternate Typology, a project must be on a lot mapped in the OC-1 Opportunity Corridors Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all requirements of, *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

B. Intent

The Opportunity Corridors 1B Alternate Typology is intended to establish a package of alternative standards for housing projects to encourage the provision of restricted affordable units in exchange for incentives such as additional allowable floor area and height in order to increase the feasibility of construction. The alternate typology facilitates the *Opportunity*

Corridors Housing Incentive Program (Sec. 9.2.3.), and establishes the citywide baseline standards for mixed-income housing projects along major streets with transit service.

C. Review

Projects shall be subject to the applicable review procedures in S*ubsection D. (Administration)* of *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	Set by Form District
Building setbacks	Set by Form District
Permeable Surface (min)	Set by Form District
C. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	Set by Form District
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max)	4.5
Tier 1 Bonus Height in Stories (max)	7 stories
Tier 2 Bonus FAR (max)	7.5
Tier 2 Bonus Height in Stories (max)	10 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	210'
Building Break (min)	25'
C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. In lieu of the floor area ratio and height standards in *Paragraph 2. (Bulk and Mass)*, above, a project may use the following standards, as applicable:

    a. A tier 1 bonus floor area ratio of up to a 50 percent increase in the base floor area ratio in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan, or Special Zone, and a tier 1 bonus height in stories of one additional story of height beyond the base height in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan or Special Zone.

    b. A tier 2 bonus floor area ratio of up to an additional 3.0 FAR on top of the applicable tier 1 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above, and a tier 2 bonus height in stories of an additional three stories beyond the applicable tier 1 bonus height in stories, in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above.

4. Regardless of *Paragraphs 1. (Lot Parameters)*, *Paragraph 2. (Bulk and Mass)*, and *Paragraph 3.*, above, a project on a site with a designated historic resource or a non-contributor shall be subject to the following standards:

    a. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum FAR shall be limited to the base FAR of the applied *Form District (Part 2B.)*.

    b. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum height shall be up to one additional story above the base height in stories, and up to 11 additional feet above base height in feet, of the applied *Form District (Part 2B.)*.

E. Frontage Standards

Set by applied *Frontage District (Part 3B.)*.

F. Development Standards

1. Set by the applied *Development Standards District (Part 4B.)* except as provided in *Paragraph 2. (Required Automobile Parking Stalls)*, below.

2. Required Automobile Parking Stalls

No automobile parking shall be required for residential uses.

G. Use Standards

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

H. Density Standards

The maximum density shall be the density allowed in an FA Density District, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

SEC. 7B.6.3. OPPORTUNITY CORRIDORS 2A

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	A_, RG_, RX_	2L, 3L, 4L, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, FA

2. Eligible Projects

In order to be eligible to use the Opportunity Corridors 2A Alternate Typology, a project must be on a lot mapped in the OC-2 Opportunity Corridors Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all the requirements of, *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

B. Intent

The Opportunity Corridors 2A Alternate Typology is intended to establish a package of alternative standards for housing projects to encourage the provision of restricted affordable units in exchange for incentives such as additional allowable floor area and height in order to increase the feasibility of construction. The alternate typology facilitates the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.3.)*, and establishes the citywide baseline standards for mixed-income housing projects along major streets with transit service.

C. Review

Projects shall be subject to the applicable review procedures in *Subsection D. (Administration)* of *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	Set by Form District
Building setbacks	Set by Form District
Permeable Surface (min)	Set by Form District
C. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	Set by Form District
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max)	4.5
Tier 1 Bonus Height in Stories (max)	7 stories
Tier 2 Bonus FAR (max)	7.5
Tier 2 Bonus Height in Stories (max)	10 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	160'
Building Break (min)	15'
C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. In lieu of the floor area ratio and height standards in *Paragraph 2. (Bulk and Mass)*, above, a project may use the following standards, as applicable:

   a. A tier 1 bonus floor area ratio of up to a 50 percent increase in the base floor area ratio in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan, or Special Zone, and a tier 1 bonus height in stories of one additional story of height beyond the base in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan or Special Zone.

   b. A tier 2 bonus floor area ratio up to an additional 3.0 FAR on top of the applicable tier 1 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above, and a tier 2 bonus height in stories of an additional three stories beyond the applicable tier 1 bonus height in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above.

4. Regardless of the *Paragraph 1. (Lot Parameters)*, *Paragraph 2. (Bulk and Mass)* and *Paragraph 3.*, above, a project on a site with a designated historic resource or a non-contributor shall be subject to the following standards:

   a. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum FAR shall be limited to the base FAR of the applied *Form District (Part 2B.)*.

   b. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum height shall be up to one additional story above the base height in stories, and up to an additional 11 feet above the base height in feet, of the applied *Form District (Part 2B.)*.

E. Frontage Standards

Set by applied Frontage District (Part 3B.).

F. Development Standards

1. Set by the applied *Development Standards District (Part 4B.)* except as provided in *Paragraph 2. (Required Automobile Parking Stalls)*, below.

2. Required Automobile Parking Stalls

No automobile parking shall be required for residential uses.

G. Use Standards

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

H. Density Standards

The maximum density shall be the density allowed in an FA Density District, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

SEC. 7B.6.4. OPPORTUNITY CORRIDORS 2B

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY

All	All	All	CX_, IX_, P_	2L, 3L, 4L, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, FA

2. Eligible Projects

In order to be eligible to use the Opportunity Corridors 2B Alternate Typology, a project must be on a lot mapped in the OC-2 Opportunity Corridors Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all requirements of, *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

B. Intent

The Opportunity Corridors 2B Alternate Typology is intended to establish a package of alternative standards for housing projects to encourage the provision of restricted affordable units in exchange for incentives such as additional allowable floor area and height in order to increase the feasibility of construction. The alternate typology facilitates the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.3.)*, and establishes the citywide baseline standards for mixed-income housing projects along major streets with transit service.

C. Review

Projects shall be subject to the applicable review procedures in *Subsection D. (Administration)* of *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	Set by Form District
Building setbacks	Set by Form District
Permeable Surface (min)	Set by Form District
C. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	Set by Form District
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max)	4.75
Tier 1 Bonus Height in Stories (max)	7 stories
Tier 2 Bonus FAR (max)	7.75
Tier 2 Bonus Height in Stories (max)	10 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	210'
Building Break (min)	25'
C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. In lieu of the floor area ratio and height standards in *Paragraph 2. (Bulk and Mass)*, above, a project may use the following standards:

   a. A tier 1 bonus floor area ratio of up to a 55 percent increase in the base floor area ratio in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan, or Special Zone, and a tier 1 bonus height in stories of one additional story of height beyond the base height in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan or Special Zone.

   b. A tier 2 bonus floor area ratio of up to an additional 3.0 FAR on top of the applicable tier 1 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above, and a tier 2 bonus height in stories of an additional three stories beyond the applicable tier 1 bonus height in stories, in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above.

4. Regardless of *Paragraph 1. (Lot Parameters)*, *Paragraph 2. (Bulk and Mass)* and *Paragraph 3.*, above, a project on a site with a designated historic resource or a non-contributor shall be subject to the following standards:

   a. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum FAR shall be limited to the base FAR of the applied *Form District (Part 2B.)*.

   b. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum height shall be up to one additional story above the base height in stories, and up to an additional 11 feet above the base height in feet, of the applied *Form District (Part 2B.)*.

E. Frontage Standards

Set by applied *Frontage District (Part 3B.)*.

F. Development Standards

1. Set by the applied *Development Standards District (Part 4B.)* except as provided in *Paragraph 2. (Required Automobile Parking Stalls)*, below.

2. Required Automobile Parking Stalls

No automobile parking shall be required for residential uses.

G. Use Standards

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

H. Density Standards

The maximum density shall be the density allowed in an FA Density District, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

SEC. 7B.6.5. OPPORTUNITY CORRIDORS 3A

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	A_, RG_, RX_	2L, 3L, 4L, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, FA

2. Eligible Projects

In order to be eligible to use the Opportunity Corridors 3A Alternate Typology, a project must be on a lot mapped in the OC-3 Opportunity Corridors Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all requirements of, *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

B. Intent

The Opportunity Corridors 3A Alternate Typology is intended to establish a package of alternative standards for housing projects to encourage the provision of restricted affordable units in exchange for incentives such as additional allowable floor area and height in order to increase the feasibility of construction. The alternate typology facilitates the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.3.)*, and establishes the citywide baseline standards for mixed-income housing projects along major streets with transit service.

C. Review

Projects shall be subject to the applicable review procedures in *Subsection D. (Administration)* of *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	Set by Form District
Building setbacks	Set by Form District
C. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	Set by Form District
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max)	5.0
Tier 1 Bonus Height in Stories (max)	8 stories
Tier 2 Bonus FAR (max)	8.0
Tier 2 Bonus Height in Stories (max)	11 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	160'
Building Break (min)	15'

C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. In lieu of the floor area ratio and height standards in *Paragraph 2.(Bulk and Mass)*, above, a project may use the following standards, as applicable:

   a. A tier 1 bonus floor area ratio of up to a 60 percent increase in the base floor area ratio in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan, or Special Zone, and a tier 1 bonus height in stories of one additional story of height beyond the base height in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan or Special Zone.

   b. A tier 2 bonus floor area ratio of up to an additional 3.0 FAR on top of the applicable tier 1 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above, and a tier 2 bonus height in stories of an additional three stories beyond the applicable tier 1 bonus height in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above.

4. Regardless of *Paragraph 1. (Lot Parameters)*, *Paragraph 2. (Bulk and Mass)* and *Paragraph 3.*, above, a project on a site with a designated historic resource or a non-contributor element shall be subject to the following standards:

   a. Unless a project utilizes public benefits incentives pursuant to Sec. 9.2.3.C.5. (Public Benefits) of the Opportunity Corridors Housing Incentive Program, the maximum FAR shall be limited to the base FAR of the applied *Form District (Part 2B.)*.

   b. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum height shall be up to one additional story above the base height in stories, and up to an additional 11 feet above the base height in feet, of the applied *Form District (Part 2B.)*.

E. Frontage Standards

Set by applied *Frontage District (Part 3B.)*.

F. Development Standards

1. Set by the applied *Development Standards District (Part 4B.)* except as provided in *Paragraph 2. (Required Automobile Parking Stalls)*, below.

2. ### Required Automobile Parking Stalls

   No automobile parking shall be required for residential uses.

G. Use Standards

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

H. Density Standards

The maximum density shall be the density allowed in an FA Density District, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

SEC. 7B.6.6. OPPORTUNITY CORRIDORS 3B

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	CX_, IX_, P_	2L, 3L, 4L, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, FA

2. Eligible Projects

In order to be eligible to use the Opportunity Corridors 3B Alternate Typology, a project must be on a lot mapped in the OC-3 Opportunity Corridors Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all requirements of, *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

B. Intent

The Opportunity Corridors 3B Alternate Typology is intended to establish a package of alternative standards for housing projects to encourage the provision of restricted affordable units in exchange for incentives such as additional allowable floor area and height in order to increase the feasibility of construction. The alternate typology facilitates the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.3.)*, and establishes the citywide baseline standards for mixed-income housing projects along major streets with transit service.

C. Review

Projects shall be subject to the applicable review procedures in *Subsection D. (Administration)* of *Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	Set by Form District
Building setbacks	Set by Form District
C. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	Set by Form District
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max)	5.0
Tier 1 Bonus Height in Stories (max)	8 stories
Tier 2 Bonus FAR (max)	8.0
Tier 2 Bonus Height in Stories (max)	11 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	210'
Building Break (min)	25'
C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. In lieu of the floor area ratio and height standards in *Paragraph 2. (Bulk and Mass)*, above, a project may use the following standards, as applicable:

   a. A tier 1 bonus floor area ratio of up to a 60 percent increase in the base floor area ratio in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan, or Special Zone, and a tier 1 bonus height in stories of one additional story of height beyond the base height in the applied *Form District (Part 2B.)*, or applicable Supplemental District, Specific Plan or Special Zone.

b. A tier 2 bonus floor area ratio of up to an additional 3.0 FAR on top of the applicable tier 1 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above, and a tier 2 bonus height in stories of an additional three stories beyond the applicable tier 1 bonus height, in *Paragraph 2. (Bulk and Mass)*, above, or *Subparagraph a.*, above.

4. Regardless of *Paragraph 1. (Lot Parameters)*, *Paragraph 2. (Bulk and Mass)* and *Paragraph 3.*, above, a project on a site with a designated historic resource or a non-contributor shall be subject to the following standards:

   a. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum FAR shall be limited to the base FAR of the applied *Form District (Part 2B.)*.

   b. Unless a project utilizes public benefits incentives pursuant to *Sec. 9.2.3.C.5. (Public Benefits)* of the Opportunity Corridors Housing Incentive Program, the maximum height shall be up to one additional story above the base height in stories, and up to 11 additional feet above the base height in feet, of the applied *Form District (Part 2B.)*.

E. Frontage Standards

Set by applied *Frontage District (Part 3B.)*.

F. Development Standards

1. Set by the applied Development Standards District (Part 4B.) except as provided in *Paragraph 2. (Required Automobile Parking Stalls)*, below.

2. Required Automobile Parking Stalls

No automobile parking shall be required for residential uses.

G. Use Standards

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

H. Density Standards

The maximum density shall be the density allowed in an FA Density District, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

DIV. 7B.7. CORRIDOR TRANSITIONS

SEC. 7B.7.1. CORRIDOR TRANSITIONS 1

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All v	A_, RG_, RX_, P_	2L, 3L, 4L, 10, 12, 15, 20, 25, 30, 40, 50, 60

2. Eligible Projects

In order to be eligible to use the Corridor Transitions 1 Alternate Typology, a project must be on a lot mapped in the CT-1 Corridor Transitions Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all requirements of, *Sec. 9.2.4. (Corridor Transitions Incentive Program)*.

B. Intent

The Corridor Transitions 1 Alternate Typology is intended to establish a package of alternative standards for housing projects in order to facilitate the creation and development of restricted affordable units in lower density areas in the City, and aid in smoothing the transition between higher-scale development along principal corridors to lower-scale development in interior neighborhoods. The Corridor Transitions 1 Alternate Typology provides moderate increases in density and floor area ratio to meet this goal, while controlling for lower-scale residential design needs and constraints. The alternate typology facilitates the *Corridor Transitions Incentive Program (Sec. 9.2.4.)*.

C. Review

Projects shall be subject to the applicable review procedures in *Subsection D. (Administration)* of *Sec. 9.2.4. (Corridor Transitions Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District

B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	70%
Building setbacks	
Primary street (min)	10'
Side street (min)	4'
Side (min)	3'
Rear (min)	4'
Alley (min)	0'
C. AMENITY	*Div. 2C.3.*
Required Lot Amenity Alternatives	Courtyard Paseo Rear Yard
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max) (Incremental FAR)	1.45, subject to *Paragraph 2*, below
Tier 1 Bonus Height in Stories (max)	2 stories
Tier 2 Bonus FAR (max)	1.95
Tier 2 Bonus FAR in Stories (max)	3 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	75'
Building Break (min)	6'
C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. Incremental FAR

The maximum floor area is limited by the total number of dwelling units on the lot and increases incrementally as the number of dwelling units in the project increases. The tier 1 bonus floor area ratio for total dwelling units in a project is provided in the table, below:

INCREMENTAL BONUS FAR	
Total Dwelling Units	Tier 1 Bonus Floor Area Ratio
1-3	N/A

4	1.15
5	1.30
6 or more	1.45

4. Tier 2 Bonus FAR

A project may receive up to the tier 2 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, through the provision of additional public benefits, pursuant to *Sec. 9.2.4.C.3. (Public Benefits)* of the Corridor Transitions Incentive Program.

5. Small-Lot Subdivision Standards

Regardless of *Paragraph 1. (Lot Parameters)* and *Paragraph 2. (Bulk and Mass)*, a project providing dwelling units as part of a small-lot subdivision shall be subject to the following standards for lots within the subdivision:

a. Minimum lot area: 600 square feet

b. Minimum lot width: 15 feet

c. Side building setback: 0 feet

E. Frontage Standards

1. Lot

	Primary	Side	Special
A. BUILD-TO	*Div. 3C.1.*		
Build-to depth (min)	5'	10'	10'
Build-to width (min)	50%	30%	50%
B. PARKING	*Div. 3C.2.*		
Parking setbacks (min)	20'	5'	5'
C. LANDSCAPE	*Div. 3C.3.*		
Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed:	A2	A2	A3

2. Facade

	Primary	Side	Special
A. TRANSPARENCY	*Div. 3C.4.*		
Transparent area			

Ground story (min)	15%	10%	15%
Upper stories (min)	20%	15%	20%
Active wall spacing (max)	20'	30'	20'
B. ENTRANCES	*Div. 3C.5.*		
Street-facing entrances	Required	n/a	Required
Entrance spacing (max)	n/a	n/a	n/a
Entry feature	Required	n/a	Required
Options:	•Porch •Raised entry •Forecourt •Recessed entry •Courtyard •Breezeway		
C. GROUND STORY	*Div. 3C.6.*		
Ground story height (min)	10'	10'	10'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

F. Development Standards

1. Set by the applied *Development Standards District (Part 4B.)* except as provided in *Paragraph 2. (Required Automobile Parking Stalls)* and *Paragraph 3. (Small-Lot Subdivision Standards)*, below.

2. Required Automobile Parking Stalls

No automobile parking shall be required for residential uses.

3. Small-Lot Subdivision Standards

A project providing dwelling units as part of a small-lot subdivision may provide a pedestrian accessway three feet in width for the lots in the subdivision in lieu of required automobile access or pedestrian access.

G. Use Standards

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

H. Density Standards

1. The maximum density shall be the density allowed in Density District 15, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

2. Regardless of *Paragraph 1.*, above, a project opting to provide restricted affordable units at the rates required for the CT-2 Corridor Transitions Incentive Set pursuant to *Sec. 9.2.4.C.1.e. (Affordability Levels)*, shall have the maximum density allowed in Density District 10, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

SEC. 7B.7.2. CORRIDOR TRANSITIONS 2

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	A_, RG_, RX_, P_	2L, 3L, 4L, 10, 12, 15, 20, 25, 30, 40, 50, 60

2. Eligible Projects

In order to be eligible to use the Corridor Transitions 2 Alternate Typology, a project must be on a lot mapped in the CT-2 Corridor Transitions Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all requirements of, *Sec. 9.2.4. (Corridor Transitions Incentive Program)*.

B. Intent

The Corridor Transitions 2 Alternate Typology is intended to establish a package of alternative standards for housing projects and aims to facilitate the creation and development of restricted affordable units in lower density areas in the City, aiding in smoothing the transition between higher-scale development along principal corridors to lower-scale development in interior neighborhoods. The Corridor Transitions Incentive Program provides the rules and framework for granting moderate increases in density and floor area ratio to meet this goal, while controlling lower-scale residential design needs and constraints. The alternate typology facilitates the *Corridor Transitions Incentive Program (Sec. 9.2.4.)*.

C. Review

Projects shall be subject to the applicable review procedures in *Subsection D. (Administration)* of *Sec. 9.2.4. (Corridor Transitions Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	70%
Building setbacks	
Primary street (min)	10'
Side street (min)	4'
Side (min)	3'
Rear (min)	4'
Alley (min)	0'
C. AMENITY	*Div. 2C.3.*
Required Lot Amenity Alternatives	Courtyard Paseo Rear Yard
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max) (Incremental FAR)	2.0, subject to *Paragraph 2*, below
Tier 1 Bonus Height in Stories (max)	3 stories
Tier 2 Bonus FAR (max)	2.5
Tier 2 Bonus FAR in Stories (max)	4 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	160'
Building Break (min)	15'
C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. Incremental FAR

The maximum floor area is limited by the total number of dwelling units on the lot and increases incrementally as the number of dwelling units in the project increases. The tier 1

bonus floor area ratio for total dwelling units in a project is provided in the table, below:

INCREMENTAL BONUS FAR	
Total Dwelling Units	Tier 1 Bonus Floor Area Ratio
1-3	N/A
4	1.15
5	1.30
6	1.45
7	1.60
8	1.75
9	1.90
10 or more	2.0

4. Tier 2 Bonus FAR

A project may receive up to the tier 2 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, through the provision of additional public benefits, pursuant to *Sec. 9.2.4.C.3. (Public Benefits)* of the Corridor Transitions Incentive Program.

5. Small-Lot Subdivision Standards

Regardless of *Paragraph 1. (Lot Parameters)* and *Paragraph 2. (Bulk and Mass)*, above, projects providing dwelling units as part of a small-lot subdivision shall be subject to the following standards on lots within the subdivision:

a. Minimum lot area: 600 square feet

b. Minimum lot width: 15 feet

c. Side building setback: 0 feet

E. Frontage Standards

1. Lot

	Primary	Side	Special
A. BUILD-TO	*Div. 3C.1.*		
Build-to depth (min)	5'	10'	10'
Build-to width (min)	50%	30%	50%
B. PARKING	*Div. 3C.2.*		
Parking setbacks (min)	20'	5'	5'
C. LANDSCAPE	*Div. 3C.3.*		

Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed:	A2	A2	A3

2. Facade

	Primary	Side	Special
A. TRANSPARENCY	*Div. 3C.4.*		
Transparent area			
Ground story (min)	15%	10%	15%
Upper stories (min)	20%	15%	20%
Active wall spacing (max)	20'	30'	20'
B. ENTRANCES	*Div. 3C.5.*		
Street-facing entrances	Required	n/a	Required
Entrance spacing (max)	n/a	n/a	n/a
Entry feature	Required	n/a	Required
Options:	•Porch •Raised entry •Forecourt •Recessed entry •Courtyard •Breezeway		
C. GROUND STORY	*Div. 3C.6.*		
Ground story height (min)	10'	10'	10'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

F. Development Standards

1. Set by the applied *Development Standards District (Part 4B.)* except as provided in *Paragraph 2. (Required Automobile Parking Stalls)* and *Paragraph 3. (Small-Lot Subdivision Standards)*, below.

2. Required Automobile Parking Stalls

No automobile parking shall be required for residential uses.

3. Small-Lot Subdivision Standards

Projects providing dwelling units as part of a small-lot subdivision may provide a pedestrian accessway three feet in width for the lots in the subdivision in lieu of otherwise required automobile access or pedestrian access.

G. Use Standards

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

H. Density Standards

The maximum density shall be the density allowed in Density District 6, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

SEC. 7B.7.3. CORRIDOR TRANSITIONS 3

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	A_, RG_, RX_, P_	2L, 3L, 4L, 10, 12, 15, 20, 25, 30, 40, 50, 60

2. Eligible Lots

In order to be eligible to use the Corridor Transitions 3 Alternate Typology, a project must be on a lot mapped in the CT-3 Corridor Transitions Incentive Set on the *Mixed Income Housing Incentive Map (Sec. 1.5.17.)*, and must be utilizing, and meeting all requirements of, *Sec. 9.2.4. (Corridor Transitions Incentive Program)*.

B. Intent

The Corridor Transitions 3 Alternate Typology is intended to establish a package of alternative standards for housing projects and aims to facilitate the creation and development of restricted affordable units in lower density areas in the City, aiding in smoothing the transition between higher-scale development along principal corridors to lower-scale development in interior neighborhoods. The Corridor Transitions Incentive Program provides the rules and framework for granting moderate increases in density and floor area ratio to meet this goal, while controlling lower-scale residential design needs and constraints. The alternate typology facilitates the *Corridor Transitions Incentive Program (Sec. 9.2.4.)*.

C. Review

Projects shall be subject to the applicable review procedures in *Subsection D. (Administration)* of *Sec. 9.2.4. (Corridor Transitions Incentive Program)*.

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

A. LOT SIZE	*Div. 2C.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
B. COVERAGE	*Div. 2C.2.*
Building coverage (max)	70%
Building setbacks	
Primary street (min)	10'
Side street (min)	4'
Side (min)	3'
Rear (min)	4'
Alley (min)	0'
C. AMENITY	*Div. 2C.3.*
Required Lot Amenity Alternatives	Courtyard Paseo Rear Yard
Residential amenity space (min)	Set by Form District

2. Bulk and Mass

A. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	Set by Form District
Base Height in Stories (max)	Set by Form District
Tier 1 Bonus FAR (max) (Incremental FAR)	2.90, subject to *Paragraph 2*, below
Tier 1 Bonus Height in Stories (max)	3 stories
Tier 2 Bonus FAR (max)	3.4
Tier 2 Bonus FAR in Stories (max)	4 stories
B. BUILDING MASS	*Div. 2C.5.*
Building width (max)	
Base Building Width	Set by Form District
Bonus Building Width	160'
Building Break (min)	15'
C. UPPER-STORY BULK	*Div. 2C.6.*
Street Step-Back	Set by Form District
Height Transition	Set by Form District

3. Incremental FAR

The maximum floor area is limited by the total number of dwelling units on the lot and increases incrementally as the number of dwelling units in the project increases. The tier 1 bonus floor area ratio for total dwelling units in a project is provided in the table, below:

INCREMENTAL BONUS FAR	
Total Dwelling Units	Tier 1 Bonus Floor Area Ratio
1-3	N/A
4	1.15
5	1.30
6	1.45
7	1.60
8	1.75
9	1.90
10	2.0
11	2.15
12	2.30
13	2.45
14	2.60
15	2.75
16 or more	2.90

4. Tier 2 Bonus FAR

A project may receive up to the tier 2 bonus floor area ratio in *Paragraph 2. (Bulk and Mass)*, above, through the provision of additional public benefits, pursuant to *Sec. 9.2.4.C.3. (Public Benefits)* of the Corridor Transitions Incentive Program.

5. Small-Lot Subdivision Standards

Regardless of *Paragraph 1. (Lot Parameters)* and *Paragraph 2. (Bulk and Mass)*, above, a project providing dwelling units as part of a small-lot subdivision shall be subject to the following standards on lots within the subdivision as follows:

a. Minimum lot area: 600 square feet

b. Minimum lot width: 15 feet

c. Side building setback: 0 feet

E. Frontage Standards

1. Lot

	Primary	Side	Special
A. BUILD-TO	*Div. 3C.1.*		
Build-to depth (min)	5'	10'	10'
Build-to width (min)	50%	30%	50%
B. PARKING	*Div. 3C.2.*		
Parking setbacks (min)	20'	5'	5'
C. LANDSCAPE	*Div. 3C.3.*		
Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed:	A2	A2	A3

2. Facade

	Primary	Side	Special
A. TRANSPARENCY	*Div. 3C.4.*		
Transparent area			
Ground story (min)	15%	10%	15%
Upper stories (min)	20%	15%	20%
Active wall spacing (max)	20'	30'	20'
B. ENTRANCES	*Div. 3C.5.*		
Street-facing entrances	Required	n/a	Required
Entrance spacing (max)	n/a	n/a	n/a
Entry feature	Required	n/a	Required
Options:	•Porch •Raised entry •Forecourt •Recessed entry •Courtyard •Breezeway		
C. GROUND STORY	*Div. 3C.6.*		
Ground story height (min)	10'	10'	10'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

F. Development Standards

1. Set by the applied *Development Standards District (Part 4B.)* except as provided in *Paragraph 2. (Required Automobile Parking Stalls)* and *Paragraph 3. (Small-Lot Subdivision Standards)*, below.

2. Required Automobile Parking Stalls

   No automobile parking shall be required for residential uses.

3. Small-Lot Subdivision Standards

Projects providing dwelling units as part of a small-lot subdivision may provide a pedestrian accessway three feet in width for the lots in the subdivision in lieu of otherwise required automobile access or pedestrian access.

G. Use Standards

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

H. Density Standards

The maximum density shall be the density allowed in Density District 4, pursuant to *Div. 6B.2. (Lot Area-Based Density Districts)*.

PART 7C. ALTERNATE TYPOLOGY RULES

DIV. 7C.1. ALTERNATE TYPOLOGY RULES

SEC. 7C.1.1. FORM RULES

A. For Form District standards, see the applicable standard Sections in *Part 2C. (Form Rules)*.

B. For standards that apply when a district table specifies 'Set by Form District', see the applied Form District in *Part 2B. (Form Districts)* for the applicable standard specification.

SEC. 7C.1.2. FRONTAGE RULES

A. For Frontage District standards, see the applicable standard Sections in *Part 3C. (General Frontage Rules)* or *Part 3D. (Character Frontage Rules)*.

B. For standards that apply when a district table specifies 'Set by Frontage District', see the applied Frontage District in *Part 3B. (Frontage Districts)* for the applicable standard specification.

SEC. 7C.1.3. DEVELOPMENT RULES

A. For Development Standards District standards, see the applicable standard Sections in *Part 4C. (Development Standards Rules)*.

B. For standards that apply when a district table specifies 'Set by Development Standards District', see the applied Development Standards District in *Part 4B. (Development Standards Districts)* for the applicable standard specification.

SEC. 7C.1.4. USE RULES

A. For Use District standards, see the applicable standard Sections in *Part 5C. (Use Rules)*.

B. For use definitions, see *Part 5D. (Use Definitions)*.

C. For standards that apply when a district table specifies 'Set by Use District', see the applied Use District in *Part 5B. (Use Districts)* for the applicable standard specification.

SEC. 7C.1.5. DENSITY RULES

A. For Density District standards, see the applicable standard Sections in *Part 6C. (Density Rules)*.

B. For standards that apply when a district table specifies 'Set by Density District', see the applied Density District in *Part 6B. (Density Districts)* for the applicable standard specification.

ARTICLE 8. SUPPLEMENTAL & SPECIAL ZONING

DIV. 8.2. SUPPLEMENTAL DISTRICTS

SEC. 8.2.2. COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)

A. Intent

A Community Plan Implementation Overlay (CPIO) is a Supplemental District intended to provide supplemental regulations tailored to a community plan area. A CPIO is intended to:

1. Ensure that development enhances the unique architectural, environmental, and cultural qualities of the community plan area.

2. Integrate improvements and enhancements to the public right-of-way.

3. Maintain compatible land uses, scale, intensity, and density.

B. Applicability

1. Definition of Project

The definition of a project and the applicability of a CPIO is established in the CPIO. The CPIO may define the term project differently for each subarea within the CPIO, but the definition shall utilize and be consistent with the project activities established in *Sec. 14.2.15. (Project Activities)*.

2. Reconciling Provisions

a. **Zoning Code Provisions**

In the event that the provisions of a CPIO conflict with provisions of this Zoning Code (Chapter 1A), the provisions of the Zoning Code shall prevail, unless otherwise specified by this Zoning Code (Chapter 1A), with the exception of defined terms and definitions in *Div. 14.3. (Glossary)*. If the defined terms or definitions within a CPIO conflict with those of *Div. 14.3. (Glossary)*, those of the CPIO shall prevail, except when defining a project in

a CPIO, project activities shall be consistent with, and defined by, the list and definitions of project activities pursuant to *Paragraph 1. (Definition of Project)* above.

b. Zoning Programs and Policies

Wherever the provisions of a CPIO conflict with provisions of a citywide rule, regulation, or policy of this Zoning Code (Chapter 1A) that is not included in a zoning district, the provisions of the citywide rule, regulation, or policy will prevail. Such citywide rules, regulations, or policies include: any incentive program established in *Article 9. (Public Benefit Systems)*.

c. Other Supplemental Districts

In the event that the provisions of a CPIO conflict with provisions of another Supplemental District, the more restrictive provision shall prevail, except that where the provisions of a CPIO conflict with those of a Historic Preservation Overlay Zone or the Transportation Communication Network District, then the provisions of the Historic Preservation Overlay Zone or the Transportation Communication Network District shall prevail.

d. Specific Plans

Where the provisions of a CPIO conflict with those of a Specific Plan, then the provisions of the Specific Plan shall prevail.

C. District Standards

Each CPIO shall contain the following:

1. Subarea Boundaries

A map showing all lots within the CPIO's subarea(s).

2. District Regulations

CPIO regulations and definitions that for some or all lots, and/or the public right-of-way, within the CPIO's subarea(s).

D. Procedures

1. Establishing a CPIO

CPIO regulations and boundaries are established and amended in accordance with *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third

bracket set of the lot's zone with the acronym "CPIO."

a. Boundaries

A CPIO shall share the boundaries of the Community Plan. Subarea boundaries shall be defined at the time the CPIO is established.

b. CPIO Subareas

A CPIO shall include one or more defined subareas within which community plan programs and policies are implemented through additional regulations. Subareas may be contiguous or non-contiguous lots characterized by common community plan goals, themes, and policies, grouped by a common boundary.

c. Minimum Area

Each CPIO shall have a minimum of one mapped subarea.

2. Issuance of Permits

For all projects within a CPIO subarea, the Department of Building and Safety shall not issue a grading, building or structure, use of land, demolition, or sign permit unless approved by the Department of City Planning in accordance with the applicable procedures below. Work that is not considered a project, or is otherwise exempt, by the applied CPIO is not subject to the procedures below. The rules below apply to the review and approval of projects in the CPIO.

a. Administrative Review

A project that complies with the applicable provisions of an adopted CPIO may be approved in accordance with *Sec. 13B.3.1. (Administrative Review)*. Project applicants which do not comply with the applicable CPIO regulations may request relief through the procedures in *Subparagraph b. (Project Adjustment)* and *Subparagraph c. (Project Exception)* below.

b. Project Adjustment

Applicants may request relief of 20 percent or less from the quantitative district regulations or minor adjustments from the qualitative district regulations in an adopted CPIO subarea, unless otherwise limited by a CPIO or CPIO subarea, in accordance with *Sec. 13B.4.4. (Project Adjustment)*, subject to the following limitations and supplemental finding:

i. Limitations

a) A CPIO shall indicate district regulations which are not eligible for a project adjustment. If an application request includes more than one project adjustment, the Director may require that the applicant, prior to the application being deemed complete, file the requests as a project exception, in accordance with *Sec. 13B.4.5. (Project Exception)*.

b) To the extent that a CPIO contains sign regulations, signs shall not qualify for relief through a project adjustment.

c) All other projects seeking relief from any district regulation that contains prohibition language, or district regulations otherwise designated in the CPIO as not eligible for a project adjustment, shall be processed through the project exception procedure below.

ii. Supplemental Finding

In addition to the findings set forth in *Sec. 13B.4.4. (Project Adjustment)*, the Director, or the Area Planning Commission on appeal, shall also find that the project is compatible with the neighborhood character of the CPIO or CPIO subarea.

c. Project Exception

Unless stated otherwise in the applicable CPIO, if a project cannot comply with the requirements of a CPIO, the City may grant an exception in accordance with *Sec. 13B.4.5. (Project Exception)*, subject to the following limitations and supplemental findings:

i. Limitations

An exception from a CPIO regulation shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.

ii. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.4.5. (Project Exception)*, the Area Planning Commission , or the City Council on appeal, may grant a project exception from a CPIO regulation concerning signs if the Area Planning Commission also makes all the following findings:

a) Strict compliance would result in practical difficulty or unnecessary hardship inconsistent with the intent of the zoning restrictions due to unique existing physical circumstances on the subject property;

b) An exception from the district regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other

properties within the same CPIO district or subarea, the same zone, and the vicinity, but which because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;

c) The exception would not constitute a special grant of privilege.

ZIMAS SUMMARY

The information below provides a snapshot of key fields from ZIMAS important to understanding the zoning regulations for a property. See ZIMAS for the full listing of fields, and the ZIMAS terms of agreement for reference.

Field	Value
Zoning	[VN1-MU3-4][RX2-15][CPIO]
General Plan Land Use	Low Neighborhood Residential
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Historic Preservation Review	No
HistoricPlacesLA	No
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Boyle Heights
Subarea	None
Subarea	Subarea A
Subarea	Subarea A.1
Subarea	Subarea B
Subarea	Subarea C
CPIO Historic Preservation Review	No
ASP: Alcohol Sales Program	No
SN: Sign District	No
Local Affordable Housing Incentive	Boyle Heights - CPIO
Inclusionary Housing	No
Targeted Planting	Filtration Planting Area
Special Lot Line	No
SB 9 Eligibility	View
Affordable Housing Linkage Fee	
Residential Market Area	Low
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
500 Ft School Zone	None

Field	Value
500 Ft Park Zone	None

ZIMAS Terms of Agreement

APPENDIX: INFORMATIONAL NOTE / BULLETIN

No entries found.

APPENDIX: ZONING ADMINISTRATOR INTERPRETATIONS

No entries found.

APPENDIX: ZONING ADMINISTRATOR MEMORANDUM

No entries found.

APPENDIX: FREQUENTLY ASKED QUESTIONS (1)

HOW DO I FIND OUT IF MY USE IS PERMITTED?

The New Zoning Code (Chapter 1A of the Los Angeles Municipal Code) provides a comprehensive framework for determining permitted uses. Here's a breakdown of the process:

1. Identify the Use District

Locate the property on the Zoning Information and Map Access System (ZIMAS) or through the Interactive Web-Based Zoning Code.
The zone designation will include the Use District in brackets, such as **[MB3-SH1-1][CX3-4]**.
The Use District is a component of the New Zoning Code that regulates land use. In the **[MB3-SH1-1][CX3-4]** example, "**CX3**" is the Use District.
2. Consult the Use District Table

Find the Use District Table for the corresponding Use District in Part 5B (Use Districts).

Locate the use in the **"Use" column**.
If you are having trouble finding your proposed use, please review and determine the most relevant **Use Definition** in Part 5D (Use Definitions).
Helpful Hint: Find the **Use Definition** that most closely describes the nature of the specific use in question. **Use Definitions** will often include a short list of specified uses as examples to support the definition.
For a more exhaustive list of **Specified Uses** (past uses that have been sorted into their corresponding **Code Uses**) please reference the **Use Finder Tool** in the navigation tab on the left.
Check the corresponding **"Permission" column** to determine if the use is permitted.
If the use is listed as **"P"**, it means it is allowed (permitted), but may still be subject to standards as established in the applicable use table.
If the use is listed as **"CU1"**, **"CU2"**, or **"CU3"**, it means the use requires a conditional use permit.
If the use is listed as **"S"**, it means the use is subject to a Special Use Program.
If the use is listed as **"A-"** or **"A+"**, it means the use is dependent on the zoning of the adjoining lot.
If the use is listed as **"--"**, it means the use is not permitted.
If the use is listed with a **"Use Standard"** or **"Specification"**, review those sections for any applicable standards or limitations as established in the applicable use table.

3. Specified Uses

When filing for a use determination, you will be required to identify the **Code Use** along with your **Specified Use** (past uses that have been sorted into their corresponding **Code Uses**).

An exhaustive list of over 1,400 **Specified Uses** have been uploaded to our **Use Finder Tool** for your reference in the navigation tab on the left when browsing the **New Zoning Code**.
Begin typing your **Specified Use** into the search field and the **Use Finder Tool** will begin offering options based on what you begin typing. Select the relevant **Specified Use** to find out what **Code Use** it has been sorted under.
If your use is not listed in the **Use Finder Tool**, it may be considered an **Unlisted Use** and may require a determination by the **Zoning Administrator**.
If your proposed use is an **Unlisted Use**, the **Zoning Administrator** will determine the appropriate **Code Use** for the unlisted use after filing a **Use Specification Form** and all applicable fees are paid.
When a **Code Use** is identified for the **Unlisted Use**, it will then be added to the **Use Finder Tool** database.

Important Notes

Always refer to the most recent version of the New Zoning Code and Use District Tables for accurate and up-to-date information.
If you do not have a specific property and you are just trying to see where a particular **Code Use** is allowed across all **Use Districts**, please refer to the Use Permission Reference Table. Please keep in mind that this table does not include any applicable **Use Standards**; however, the presence of an **asterisk "*"** indicates that one or more Use Standard(s) applies.

APPENDIX: FREQUENTLY ASKED QUESTIONS (2)

HOW DOES BONUS FAR/HEIGHT WORK?

The New Zoning Code (Chapter 1A of the Los Angeles Municipal Code) provides mechanisms for increased Floor Area Ratio (FAR) and Height beyond the base regulations when a project provides specified public benefits.

What are FAR and Height?

FAR is the measurement of the total Floor Area of all buildings on a lot in relation to the size of the lot.
Height is the vertical dimension of a building.
Base FAR and Height

The base FAR and height are the maximum amounts allowed in a given Form District without providing public benefits. A lot cannot exceed these base maximums without meeting the requirements of an incentive program.

Bonus FAR and Height

Bonus FAR and height represent the maximum additional amounts permitted beyond the base regulations in exchange for providing public benefits. Division 2C.4 (Floor Area Ratio & Height) establishes a tiered bonus structure:

Tier 1 Bonus: A project may exceed the base FAR or height up to the maximum Tier 1 bonus by fulfilling the requirements of an applicable incentive program (such as providing required restricted affordable housing units).
Tier 2 Bonus: A project may exceed the base FAR or height up to the maximum Tier 2 bonus by providing required restricted affordable units AND additional public benefits from the Public Benefits Menu.
Public Benefits that May Grant Bonus FAR and Height

Bonus FAR and Height may be granted for the provision of various public benefits, including, but not limited to:

Affordable Housing
Specific Community and Civic Facilities (e.g., Childcare Facilities, Full-Service Grocery Stores, Health Centers, Social Service Centers, Schools, and Libraries)
Privately Owned Public Space
Transfer of Development Rights

Other public benefits as outlined in the New Zoning Code.
How to Determine and Obtain Bonus FAR and Height

The **maximum bonus FAR and bonus height** allowed for a specific lot are determined by the applied Form District (Part 2B.) as detailed in Division 2C.4 (Floor Area Ratio & Height).
The **specific requirements and procedures for earning bonus FAR and height** are established in Article 9 (Public Benefit Systems) or an applicable Community Plan Implementation Overlay (CPIO) or Specific Plan. Article 9 outlines various incentive programs, such as:
Citywide Housing Incentive Programs (Div. 9.2.)
Community Benefits Program (Div. 9.3.)
General Incentive Programs (Div. 9.4.)
Accessory Dwelling Unit Incentive Program (Div. 9.5.)
Important Notes:

Bonus FAR and height are **not automatically granted**.
A project must meet the specific requirements of the applicable incentive program within Article 9 or other relevant overlays/plans to qualify for the bonus.
Bonus FAR and height may be granted in addition to other incentives, such as density bonuses and parking reductions.
For further details on Floor Area Ratio and Height regulations, please refer to Division 2C.4. (Floor Area Ratio & Height). For comprehensive information on public benefit systems and incentive programs, consult Article 9. (Public Benefit Systems) on the official New Zoning Code website.

APPENDIX: FREQUENTLY ASKED QUESTIONS (3)

WHAT IS THE DIFFERENCE BETWEEN A SETBACK AND A YARD, AND WHY IS IT IMPORTANT?

It can be easy to confuse "setbacks" and "yards," but they are distinct concepts in the New Zoning Code:

Setback: A setback is the required minimum distance between a building and a property line (like the front, side, or rear of a lot). Setbacks ensure there's space between buildings and the edges of a lot for things like light, air, and fire safety.
Yard: A yard is the open space on a lot that surrounds a building after you've accounted for setbacks, buildings, and other structures. Think of it as the outdoor area within your property lines. Yards are important for landscaping, recreation, and providing a buffer between buildings. A yard will typically contain the areas dedicated to setbacks, and therefore a setback will typically not be the full yard.

Why is this distinction important?

Because different rules apply to each! For example, fence height regulations are often tied to the type of yard (like a front yard or side yard), not the building setback.

Here's an example to illustrate:

Imagine a corner lot. You want to build a fence along the side of the property that faces a street (a Side Street Yard). The New Zoning Code might say fences in Side Street Yards can be 3.5 feet tall. However, this height limit might only apply within the first 15 feet of that yard, measured from the side of your building (see Sec. 14.2.16. (Yards) for more details). If you place your fence further back from the building (and thus further into your yard), you might be allowed to build a taller fence.

Important Notes:

Always check the specific rules for both setbacks and yards when planning your project, especially when it comes to things like fences and walls.
If you're unsure about how these rules apply to your property, it's best to consult with a City Planner or other qualified professional for assistance.

APPENDIX: FREQUENTLY ASKED QUESTIONS (4)

DO I NEED TO PROVIDE EV OR DISABLED ACCESS PARKING SPACES IF THE NEW ZONING CODE DOES NOT REQUIRE PARKING?

If the New Zoning Code does not require any parking (Parking Package A) or Assembly Bill 2097 (AB 2097) allows zero parking, then a project has the right to provide zero parking.

No disabled access or EV charging (or EV-ready) parking spaces need to be provided if zero parking is provided.
However, if the project *voluntarily* provides parking, then the requirements for disabled access or EV charging (or EV-ready) parking spaces in Chapter IX. (Building Regulations) of the LAMC will apply.
Important Notes:

To find out which Parking Package applies to a particular property, see the “Automobile Parking” portion of the applied Development Standards District in your Property Report. The full list of Development Standard Districts can be found in Part 4B. (Development Standards Districts).

To find out if a property is eligible for AB 2097, check the “AB 2097: Within a half mile of a Major Transit Stop” row under the Planning & Zoning tab on the Zoning Information and Map Access System (ZIMAS).
Article 4 (Development Standards) of the New Zoning Code contains the general site regulations, which include regulations for parking; more specifically, Div. 4C.4. (Automobile Parking).

APPENDIX: FREQUENTLY ASKED QUESTIONS (5)

WHAT IS THE PROCESS FOR OBTAINING RELIEF FROM A REGULATION?

The New Zoning Code offers different ways to get relief from regulations, each with its own rules. To find out what your options are, **check the "Relief" Subsection within the Section for the specific rule** (typically either Subsection E. or F.) you're interested in. This Subsection will tell you what kind of relief might be possible and what degree of flexibility is available. The majority of Relief options are called Quasi-Judicial Decisions and involve the exercise of discretion by the decision-making body, which requires a weighing of evidence, an application of rules, regulations and ordinances to facts and a resolution of specific issues. Requests for Relief require the filing of an application - along with required fees - and may involve a public hearing (unless the hearing is waived).

Here are some common relief options you might find, and what they typically require:

Alternative Compliance: This option allows for flexibility in how you meet the intent (goals) of a rule. The Director of Planning may grant alternative compliance if your proposed alternative still fulfills or exceeds the intent of the rule.
Adjustments: An Adjustment is a minor modification to a rule that involves a specific number or measurement. The Director of Planning can grant an adjustment if strictly applying the rule would be impractical.
Variances: A Variance allows you to deviate from the strict requirements of the New Zoning Code if a Zoning Administrator finds that following them would cause practical difficulty or unnecessary hardship and that special circumstances apply to the property (among other findings).
Important Notes:

The New Zoning Code can be complex, and getting relief from regulations can be tricky.
Always start by checking the "Relief" subsection of the specific rule you're working with to see what options are available.
Next, check the related Code text in Part 13B (Processes & Procedures) for the full procedural regulations for that type of Relief, such as notification requirements, the core required findings,

appeal procedures, and modification procedures.
In limited circumstances, a particular request for Relief might specify differences from the standard procedures, such as different findings or notification procedures.
If you require assistance navigating the process, each of the Department of City Planning's Development Services Centers serves as a single portal and point of consultation for project applications.

APPENDIX: FREQUENTLY ASKED QUESTIONS (6)

WHAT IS THE DIFFERENCE BETWEEN A SPECIFIC PLAN AND A SUPPLEMENTAL DISTRICT?

Both Specific Plans and Supplemental Districts are zoning tools used in Los Angeles to provide more detailed regulations and guidelines for development within a specific area. However, they differ in their scope, purpose, and implementation.

Specific Plan:

Scope: Broader in scope, often encompassing a larger area and addressing a wider range of development-related issues.
Purpose: To guide the comprehensive development of an area, addressing land use, circulation, infrastructure, urban design, and environmental considerations.
Implementation: Requires the drafting of a separate regulatory document outlining regulations that can override the regulations established in applied Zoning Districts.
Content: Typically includes detailed maps, regulations, and guidelines for development, as well as provisions for infrastructure and public improvements.
Flexibility: Historically offered more flexibility in design and development standards compared to conventional zoning. The New Zoning Code has incorporated many of these tools which should result in less need for specific plans moving forward.
Examples: Los Angeles Sports and Entertainment District Specific Plan, Warner Center 2035 Specific Plan
Supplemental District:

Scope: More limited in scope, focusing on specific zoning regulations and restrictions within a defined area.
Purpose: To address unique or specific land use issues or to provide additional controls on development within a particular area that are not addressed by Zoning Districts.

Implementation: Can be implemented through the New Zoning Code in a consistent manner without the need of a separate document, but can also be implemented via a regulatory document outside of the New Zoning Code.
Content: Generally supplements, rather than overrides, the regulations established in the applied Zoning Districts. However, there are limited exceptions where a Supplemental District can override base regulations, specifically regarding defined terms (Definitions), Sign Districts, and Transportation Communication Network (TCN) Districts.
Flexibility: Less flexible than specific plans, as they primarily focus on supplementing existing zoning regulations.
Examples: Community Plan Implementation Overlays, Historic Preservation Overlay Zones, and Conservation Districts.
Key Differences:

Feature	Specific Plan	Supplemental District
Scope	Broader	More limited
Purpose	Comprehensive development guidance	Specific land use issues or controls
Implementation	Separate regulatory document	Through zoning code or separate regulatory document
Content	Detailed maps, regulations, guidelines	Supplementing zoning regulations and restrictions
Flexibility	More flexible	Less flexible

In Summary:

Specific Plans are comprehensive planning tools used to guide the overall development of an area, while Supplemental Districts are zoning tools used to address specific land use issues or to provide additional controls on development that are not addressed by applied Zoning Districts within a particular area.

TERMS AND CONDITIONS

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE USING THIS WEBSITE. BY USING THIS WEBSITE, YOU ARE CONSENTING TO BE OBLIGATED AND BECOME A PARTY TO THIS AGREEMENT. IF YOU DO NOT AGREE TO THE TERMS AND CONDITIONS BELOW YOU SHOULD NOT ACCESS OR USE THIS WEBSITE.

This website is presented as a public service that provides internet accessibility to the City of Los Angeles new Zoning Code (Chapter 1A of the Los Angeles Municipal Code). The service provided herein is not intended to constitute, nor should be construed as, professional services of any kind, nor does it represent a final determination or assurance of the issuance of permits or entitlement approvals by the City of Los Angeles. Before proceeding with any project, the user is solely responsible for seeking legal, accounting, real estate, business, tax or other professional advice.

Due to the dynamic nature of the information contained within this website, Los Angeles City Planning does not guarantee the accuracy or reliability of the information transmitted from this website. For the official version of Chapter 1A of the LAMC, you may view all of Chapter 1A of the LAMC in PDF format under Download Officially Adopted Articles, or on American Legal. Note that the information published on this website is updated periodically, and that there may be delays between the passage of legislation and when it is posted. The content on this website is current through legislation effective through August 20, 2026. Please visit the Los Angeles City Clerk Council File Management System ordinance search for the latest information on recently-enacted legislation.

Los Angeles City Planning is not responsible for any special, indirect, incidental, punitive, or consequential damages that may arise from the use of, or the inability to use the website and / or materials contained on the website, or that result from mistakes, omissions, interruptions, deletion of files, errors, defects, delays in operation, or transmission, or any failure of performance, whether the material is provided by the City of Los Angeles or outside source.

Los Angeles City Planning reserves the right to modify, update, or alter these Terms and Conditions of use at any time. Your continued use of this website constitutes your agreement to comply with such modifications.

Los Angeles City Planning is neither responsible nor liable for any viruses or other contamination of your system nor for any delays, inaccuracies, errors, or omissions arising out of your use of this website, or with respect to the material contained on the website, including without limitation, any material posted on the website.