ANALYSIS

This ordinance amends Title 22 - Planning and Zoning of the Los Angeles County Code by deleting Chapter 22.44, Part 8, the Blue Line Transit Oriented District Ordinance, in its entirety and replacing it with a revised Chapter 22.44, Part 8, which is a combined Blue Line and Green Line Transit Oriented District Ordinance. This Ordinance restates, but does not substantively change development standards, allowable uses and case processing requirements for the Blue Line Transit Oriented Districts and creates them for the new Green Line Transit Oriented Districts in order to promote transit-oriented and pedestrian-oriented development. This Ordinance also revises Section 22.08.200.T relating to the definition of Transit Oriented District.

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PJG:di
12/7/04 (requested)
1/19/05 (revised)

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ORDINANCE NO. 2005-0011

An ordinance amending Title 22 of the Los Angeles County Code relating to the Transit Oriented Districts.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.08.200.T is amended to read as follows:

22.08.200.T

. . .

"Transit oriented district" (TOD) means a mixed-use community within an approximately one-quarter to one-half mile ~~distance~~radius of a significant transit facility station. Transit oriented districts are established to encourage a mix of residential, retail, office, open space, and public uses in ~~a~~ close proximity to each other in order to contribute to a vibrant, safe, and revitalized walkable environment~~, making it convenient for residents and employees~~. The transit oriented district land use provisions and design standards encourage convenient ~~to~~ travel by transit, bicycle, or foot by both residents and employees. Transit oriented districts also promote the efficient use of land for the mutual reinforcement of private development and public investments in the transit system.

. . .

SECTION 2. Chapter 22.44, Part 8 (Supplemental Districts) of the Los Angeles County Code is hereby deleted in its entirety.

SECTION 3. Chapter 22.44, Part 8 (Supplemental Districts) of the Los Angeles County Code is hereby added to read as follows:

22.44.400 Intent and Purpose.

Transit oriented districts are established as supplemental districts in order to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion, and to improve air quality. To achieve these goals, the following transit oriented districts are established to create and apply unique development standards and case processing procedures to geographic areas within an approximately one-quarter to one-half mile radius around specific light rail transit stations in unincorporated areas:

- Blue Line Transit Oriented Districts
    - Slauson Station Transit Oriented District
    - Florence Station Transit Oriented District
    - Firestone Station Transit Oriented District
    - Imperial Station Transit Oriented District
- Green Line Transit Oriented Districts
    - Vermont Station Transit Oriented District
    - Hawthorne Station Transit Oriented District

The exact geographic boundary of each transit oriented district is depicted on its respective map at the end of this Part 8.

The transit oriented districts implement the objectives of the Transit Village Development Planning Act of 1994, Government Code section 65460, et seq. They also implement the "Land Use and Economic Development Strategies Blue Line Transit Oriented Districts Study" and the "Draft Green Line Transit-Oriented Districts Land Use, Housing and Economic Development Strategy Report" (hereinafter referenced respectively as the Blue Line Strategy Report and Green Line Strategy Report), on file with the department of regional planning.

22.44.410 Context and Nature of Transit Oriented Districts.

A. Relationship to other zoning regulations. Except as otherwise expressly provided in this Part 8, property within a transit oriented district may be used in any manner allowed in the basic zone, subject to the same standards, limitations, and conditions contained in this Title 22. Where the regulations of a transit oriented district provided in this Part 8 differ from any other provisions in this Title 22, including those of a community standards district, the transit oriented district regulations shall supersede any such differing provisions. In the event there are conflicting provisions in this Part 8 with respect to properties within a transit oriented district, the more specific provision shall apply

B. Categories of transit oriented district regulations. Transit oriented district regulations within this Part 8 are divided into the following categories:

1. Development standards, case processing procedures, and allowable uses that apply within all transit oriented districts countywide. This category of regulations includes the following:

a. Development standards and case processing procedures that are applicable to properties within all of the transit oriented districts countywide irrespective of their specific zone classifications; and

b. Allowable uses and development standards that are applicable only within specific individual zones within all of the transit oriented districts countywide.

2. Transit line development standards, case processing procedures, and allowable uses. This category of regulations includes the following:

a. Development standards and case processing procedures that are applicable to properties within all of the transit oriented districts along a specific transit line - the Blue Line or the Green Line irrespective of their specific zone classifications;

b. Zone-specific listings of allowable uses and development standards that are applicable only to properties within specific individual zones in all transit oriented districts along a specific transit line - the Blue Line or the Green Line; and

c. Station-specific development standards that are applicable only to properties within specific individual transit oriented districts.

22.44.420 Development Standards and Case Processing Procedures Applicable in all Transit Oriented Districts.

A. Development Standards.

1. Graffiti. To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties within all transit oriented districts:

a. All structures, walls, and fences open to public view shall remain free of graffiti; and

b. In the event of such graffiti occurring, the property owner, tenant, or their agent shall remove or cover said graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.

2. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52, the following standards shall apply to all signs:

a. Window signs. Window signs shall not exceed the maximum area of ten percent per glass area (total window or door glass area visible from the exterior of the building); and

b. Prohibited signs. The following signs shall be prohibited:

i. Roof signs; and

ii. Outdoor advertising signs.

3. Residential Uses.

a. Relationship of residential development to existing structures.

i. Size of residential structures. Residential buildings and structures shall be generally consistent and compatible in terms of size, scale, and proportion with adjacent buildings and structures, to the satisfaction of the director, and their height shall not exceed that provided in this Part 8, except with a variance approved pursuant to the provisions of Part 2 of Chapter 22.56.

ii. Aesthetics of residential structures. Residential buildings and structures shall be generally consistent and compatible in terms of color, architectural style, and construction materials with adjacent buildings and structures, to the satisfaction of the director.

b. Fences, walls, and landscaping.

i. Fences and walls shall:

(A). Be composed of materials and colors that are generally consistent and compatible with the buildings and structures in the development.

(B). Where part of a multiple-family development which adjoins a single-family residence:

(1). Be at least six feet in height;

(2). Be located along the common property line; and

(3). Where the properties share a side property line, extend from the rear property line to at least the minimum front yard setback.

(C). Where the properties share a rear property line, extend from side lot line to side lot line.

ii. All mechanical equipment, trash containers, and dumpsters shall be completely screened from view from adjacent streets, walkways, and residences through the use of walls and/or landscaping.

iii. For the purposes of this Part 8, mechanical equipment shall mean air conditioners, television antennae, and other accessory equipment customarily utilized in connection with residential uses.

4. Commercial and Mixed-Uses (commercial/residential).

a. Compatibility with residential parcels. Commercial or mixed-use (commercial/residential) structures on parcels adjoining residentially-zoned parcels shall be located and designed to minimize their impact on the residentially-zoned parcels with respect to light, air, noise, and privacy, to the satisfaction of the director.

b. Pedestrian character.

i. Continuity and interest for pedestrians. In order to promote continuity among the various retail and service businesses and an interesting walking experience for pedestrians, at least 50 percent of any building's ground floor façade that is approximately parallel to and facing the street shall be composed of entrances and show windows or other displays;

ii. Use of glass. All glass utilized at and near the street level shall be either clear or lightly tinted in order to promote maximum pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass or densely tinted glass shall be prohibited, except as an architectural or decorative accent limited to 20 percent of the entire building front façade area;

iii. Walk-up facilities. Walk-up facilities shall be recessed and provide enough queuing space to ensure that pedestrians walking along the sidewalk will not be obstructed;

iv. Principal building entrance. Where feasible, the principal building entrance shall be located facing the sidewalk in front of the building;

v. Parking access. The width of the parking access from the street to a lot shall be limited to 28 feet of the commercial frontage, and no customer drive-through facilities shall be permitted;

vi. Architectural and decorative accents. At least 50 percent of the building façade above the first story shall be composed of recessed windows, balconies, offset planes, or other architectural or decorative accents;

vii. Roof Design. Proposed new buildings or additions having 100 feet or more of street frontage shall be designed to provide roofs of varying materials, textures, and motifs; and

viii. Paving Material. Pedestrian circulation areas and driveway entrances within the property boundaries shall be developed with decorative paving materials such as brick or paver tile.

c. Awnings. Awnings shall be:

i. The same color and style for each opening on a single storefront or business;

ii. Complimentary in color and style for each storefront in a building;

iii. Designed to coordinate with the architectural divisions of the building including individual windows and bays;

iv. In compliance with building code and fire department requirements; and

v. Repaired or removed within 30 days of receipt of notification that a state of disrepair exists.

d. Mechanical Equipment.

i. Individual air-conditioning units for a building or storefront shall be located as unobtrusively as feasible within the overall design of the building to the satisfaction of the director.

ii. If air-conditioning window units must be located in the storefront:

(A). The window units shall be neutral in appearance and the units shall not project outward from the façade. Their housing color shall be the same as those of the storefront; or

(B). If possible, the unit shall be completely screened with an awning or landscaping so that it will not be visible from the street.

iii. Mechanical equipment located on roofs shall be completely screened by parapet walls or other materials so that the equipment will not be visible from any point six feet above ground level within 300 feet.

iv. Notwithstanding subsection iii, above, any structures on the roof, such as air-conditioning units, antennas, and other equipment, shall be completely screened from view from any adjacent residential property.

e. Security.

i. Chain-link, barbed, and concertina wire fences are prohibited; tubular steel or wrought-iron fences are permitted;

ii. All security bars or grilles shall be installed within the interior of the building;

iii. Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited; and

iv. Building security grilles shall be side-storing, concealed interior grilles that are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

f. Lighting. On-site exterior lighting shall:

i. Be focused on the subject property and shielded or hooded to prevent illumination of adjacent properties; and

ii. Utilize lighting fixtures that are screened or designed to compliment the use and architecture of the subject property and adjacent properties

from which they are visible.

g. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or exclusively residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

h. Parking Areas. With the exception of fully subterranean structures, all parking areas shall:

i. Be located in the rear of the structure(s); and

ii. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage, except from the access driveway.

i. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Such plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area, and required irrigation infrastructure.

j. Trash Enclosure. The required trash bin shall be completely enclosed by a five- to six-foot high decorative wall with solid doors.

5. Public Space.

a. Definition of Public Space. For the purposes of this Part 8, "public space" means those areas provided for passive and active outdoor recreational use and the enjoyment of community residents, employees, and visitors.

b. Types of public space. Public spaces shall include, but not be limited to, the following as long as the uses are consistent with the design, scale, and area standards specified in subsections c and d, below:

- Athletic fields.
- Arboretums and horticultural gardens.
- Courtyards.
- Historical monuments and cultural heritage sites.
- Outdoor public assembly.
- Parks.
- Playgrounds.
- Plazas.
- School yards.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling, and courts designed for similar outdoor activities.
- Village greens and squares.

c. Design and Location. Public spaces within transit oriented districts shall be developed at a scale to encourage pedestrianism and provide for efficient land use. Development shall be "space-making" rather than "space-occupying," i.e., forming boundaries around the public space rather than being sited in the middle of the space.

d. Size. Public spaces shall range from one-half up to three acres in size.

6. Streets and Sidewalks.

a. Pedestrian-friendly design. In order to create safe, convenient, and comfortable pedestrian routes, new street and sidewalk construction shall:

i. Provide for sidewalks on both sides of the street;

ii. Include pedestrian amenities such as those listed in subsection d, below;

iii. Include street trees that:

(A). Line the sidewalks so as to provide a shade canopy at maturity.

(B). Are of a shade-producing variety; and

(C). Are planted within the planting strip, where a planting strip is required, at intervals not to exceed 30 feet.

b. Pedestrian Accessibility. Streets, sidewalks, and pathways shall be aligned:

i. To facilitate easy pedestrian access across streets and between buildings, to public spaces and to the transit station, to the satisfaction of the director; and

ii. To provide all new development with easy pedestrian access, to the satisfaction of the director.

c. Street, sidewalk, and planting strip dimensions.

i. Sidewalks. New sidewalk construction shall:

(A). In residential zones, be not less than six feet in width; and

(B). In all other zones, be not less than 15 feet in width.

ii. Planting strips. Required planting strips shall be at least six feet in width.

iii. Pedestrian amenities in sidewalk areas. In non-residential zones, the amenities identified in subsection d, below, may encroach upon up to 50 percent of the required sidewalk width.

d. Types of pedestrian amenities. Pedestrian amenities shall be provided within or adjacent to the required sidewalk area in front of commercial and mixed-use development, to the satisfaction of the director. Such amenities may include, but are not limited to:

- Benches.
- Bicycle racks.
- Bus shelters.
- Decorative street and sidewalk lights.
- Drinking fountains.
- Landscaped buffers.
- Newsstands.

- On-sidewalk dining.
- Planter boxes.
- Special paving materials, such as treated brick, for sidewalks or crosswalks.
- Trash receptacles.

B. Case Processing Procedures.

1. Director's review.

a. Except as otherwise provided in this Part 8, or where a minor variation is required, a director's review, as provided in Part 12 of Chapter 22.56, shall be required to establish, operate, and maintain any use, except that a director's review shall not be required for a change in ownership or occupancy. Director's review shall not be required for additional construction, maintenance, or repairs conducted within any 12-month period, provided the total cost of such construction, maintenance and repairs does not exceed 25 percent of the current market value or assessed valuation of the existing building, whichever is less.

b. Applicants shall pay 25 percent of the fees specified by Section 22.60.100 for site plan reviews.

c. When considering a site plan under director's review, the director shall apply the principles and standards required by Section 22.56.1690, consistent with the policies contained in the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

2. Minor variations. Minor variations from certain specified standards may be granted, subject to the procedures set forth below, as follows:

a. Required findings by the director. Under exceptional circumstances, the director may permit minor variations from the standards specified in the requirements for fence or wall, awning, mechanical equipment, and pedestrian character of this Part 8. Such variations shall be supported by findings made by the director that:

i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the general plan and/or the Blue Line Strategy Report or Green Line Strategy Report, as applicable;

ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply generally to other properties in the transit oriented district;

iii. Permitting a variation will not be materially detrimental to property or improvements in the area;

iv. That no more than two property owners have expressed any opposition to the minor variation; and

v. Permitting a variation will be consistent with the goals of the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

b. Application materials. The materials required for filing a minor variation will be the same as that for the director's review, except that the

applicant shall also submit:

i. A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 100 feet from the exterior boundaries of the parcel of land to be occupied by the use;

ii. Two sets of mailing labels for the above-stated owners within a distance of 100 feet of the parcel of land to be occupied by the use;

iii. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

iv. A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size as specified in Section 22.60.100.

c. Case processing procedures. The application for a minor variation from standards shall be processed by the director as follows:

i. Initial notice. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record specified in subsection B.2.b.i, above, using the mailing labels supplied by the applicant. The notice shall state that within ten days of its receipt, any interested person may file a written expression of opposition to the proposed minor modification of standards with the director for his consideration in making a determination on the applicant's request.

ii. Notice after determination. The director shall send notice of the decision to the owners of record cited above, including any person who expressed opposition to the request. The notice shall state that any interested person dissatisfied with the action of the director may file an appeal from such action with the hearing officer within ten days of the receipt of the notification.

3. Conditional use permits.

a. Conditional use permits shall be required for those uses which otherwise require such permit under the provisions of this Title 22, with the additions and deletions listed in this Part 8.

b. In addition to the findings for approval of conditional use permits required by Section 22.56.090, a conditional use permit shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that the proposed use is consistent with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

c. Applicants shall pay 50 percent of the fees specified by Section 22.60.100 for conditional use permits for the following uses:

- Grocery stores.
- Offices, businesses or professional.
- Restaurants or other eating establishments, excluding drive-through facilities.
- Retail stores.

4. Nonconforming uses, buildings, and structures. In addition to the findings required by Section 22.56.1550 for approval of a nonconforming use, building, or structure review in a transit oriented district, an application for a nonconforming use or structure review shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that proposed use, building or structure will not be in substantial conflict with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

22.44.430 Allowable Uses and Development Standards Applicable Within Specific Zones in All Transit Oriented Districts.

A. Zone R-2 (Two-Family Residence Zone). Structures and residences in zone R-2 shall be subject to the following development standards:

1. Lot coverage. The maximum lot coverage permitted in zone R-2 shall be 50 percent.

2. Yard requirements. Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.

B. Zone R-3 (Limited Multiple Residence Zone).

1. Uses. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.280, if site plans therefore are first submitted to and approved by the director, density bonuses may be obtained for parcels in zone R-3 subject to the following:

a. Infill development. Where development is proposed for vacant lots or on lots containing legal nonconforming uses, a density bonus of

25 percent shall be granted, subject to a director's review, to ensure that the proposed development conforms with the character of the area.

b. Lot consolidation. Where lot consolidation is proposed, a range of density bonuses shall be granted subject to the provision of amenities, such as but not limited to, recreation facilities, laundry facilities, and extra landscaping as follows:

i. Consolidation of lots totaling 15,000 square feet or more - ten percent density bonus.

ii. Consolidation of lots totaling 25,000 square feet or more - 15 percent density bonus.

2. Development standards.

a. Yard requirements. Not more than 25 percent of the required front yard shall be utilized for vehicle access and storage.

b. Lot coverage. The maximum lot coverage in zone R-3 shall be 50 percent.

C. Zone C-2 (Neighborhood Commercial Zone).

1. Uses.

a. Permitted uses. Parcels in zone C-2 may be used for any uses listed as a permitted use in Section 22.28.130, except that the following uses shall require a conditional use permit:

i. Sales.

- Automobile sales, sale of new motor vehicles.
- Boat and other marine sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.

ii. Services.

- Air pollution sampling stations.
- Automobile rental and leasing agencies.
- Automobile service stations.
- Electric distribution substations, including microwave facilities.
- Gas metering and control stations, public utility.
- Lodge halls.
- Rental services.

b. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for the following:

- Adult day care facilities.
- Mixed commercial/residential developments.
- Outdoor dining, subject to the conditions listed in subsection G of Section 22.28.070.
- Rooming and boarding houses.
- Senior citizens and disabled persons housing developments.
- Signs, subject to the restrictions contained in subsection A.2 of Section 22.44.420.

c. Uses subject to permit. Except for the uses listed in subsection C.1.b of Section 22.44.430 as allowed subject to director's review, provided a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for any use listed as subject to permit in subsection A of Section 22.28.160, subsections C.1.a.i and C.1.a.ii of this Section 22.44.430, and temporary uses as provided in Part 14 of Chapter 22.56.

2. Development standards.

a. Floor area.

i. The total gross commercial floor area in all buildings on any one parcel of land shall not exceed two times the total net area of such parcel

of land.

ii. The total gross mixed-use (commercial/residential) floor area on any one parcel of land shall not exceed three times the total net area of such parcel of land. The residential portion of a mixed-use structure shall constitute at least 33 percent of total gross floor area.

iii. One hundred percent of the ground floor space in a multi-story mixed-use (commercial/residential) building shall be devoted to commercial use.

b. Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the property line if one or more of the following are located within the setback area:

- Display windows, highly visible.
- Landscaping.
- Outdoor dining facilities, subject to the conditions of subsection G of Section 22.28.070.
- Outdoor display/sales.
- Street furniture.

D. Zone C-3 (Unlimited Commercial Zone).

1. Uses.

a. Permitted uses. Parcels in zone C-3 may be used for any use listed as a permitted use Section 22.28.180, except that the following uses shall require a conditional use permit:

i. Sales.

- Auction houses.
- Automobile sales, sale of new and used motor vehicles.
- Boat and other marine sales.
- Ice sales.
- Mobilehome sales.
- Motorcycle, motor scooter, and trail bike sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.

ii. Services.

- Air pollution sampling stations.
- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages, excluding body and fender work, painting, and upholstering.
- Automobile service stations.
- Bakery goods distributors.
- Car washes, automatic, coin operated, and

hand wash.

- Dog training schools.
- Electric distribution substations, including microwave facilities.
- Furniture transfer and storage.
- Gas metering and control stations, public utility.
- Laboratories, research, and testing.
- Lodge halls.
- Mortuaries.
- Motion picture studios.
- Parcel delivery terminals.
- Radio and television broadcasting studios.
- Recording studios.
- Recreational vehicle rentals.
- Taxidermists.
- Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers, and other equipment.
- Trailer rentals, box and utility.
- Truck rentals, excluding trucks with a capacity greater than two tons.

iii. Recreation and amusement.

- Amusement rides and devices.
- Carnivals.

b. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.200, if site plans therefore are first submitted to and approved by the director, parcels in zone C-3 may be used for the following:

- Adult day care facilities.
- Health clubs or centers.
- Hotels.
- Mixed commercial/residential developments.
- Outdoor dining subject to the conditions listed in subsection G of Section 22.28.070.
- Rooming and boarding houses.
- Senior citizens and disabled persons housing developments.
- Signs, subject to the restrictions contained in subsection A.2 of Section 22.44.420.

c. Uses subject to Permit. Except for the uses listed in subection D.1.b of Section 22.44.430 as allowed subject to director's review, provided a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56, parcels in zone C-3 may be used for any use listed as subject to permit in subsection A of Section 22.28.210, subsections D.1.a.i, D.1.a.ii and D.1.a.iii of this

Section 22.44.430, and temporary uses as provided in Part 14 of Chapter 22.56.

2. Development standards.

a. Floor area.

i. The total gross commercial floor area in all buildings on any one parcel of land shall not exceed two times the total net area of such parcel of land.

ii. The total gross mixed-use (commercial/residential) floor area on any one parcel of land shall not exceed three times the total net area of such parcel of land. The residential portion shall constitute at least all floor area exceeding two times the total net area of such parcel.

b. Setbacks. Structures shall be constructed on the front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following are maintained within the setback area:

- Display windows, highly visible.
- Landscaping.
- Outdoor dining subject to the conditions of subsection G of Section 22.28.070.
- Outdoor display/sales.
- Street furniture.

E. Zone R-3-P (Limited Multiple Residence Parking Combining Zone).

1. Uses.

a. Those uses and standards applicable in zone R-3, as modified by subsection B of this Section 22.44.430, and as further modified by subsection C.2 of Section 22.44.440 for all Blue Line TOD's, and by subsection C.2 of Section 22.44.450 for all Green Line TOD's.

b. Those uses and standards applicable in the ( )-P (Parking) combining zone in Part 4 of Chapter 22.40, except that zone R-3, as above, shall be considered the basic zone.

22.44.440 Development Standards, Case Processing Procedures, and Allowable Uses Applicable within Blue Line Transit Oriented Districts.

A. Development standards.

1. Parking.

a. Except as otherwise provided in subsection b, below, the automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 40 percent for new construction, additions, alterations, and changes of use. This percentage reduction shall not apply to additions and alterations, of existing single-family detached structures which shall continue to be subject to the full requirements of Part 11 of Chapter 22.52.

b. For the following uses, the automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 60 percent:

- Banks.
- Barber shops.
- Beauty shops.
- Child care centers.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the state board of education or other recognized accrediting agency, but excluding trade schools.
- Community centers.
- Day care centers.
- Delicatessens.
- Drug stores/pharmacies.
- Dry cleaning establishments, excluding wholesale dry-cleaning plants.
- Employment agencies.
- Grocery stores.
- Ice cream shops.
- Libraries.
- Restaurants.
- Schools, business or professional, including art, barber, beauty, dance, drama, and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

2. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52, the following standards shall apply to all signs:

a. Window signs. Window signs shall be displayed on the interior of windows or door windows only; and

b. Freestanding signs. Freestanding signs shall:

i. Be permitted only on lots with street frontage of at least 100 feet;

ii. Have a solid base that rests directly on the ground;

iii. Not exceed five feet in height measured vertically from ground level at the base of the sign;

iv. Not exceed 40 square feet in area per sign face; and

v. Not be located in nor extend above any public right-of-way or public sidewalk area.

c. Awning signs. The following standards shall apply to awning signs:

i. The allowance for wall signs shall not be applicable to or include awning signs;

ii. Awning signs shall:

(A). For the ground floor, not exceed 20 percent of the exterior surface area of each awning;

(B). For the second floor, not exceed ten percent of the exterior surface area of each awning;

(C). Not be permitted above the second floor; and

(D). Be limited to a maximum letter height of ten inches.

3. Residential uses--fences. Where fences are to be located in required front and corner side yards in residential zones, the following standards shall apply:

a. If chain link or wrought-iron style fences are utilized, such fences may be constructed up to a height of four feet;

b. With a director's review, wrought-iron style fences of up to six feet in height shall be allowed. The director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with all applicable development standards for residential uses; and

c. Those portions of fences more than 42 inches high must be substantially open, except for pillars used in conjunction with wrought-iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

4. Commercial and mixed-use (commercial/residential) buildings.

a. Pedestrian character. At least 20 percent of the total building façade shall be composed of recessed windows, balconies, offset planes, or other architectural or decorative features.

b. Mixed-use (commercial/residential) development. The provisions of subsections A, B, C, and E of Section 22.40.590 (Development Standards

for zone [ ]-CRS) shall apply to mixed commercial/residential developments irrespective of the specific zone classification of the particular parcel.

c. Landscape plan. Street furniture and related paving of up to 25 percent of the landscaped area, to a maximum of 250 square feet, may be substituted for required landscaped area.

5. Street, sidewalk, and planting strip standards.

a. Planting strip. All streets shall be designed so that a minimum six-foot wide, landscaped planting strip separates the sidewalk from the street.

b. Street and sidewalk dimensions. In order to insure pedestrian safety by slowing vehicular traffic and narrowing crosswalk lengths, new commercial and mixed-use developments shall include a narrowing of adjoining streets at pedestrian crossings, if acceptable to the department of public works.

B. Case processing procedures for nonconforming buildings, uses, and structures. All nonconforming buildings and structures nonconforming due to use, and buildings and structures nonconforming due to standards are subject to regulation as specified by Section 22.56.1540, except as modified herein. The effective date which commenced the running of the amortization periods contained in subsection B.1.f of Section 22.56.1540 for all Blue Line transit oriented districts, shall be August 5, 1999, the effective date of Ordinance No. 99-0057, and the listing of periods for discontinuance and removal below shall supersede those set forth in

subsections B.1.f.i through iv of Section 22.56.1540 for the following building types

as follows:

1. Type IV and Type V buildings used as:

a. Three-family dwellings, apartment houses, and other buildings used for residential occupancy, 35 years;

b. Stores and factories, ten years; and

c. Any other building not herein enumerated, ten years;

2. Type III buildings used as:

a. Three-family dwellings, apartment houses, offices, and hotels, 40 years;

b. Structures with stores below and residences, offices or a hotel above, 40 years;

c. Warehouses, stores, and garages, 15 years; and

d. Factories and industrial buildings, 15 years.

3. Type I and II buildings used as:

a. Three-family dwellings, apartment houses, offices, and hotels, 50 years;

b. Theaters, warehouses, stores, and garages, 20 years; and

c. Factories and industrial buildings, 15 years.

4. The termination periods enumerated in subsections B.1, B.2, and B.3 of this Section 22.44.440, above, shall not apply to apartment houses which are rendered nonconforming due to subsection c.2.a.ii of Section 22.44.440.

C. Uses and standards applicable in specific zones.

1. Zone R-2 (Two-Family Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.190, if site plans are first submitted to and approved by the director, a density bonus of up to 50 percent may be obtained for parcels in zone R-2 provided that:

(A). At least 33 percent of the total dwelling units in the development are provided for lower income households or at least 50 percent of the total dwelling units in the development are provided for qualifying senior citizens as defined in section 51.3 of the Civil Code; and

(B). A covenant and agreement is recorded in the county recorder's office to ensure the occupancy of the bonus units by qualifying senior citizens or lower-income households for a period of 30 years.

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.200, provided that a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56, parcels in zone R-2 may be used for the following:

- Grocery stores.
- Offices, business or professional.
- Restaurants and other eating establishments, excluding drive-through facilities.
- Retail stores.

b. Development Standards. Notwithstanding the yard requirements in Section 22.20.220, parcels in zone R-2 shall be subject to the following:

i. Corner side and rear yards setbacks are subject to the provisions of Section 22.20.320.

ii. Front yard setbacks shall be at least ten feet in depth; and

iii. Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.

2. Zone R-3 (Limited Multiple-Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition the uses listed in Section 22.20.280, if site plans are first submitted to and approved by the director, parcels in zone R-3 may be used for:

(A). Restaurants and incidental service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.

(B). Affordable and senior citizen housing. A density bonus of up to 50 percent shall be allowed in compliance with the following provisions:

(1). At least 33 percent of the dwelling units in the development are provided for lower-income households; or at least 50 percent of the total dwelling units in the development are provided for qualifying senior citizens as defined in section 51.3 of the Civil Code; and

(2). A covenant and agreement is recorded in the county recorder's office to ensure the occupancy of the bonus units by qualifying senior citizens or lower income households for a period of 30 years.

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.290, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-3 may be used for the following:

- Apartment houses containing five or more dwelling units within a single structure.
- Grocery stores.
- Offices, business or professional.
- Restaurants or other eating establishments, excluding drive-through facilities.
- Retail stores.

b. Development Standards. Notwithstanding the yard requirements in Section 22.20.320, parcels in zone R-3 shall be subject to the following:

i. Front yard setbacks shall be at least ten feet in depth; and

ii. Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.

3. Zone R-4 (Unlimited Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.360, if site plans therefore are first submitted to and approved by the director, parcels in zone R-4 may be used for the following uses:

(A). Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.

(B) Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in hotel developments having not less than 20 guest rooms.

ii. Additional uses subject to permit. In addition to the

uses subject to permit listed in Section 22.20.370, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-4 may be used for the following:

- Grocery stores.
- Offices, business or professional.
- Restaurants and other eating establishment, excluding drive-through facilities.
- Retail stores.

b. Development Standards.

i. Height limits. No building or structure in zone R-4 shall exceed 40 feet in height above grade, except for chimneys and rooftop antennas.

ii. Yard requirements. Notwithstanding the yard requirements in Section 22.20.380, parcels in zone R-4 shall be subject to the following:

(A). Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that at least ten feet in distance is maintained between the subject buildings and the buildings on the adjoining lot.

(B). Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.

4. Zone C-2 (Neighborhood Commercial Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for:

- Apartment houses.
- Residences, single-family.
- Residences, two-family.
- Theaters and auditoriums.

ii. Additional uses subject to permit. Except for the uses listed in subsection C.4.a.i of this Section 22.44.440 as allowed subject to directors review, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for any use listed as a use subject to permit in subsections C.1.a and C.1.c of Section 22.44.430.

b. Development standards. Parcels in zone C-2 shall be subject to the following development standards:

i. Height limits. Mixed-use (commercial/residential) buildings in which residential portions constitute as least 33 percent of total gross floor area may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.

ii. Floor area. At least 50 percent of the floor space of a single-story mixed-use building must be devoted to commercial use.

5. Zone C-3 (Unlimited Commercial Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.200 and subsection D.1.b of Section 22.44.430, if site plans are first submitted to and approved by the director, parcels in zone C-3 may be used for the following:

- Apartment houses.
- Residences, single-family.
- Residences, two-family.
- Theaters and other auditoriums.

ii. Additional uses subject to permit. Except for the uses listed as subject to director's review in subsection C.5.a.i of Section 22.44.430, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-3 may be used for any use listed as subject to permit in subsections D.1.a and D.1.c of Section 22.44.430.

b. Development standards.

i. Height limits.

(A). Commercial buildings may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.

(B). Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area may be constructed to a maximum height of 60 feet above grade, excluding chimneys and

rooftop antennas.

ii. Floor area. At least 50 percent of the floor space of a single-story structure and 100 percent of the ground floor space of a multi-story structure in a mixed-use building must be devoted to commercial uses.

6. Zone C-M (Commercial Manufacturing Zone).

a. Uses.

i. Permitted uses. Parcels in zone C-M may be used for any use listed as a permitted use in Section 22.28.230, except that the following uses shall require a conditional use permit:

(A). Sales.

- Auction houses.
- Automobile sales, sale of new and used motor vehicles.
- Boat and other marine sales.
- Ice sales.
- Mobile home sales.
- Motorcycle, motor scooter, and trail bike sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.

(B). Services.

- Air pollution sampling stations.
- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages, excluding body and fender work, painting, and upholstering.
- Automobile service stations.
- Car washes, automatic, coin operated, and hand wash.
- Electric distribution substations, including microwave facilities.
- Furniture transfer and storage.
- Gas metering and control stations, public utility.
- Laboratories, research, and testing.
- Lodge halls.
- Mortuaries.
- Motion picture studios.
- Parcel delivery terminals.

- Radio and television broadcasting studios.
- Recording studios.
- Recreational vehicle rentals.
- Revival meetings, tent, temporary.
- Taxidermists.
- Tire retreading or recapping.
- Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers, and other equipment.
- Trailer rentals.
- Truck rentals.

(C). All uses listed under subsections B and C of Section 22.28.230.

ii. Accessory uses. Parcels in zone C-M may be used for any use listed as an accessory use under subsections A and B of Section 22.28.240.

iii. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.250, if site plans are first submitted to and approved by the director, parcels in zone C-M may be used for the following:

- Adult day care facilities.
- Apartment houses.
- Health clubs or centers.

- Hotels.

- Mixed commercial/residential developments.

- Outdoor dining, subject to the conditions listed in subsection G of Section 22.28.070.

- Residences, single-family.

- Residences, two-family.

- Rooming and boarding houses.

- Senior citizen and disabled persons housing developments.

- Signs as provided in subsection A.2 of Section 22.44.420 and subsection A.2 of this Section 22.44.440.

- Theaters and other auditoriums.

iv. Uses subject to permit. Provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-M may be used for the following:

(A). Any use listed as a use subject to permit in subsection A of Section 22.28.260, excluding uses subject to director's review pursuant to subsection C.6.a.iii of this Section 22.44.440; and

(B). Any use listed as a use subject to permit in subsection C.6.a.i of this Section 22.44.440.

b. Development standards.

i. Height limits. No commercial building shall exceed 40 feet in height excluding chimneys and rooftop atennas.

ii. Floor area.

(A). Commercial floor area. The total gross commercial floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total net area of such parcel of land.

(B). Mixed-use (commercial/residential) buildings.

(1). The total gross mixed-use floor area on any one parcel of land shall not exceed 2.7 times the total net area of such parcel of land.

(2). The residential portion shall constitute at least all floor area exceeding 1.8 times the total net area of such parcel of land.

(3). At least 50 percent of the floor space of a single-story structure and 100 percent of the ground floor space of a multistory structure in a mixed-use building must be devoted to commercial or manufacturing uses.

iii. Lot coverage. The maximum lot coverage shall be 80 percent of the net area of such parcel of land.

iv. Setbacks. Structures shall be built on a front property line, except that they may be constructed up to 15 feet back from the front property line if one or more of the following are maintained within the setback area:

- Display windows.
- Landscaping.
- Outdoor dining facilities.
- Outdoor display/sales.
- Street furniture.

D. Development standards applicable in individual Blue Line Transit Oriented Districts.

1. Slauson Station Transit Oriented District.

a. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with textured and/or colored pavement.

2. Florence Station Transit Oriented District.

a. Colors. For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

b. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with colored and/or textured pavement.

3. Firestone Station Transit Oriented District.

a. Colors. For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

b. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private commercially developed property shall be developed with colored and/or textured pavement.

c. Wall finish. In order to preserve and enhance a mixed urban use environment on Firestone Boulevard, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.

4. Imperial Station Transit Oriented District.

a. Reserved.

22.44.450 Development Standards, Case Processing Procedures and Allowable Uses Applicable within Green Line Transit Oriented Districts.

A. Development standards.

1. Parking.

a. Automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 25 percent for new construction, additions, alterations, and changes of use for the following commercial uses:

- Bakeries.
- Banks/check cashing establishments.
- Barber shops.
- Beauty shops.
- Child care centers.
- Coffee houses/Juice bars.

- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the state board of education or other recognized accrediting agency, but excluding trade schools.
- Community centers.
- Copy/mail services, retail.
- Day care centers.
- Delicatessens.
- Donut shops.
- Drug stores and/or pharmacies.
- Dry cleaning establishments, excluding wholesale dry cleaning plants.
- Employment agencies.
- Flower shops.
- Grocery stores.
- Hardware stores.
- Ice cream shops.
- Libraries.
- Restaurants.
- Schools, business and professional, including art, barber, beauty, dance, drama, and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

- Shoe repair/alterations.
- Stationary stores.
- Video sales and rentals.

b. Any commercial use may receive up to a five percent reduction in required parking spaces when open leisure areas with benches and other streetscape furniture appropriate for relaxing and eating are provided to the satisfaction of the director. This five percent reduction may be added to the reduction allowed in subsection A.1.a of this Section 22.44.450.

c. Parking for handicapped persons shall be calculated based on the total number of parking spaces required prior to any reduction allowed by subsections A.1.a and A.1.b of this Section 22.44.250, or based on the total number of parking spaces actually provided if greater.

2. Signs. Freestanding signs, including pole signs and A-frame sandwich signs, shall be prohibited.

3. Residential uses. With the exception of fully subterranean structures, all parking shall:

a. Where related to multiple-family structures, be located in the rear of the housing development; and

b. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage except from the access driveway.

4. Commercial and mixed-use (commercial/residential) buildings.

a. Mixed-uses (commercial/residential).

i. Single story mixed-use buildings are prohibited.

ii. The ground floor space in a mixed-use (commercial/residential) building shall be devoted solely to commercial uses.

iii. Retail uses shall be prohibited on all floors except the ground floor.

iv. Where office commercial and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies.

v. Where office commercial and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration between the uses.

vi. Separate commercial and residential parking spaces must be provided and specifically designated by posting, pavement marking and/or physical separation.

b. Pedestrian character. The following standards shall apply in the interest of achieving a pedestrian character:

i. Recessed stories. Third and fourth stories of commercial and mixed-use buildings shall be recessed a successive minimum of at least ten feet on each story; and

ii. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private property may be developed with colored stamped concrete.

iii. Types of pedestrian amenities. In addition to the amenities listed in subsection A.6.d of Section 22.44.420, pedestrian amenities may also include leisure areas, open, with benches and other street furniture appropriate for relaxation and eating.

5. Public spaces.

a. Types of public spaces. In addition to the uses listed in subsection A.5.b of Section 22.44.420, the following types of public spaces may also be provided:

- Leisure areas, open, including benches and other street furniture appropriate for relaxation and eating.

b. Amenities in public spaces. In order to create pleasing and convenient leisure areas, public space shall be furnished with amenities such as trees, landscaping, benches, trash containers, and water fountains.

B. Case processing procedures.

1. Nonconforming buildings, uses, and structures. All buildings, uses and structures that are nonconforming due to use, and buildings and structures that are nonconforming due to standards are subject to regulation as specified by

Section 22.56.1540, except that where a nonconforming use is carried on in a conforming structure, a ten-year amortization period shall apply, except where the provisions of subsection C of Section 22.56.1540 apply.

2. Conditional use permits. Applicants shall pay 50 percent of the fees specified by Section 22.60.100 for conditional use permits, if required, for the following uses:

- Child care centers.
- Community centers.
- Libraries.

C. Uses and standards applicable in specific zones.

1. Zone R-2 (Two-Family Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.190, if site plans are first submitted to and approved by the director, parcels in zone R-2 may receive the following density bonuses:

(A). Infill development. Where there are vacant lots or nonconforming uses in zone R-2, infill development is encouraged. A density bonus of 25 percent shall be allowed for development on such lots, subject to a director's review to ensure that the proposed development is compatible with the height, bulk, and colors of existing surrounding development.

(B). Lot consolidation. If amenities such as, but not limited to, recreation facilities, laundry facilities, and significant landscaping are provided to the satisfaction of the director, a lot consolidation may qualify for the following density bonuses:

(1). Consolidation of lots with a combined total of 15,000 square feet up to 24,999 square feet: ten percent density bonus.

(2). Consolidation of lots with a combined total of 25,000 square feet or more: 15 percent density bonus.

(C). Affordable and senior housing. A density bonus of up to 50 percent may be granted if the project complies with the affordable and senior housing provisions of Section 22.56.202.

(D). Total of combined density bonus grants. In the event that a project may qualify for more than one category of density bonuses pursuant to this subsection C.1.a.i the total combined density bonus granted under these provisions shall not exceed 50 percent.

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.200, provided that a conditional use permit has

first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-2 may be used for the following:

- Grocery stores, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.

- Restaurants, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.

- Restaurants, incidental, and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.

iii. Prohibited uses. The following uses shall be prohibited:

- Airports.
- Cemeteries.
- Earth stations.
- Electric distribution substations.
- Explosives storage.
- Gas metering and control stations, public utility.
- Heliports.
- Helistops.

- Landing strips.
- Oil wells.
- Radio and television stations and towers.
- Sewage treatment plants.
- Surface mining operations.
- Water reservoirs.

b. Development standards.

i. Signs for commercial uses in multiple-family residential buildings. Notwithstanding the provisions of Part 10 of Chapter 22.52, signs shall be subject to the following standards:

(A). Incidental restaurants and service commercial uses. Where incidental restaurants and service commercial uses within apartment houses are authorized by this Part 8, related signs shall:

(1). Be limited to 12 inches in height and 18 inches in width; and

(2). Not be visible from any public right-of-way.

(B). Small grocery and restaurant establishments. Small grocery and restaurant establishments for corner and corner-adjoining lots authorized by this Part 8, may be allowed either one wall sign or one projecting sign subject to the following:

(1). Wall signs. Wall signs shall:

(a). Be limited to 15 square feet in size; and

(b). Contain letters of not more than 18 inches in size.

(2). Projecting signs. Projecting signs, including awning signs, shall:

(a). Be limited to seven and one-half square feet in size;

(b). Contain letters of not more than ten inches in height; and

(c). Not project beyond the face of the building in excess of 50 percent of the limitations set forth in diagram A of subsection C.1 of Section 22.52.900.

ii. Street, sidewalk and planting strip development standards. Streets shall be designed so that a minimum six-foot wide, landscaped planting strip separates the sidewalk from the street.

2. Zone R-3 (Limited Multiple-Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.280, if site plans are first submitted to and approved by the director, parcels in zone R-3 may be used for:

(A). Affordable and senior citizen housing. A density bonus of up to 50 percent may be granted if the project complies with the affordable and senior housing provisions of Section 22.56.202; and

(B). In the event that a project may qualify for more than one category of density bonus pursuant to this subsection C.2.a.i of this Section 22.44.450, the total combined density bonus granted under these provisions shall not exceed 50 percent.

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.290, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-3 may be used for the following:

- Grocery stores, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.

- Restaurants, excluding drive-through facilities, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.

- Restaurants, incidental, and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.

iii. Prohibited uses. The following uses shall be prohibited:

- Airports.
- Cemeteries.
- Earth stations.
- Electric distribution substations.
- Explosives storage.
- Gas metering and control stations, public utility.
- Heliports.
- Helistops.
- Landing strips.
- Oil wells.
- Radio and television stations and towers.
- Sewage treatment plants.
- Subsurface mining operations.
- Water reservoirs.

b. Development standards. The development standards set

forth in subsection C.1.b of this Section 22.44.450 shall apply.

3. Zone C-2 (Neighborhood Commercial Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for:

- Newsstands.

ii. Additional uses subject to permit. Provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for the following:

(A). Any use listed as a use subject to permit in subsections C.1.a and C.1.c of Section 22.44.430.

(B). The following additional uses:

- Automobile repair and installation, when incidental to the sale of new automobiles, automobile service stations, and automobile supply stores;

- Automobile supply stores.

- Automobile washing, waxing, and polishing, when incidental to the sale of new automobiles and automobile service stations.

- Trailer rentals, box and utility only,

accessory to automobile service stations.

b. Development standards.

i. Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:

(A). The amenities listed in subsection C.2.b of Section 22.44.430; and

(B). Leisure areas, open, with benches and other street furniture appropriate for relaxing and eating.

4. Zone C-3 (Unlimited Commercial Zone).

a. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.28.210, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-3 may be used for the following:

- Automobile body and fender repair and painting and upholstery, when incidental to new automobile sales.

- Boat repair, minor repairs incidental to the sale of boats.

b. Development standards.

i. Height limits.

(A). Mixed-Use (commercial/residential) buildings in which residential portions constitute less than 33 percent of all floor area shall be restricted to a height of 35 feet above grade, excluding chimneys and roof antennas.

(B). Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area may be constructed to a maximum of 45 feet in height, excluding chimneys and roof antennas.

ii. Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:

(A). Those amenities listed in subsection D.2.b of Section 22.44.430; or

(B). Leisure areas, open, with benches and other street furniture appropriate for relaxation and eating.

D. Development standards applicable in individual Green Line Transit Oriented Districts.

1. Vermont Station Transit Oriented District.

a. Reserved.

2. Hawthorne Station Transit Oriented District.

a. Reserved.

Boundary of the Firestone Station Blue Line Transit Orientated District

Legend:

- Blue Line Station
- Railroad
- Unincorporated Parcels
- Firestone Station TOD Boundary

Key Map:

N

0 0.015 0.03 0.06 0.09 0.12 Miles

Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Boundary of the Florence Station Blue Line Transit Orientated District

Legend:

- Blue Line Station
- Railroad
- Unincorporated Area Parcels
- Florence Station TOD Boundary

Key Map:

0 0.02 0.04 0.08 0.12 0.16 Miles

Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Boundary of the Hawthorne Station Green Line Transit Orientated District

Legend:

- Freeways
- Green Line Station
- Railroad
- Unincorporated Area Parcels
- Hawthorne Station TOD Boundary

Key Map:

N

0 0.02 0.04 0.08 0.12 0.16 Miles

Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Boundary of the Imperial Station Blue Line Transit Orientated District

Legend:

- Blue Line Station
- Freeways
- Railroad
- Unincorporated Parcels
- Imperial Station TOD Boundary

Key Map:

Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Boundary of the Slauson Station Blue Line Transit Orientated District

Legend:

- Blue Line Station
- Railroad
- Unincorporated Area Parcels
- Slauson Station TOD Boundary

Key Map:

Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Boundary of the Vermont Station Green Line Transit Orientated District

Legend:

- Freeway
- Green Line Station
- Railroad
- Unincorporated Area Parcels
- Vermont Station TOD Boundary

Key Map:

N

0 0.02 0.04 0.08 0.12 0.16 Miles

Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

SECTION 4. This ordinance shall be published in The Metropolitan News a newspaper printed and published in the County of Los Angeles.

Gloria Molina

Chair

ATTEST:

Violet Varona-Lukens

Executive Officer - Clerk of the Board of Supervisors of the County of Los Angeles

I hereby certify that at its meeting of January 25, 2005 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes		Noes	
Supervisors	Yvonne B. Burke	Supervisors	None
	Zev Yaroslavsky		
	Don Knabe		
	Michael D. Antonovich		
	Gloria Molina		

Effective Date: February 24, 2005

~~Operative Date:~~

Violet Varona-Lukens

Executive Officer - Clerk of the Board of Supervisors of the County of Los Angeles

ereby certify that pursuant to
ction 25103 of the Government Code,
livery of this document has been made
VIOLET VARONA-LUKENS
Executive Officer
Clerk of the Board of Supervisors

By Deputy

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By

Raymond G. Fortner, Jr.
County Counsel

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