

# Green Zones Frequently Asked Questions (FAQs)

## 1. Does the Green Zones Ordinance apply to properties that are not within 500 feet of sensitive uses within Green Zone Districts?

There are portions of the Green Zones Ordinance that apply Countywide, and beyond the 500-foot sensitive use area within Green Zone Districts, including the following:

**Definitions** (22.14 - 22.230): “drive-through establishments”, “organic waste facilities”, “recycling & solid waste”, “organic waste”, “recycling”, “recycling processing facilities”, “sensitive uses”

**Recategorized Uses:** “auto dismantling”, “scrap metal yards”, and “junk & salvage” under recycling. Note: “junk & salvage yard” removed

**Chapters:** storage enclosure requirements for recycling & solid waste (22.132), and sensitive uses (22.134)

**Sections:** pallet yards (22.140.700), supermarket accessory recycling collections centers (22.140.710), recycling collection facilities (22.140.720), recycling processing facilities (22.140.730), organic waste facilities (22.140.740), and solid waste facilities (22.140.750)

However, chapter 22.84 of the Green Zones Ordinance (the actual Green Zone Districts Chapter), applies only to specified industrial uses in addition to new gas stations and drive-throughs within a 500-foot radius of sensitive uses within the 11 Green Zone Districts. This is explained in the “Applicability” portion of the Chapter 22.84 here: 22.84.020.A.1.

## 2. Is the list of properties within 500 feet of a sensitive use posted on the Green Zones Program website final or is it subject to change?

The list of potentially impacted industrial parcels currently includes 1,242 parcels. This was last updated on March 22, 2022 and is available here: [https://planning.lacounty.gov/assets/upl/project/greenzones\\_parcel-list-20220322.pdf](https://planning.lacounty.gov/assets/upl/project/greenzones_parcel-list-20220322.pdf). We do not expect this list to change significantly, but it may be refined based on updated parcel information, and more detailed, on the ground assessments.

## 3. Will all outdoor storage properties, regardless of size, require a Conditional Use Permit (CUP) within Green Zone Districts? What about hours of operation?

No, Chapter 22.84 of the Green Zones Ordinance applies to most types of outdoor storage including truck, bus, container, RV, and equipment storage, and drayage yards, but there are a few exceptions. You can see the full list of “Storage/Manufacturing” uses which will require a CUP here: 22.84.030.A. Also, per Chapter 22.84 of the Ordinance, there will be no outdoor operation or activities between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading directly into an enclosed building only.”

## 4. If an outdoor storage property is located within a Green Zone District community, but it is not within 500 feet of sensitive uses, will any Green Zone requirements apply?

In this scenario, no additional requirements will apply under the Green Zone Districts Chapter of the Ordinance. However, certain uses such as pallet yards will now require a Minor CUP countywide— these are also usually stored outdoors.

## 5. Are there Green Zone requirements of any kind for warehouses under 100,000 square feet that are within 500 feet of sensitive uses?

Yes, the general development/performance standards pertaining to landscaping, equipment, signage, etc. will apply to all warehouses in Green Zones regardless of size, if within the 500-foot radius of a sensitive

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use. All warehouses will also need to comply with specific development standards for warehouses in section 22.84.030.C.3. Only warehouses over 100,000 square feet in size will require a CUP however.

### **6. Will existing uses prohibited under Green Zones be allowed to remain as “nonconforming uses”?**

Existing uses that are now prohibited by the Green Zones Program will only be allowed to remain subject to the Schedule for Compliance in Chapter 22.84. Uses with a current CUP can remain until that grant term expires. However, prohibited uses may not apply for extensions to remain as nonconforming uses.

### **7. Do nonconforming sensitive uses, such as dwelling units in industrial zones, trigger the 500-foot Green Zones radius?**

No, because they are nonconforming, so do not trigger Green Zones. This is based on the definition of sensitive uses:

**Sensitive use.** A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards – including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence.

### **8. How much time will existing operators subject to the schedule of compliance have to comply?**

This depends on which development standards apply, as well as proximity to sensitive uses. Existing, legally-established uses shall comply with all applicable requirements in 3, 5 or 7 years from the effective date of the Ordinance or at the time of the renewal of their Conditional Use Permit (CUP). See Table 22.84.040-A. For properties requiring improvements that fall into multiple compliance years, the longer timeline shall apply to all improvements. Performance Standards for all Uses (24.84.030.E) shall apply to existing, legally established uses at the time of the compliance schedule deadline for the established use.

### **9. Do legally established, existing uses located within a half-mile radius of a Superfund Site require a CUP?**

Not if no changes or improvements are proposed. This requirement kicks in when there is new development, a change in use or when major improvements being proposed.

### **10. For applications in process before the Ordinance goes into effect should the new development standards be integrated into the project to avoid nonconformance and compliance issues down the line?**

Yes, this approach is strongly recommended for applications submitted before the Ordinance effective date, which is set for July 14, 2022.

*Last updated on June 16, 2022*