

Los Angeles County Department of Regional Planning

**Green Zones Ordinance Summary**

<b>Purpose</b>	The Green Zones Ordinance seeks to enhance public health and land use compatibility in the unincorporated communities that bear a disproportionate pollution burden and establish Countywide standards for recycling and waste management.
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**THE FOLLOWING PROVISIONS ARE APPLICABLE COUNTYWIDE**

<b>Countywide</b>	<ul style="list-style-type: none"> <li>• <b>Definitions</b> (22.14 - 22.230): “drive-through establishments”, “organic waste facilities”, “recycling &amp; solid waste”, “organic waste”, “recycling”, “recycling processing facilities”, “sensitive uses”</li> <li>• <b>Recategorized Uses:</b> “auto dismantling”, “scrap metal yards”, and “junk &amp; salvage” under recycling. Note: “junk &amp; salvage yard” removed</li> <li>• <b>Chapters:</b> storage enclosure requirements for recycling &amp; solid waste (22.132), and sensitive uses (22.134)</li> <li>• <b>Sections:</b> 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)</li> </ul>
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**THE FOLLOWING PROVISIONS ARE APPLICABLE TO GREEN ZONE DISTRICTS ONLY (22.84)**

<b>11 Green Zone Districts</b>	Avocado Heights East Los Angeles East Rancho Dominguez Victoria Florence-Firestone	South San Jose Hills Walnut Park West-Athens Westmont West Carson	West Rancho Dominguez-Victoria Whitter-Los Nietos Willowbrook
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<b>General Applicability</b> (22.84.020.A.1)	<p><b>Types of uses:</b> New and legally established, existing uses listed under the Industrial Uses, Recycling &amp; Solid Waste, and Vehicle-related uses in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for exemptions below.</p> <p>New automobile service stations and new drive-through establishments as defined in Chapter 22.14 (Definitions), listed in Table 22.20.030-B (Principal Use Regulations for Commercial Zones).</p> <p><b>Location:</b> Any lots or portions thereof, located within a 500-foot radius of a lot that contains a sensitive use in unincorporated areas. Any lots, or portions thereof, located within a 500-foot radius of a lot containing a residential use in an incorporated area.</p>
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<b>Exemptions from Green Zones Districts Requirements</b> (22.84.020.A.1 & 2)	<p><b>Types of uses:</b> Table 22.22.030-B (Principal Use Regulations for Industrial Zones): Airport-Related sub-category including airports, heliports, helistops, and landing strips. Vehicle sales and rentals sub-category; Supply stores under Vehicle services sub-category that are within fully enclosed buildings.</p> <p><b>Uses with a valid discretionary permit:</b> Any legally-established, existing use that has been operating with an approved discretionary land use permit, until the expiration date of such permit or until a new discretionary permit is required.</p> <p><b>Existing automobile service stations:</b> Any legally-established, existing use for which a valid building permit has been issued prior to the ordinance effective date.</p>
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<b>Prohibited Uses</b> (22.84.020.A.3)	<ul style="list-style-type: none"> <li>• Acid manufacture.</li> <li>• Anaerobic digestion facility (except as an accessory to a legally-established use that processes waste generated on-site only)</li> <li>• Auto dismantling (outdoor operation)</li> <li>• Cement, lime, gypsum, or plaster of Paris manufacture</li> <li>• Chipping and grinding</li> <li>• Combustion or non-combustion biomass conversion facility, except for a non-combustion biomass conversion facility that processes waste generated on-site only</li> <li>• Composting facility, except for green waste composting only</li> <li>• Compressed natural gas manufacture</li> </ul>	<ul style="list-style-type: none"> <li>• Construction and demolition facility, recycling</li> <li>• Conversion technology facility, recycling or solid waste</li> <li>• Distillation of bones</li> <li>• Drop hammers</li> <li>• Explosives</li> <li>• Forging works</li> <li>• Fertilizer manufacture, except accessory composting of on-site generated waste associated with a legally, established commercial or agricultural use</li> <li>• Gas manufacture, except accessory anaerobic digestion of on-site generated waste associated with a legally, established commercial or agricultural use</li> <li>• Glue manufacture</li> </ul>	<ul style="list-style-type: none"> <li>• Inert Debris landfills</li> <li>• Inert Debris processing facilities, recycling</li> <li>• Materials recovery facilities, new</li> <li>• Metal plating (prohibited within a 1,000-foot radius of a lot containing a sensitive use in Green Zone Districts)</li> <li>• Polymer plastics and foam manufacture</li> <li>• Scrap metal yards (outdoor operation)</li> <li>• Smelting of tin, copper, zinc or iron ores</li> <li>• Solid waste landfills</li> <li>• Tannery or the curing or storage of raw hides</li> <li>• Transfer stations.</li> </ul>
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**Note:** Prohibited uses shall not be granted extensions beyond their grant terms and are not subject to the; extensions are not possible pursuant to the Nonconforming Chapter (22.172).

<b>Schedule of Compliance</b> (22.84.040)	<ul style="list-style-type: none"> <li>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.</li> <li>For properties requiring improvements that fall into multiple compliance years, the longer timeline shall apply to all improvements.</li> <li>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.</li> </ul>
<b>Exceptions</b> (22.84.020.B)	<ul style="list-style-type: none"> <li>When in conflict with other provisions of Title 22, the more restrictive provisions shall apply.</li> <li>Required improvements shall not be subject to Chapter 22.172 (Nonconforming Uses, Buildings and Structures).</li> </ul>
<b>Uses Subject to a Conditional Use Permit (CUP)</b> (22.84.030.A)	<p><b>A. Industrial Uses:</b></p> <ol style="list-style-type: none"> <li><b>Assembly, manufacture, packaging, and storage of finished or prepared materials, including on-site manufacture of raw, natural, or synthesized flammable or toxic chemicals:</b> (a) Earthen products, including ceramics, sand, and stone, but excluding brick, terra cotta, and tile manufacture. (b) Precious and semi-precious metal products, including jewelry and lapidary.</li> <li><b>Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site. Metal products and parts; including the fabricating, engraving, spinning, storing, plating, and finishing of, where the use prohibits snap riveting and any process used in bending or shaping, which produces any audible nuisance or disagreeable noise, is prohibited. Use of perchloric acid is prohibited. Use excludes foundries and forging works.</b></li> <li><b>Food processing:</b> (a) Breweries. (b) Dairy products depot. (c) Slaughtering. (d) Starch mixing and bottling.</li> <li><b>Laundries and cleaning services, such as rug and carpet cleaning plants.</b></li> <li><b>Manufacturing:</b> (a) Blacksmith shops. (b) Boat building. (c) Concrete batching plants with mixers up to one cubic yard capacity. (d) Engraving, machine metal engraving. (e) Fabricating. (f) Ice manufacturing, distribution and storage. (g) Lubricating oil canning and packaging, limited to 100 barrels stored aboveground. (h) Lumberyard. (i) Machine shops. (j) Paint mixing, excluding lacquers and synthetic enamels. (k) Presses, hydraulic presses for the molding of plastics. (l) Refrigeration plants. (m) Sand, for sandblasting. (n) Sheet metal shops. (o) Stone, marble and granite.</li> <li><b>Recycling and Solid Waste uses, including auto dismantling/recycling (indoor operation), scrap metal (indoor operation).</b></li> <li><b>Storage:</b> (a) Acetylene and oxygen storage in tanks. (b) Boat storage. (c) Building materials. (d) Bus storage. (e) Car barns for buses and streetcars. (f) Cold storage plants. (g) Contractor's equipment yards, including farm and building trade equipment. (h) Distributing plants. (i) Draying yards or terminals. (j) Fuel yards. (k) Machinery storage yards. (l) Moving van storage or operating yards. (m) Plaster storage. (n) Produce yards and terminals. (o) Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers. (p) Truck and RV storage, including container storage. (q) Warehouses with a gross floor area of 100,000 square feet or greater. (r) Waste hauler vehicle or waste hauler container storage. (s) Wood yards.</li> <li><b>Tire retreading or recapping.</b></li> <li><b>Valves, storage and repair of; including oil well valves.</b></li> <li><b>Welding.</b></li> </ol> <p><b>B. Vehicle-Related Uses:</b></p> <ol style="list-style-type: none"> <li>Automobile washing, automatic car wash.</li> <li>Automobile washing, coin-operated or hand wash.</li> <li>Vehicle services, automobile body and fender repair, and paint shops.</li> <li>Vehicle services, automobile impound and tow yards.</li> <li>Vehicle services, automobile painting and upholstery shops.</li> <li>Vehicle services, any automobile repair garages that have accessory uses.</li> <li>Vehicle services, new automobile service stations, including compressed natural gas filling stations.</li> <li>Vehicle services, automobile supply stores, outdoor.</li> </ol> <p><b>C. <u>New development, change of use, or major improvements proposed on a site that is partially or entirely located within a half-mile radius of the boundaries of Superfund Sites.</u></b> For these uses, a Phase 1 Study is also required.</p>
<b>PERFORMANCE STANDARDS FOR ALL USES (22.84.030.E) Except for new gas stations or drive-throughs.</b>	
<b>Hours of Outdoor Operation</b>	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.
<b>Storage of Materials and Waste</b>	All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building.
<b>Site Maintenance</b>	Exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.

## DEVELOPMENT STANDARDS (22.84.030.C)

**For All Uses (22.84.030.C.1)**

<b>Solid Wall Requirements</b>	<ol style="list-style-type: none"> <li>1. The following uses shall provide solid walls along the street frontage and any other lot lines adjoining a lot containing sensitive uses:               <ol style="list-style-type: none"> <li>(a) Boat storage.</li> <li>(b) Bus storage.</li> <li>(c) Organic waste facilities.</li> <li>(d) Pallet yards.</li> <li>(e) Recycling collection facilities.</li> <li>(f) Recycling processing facilities.</li> <li>(g) Truck and RV storage (including container storage).</li> <li>(h) Uses that have accessory uses or secondary, related activities other than parking occurring outdoors.</li> </ol> </li> <li>2. Required solid walls shall meet the following standards:               <ol style="list-style-type: none"> <li>(a) Be of a uniform height between eight and 12 feet;</li> <li>(b) Be of a minimum thickness of six inches;</li> <li>(c) Be a neutral color; and</li> <li>(d) Be constructed in workmanlike manner and consist of materials such as concrete masonry unit (CMU) or masonry, brick, or the like, etc.</li> </ol> <p><b>Note:</b> Also see landscaping and setback requirements for solid walls along street frontages below.</p> </li> <li>3. Any type of fencing or wire is prohibited, excluding metal gates for the purpose of vehicular access.</li> </ol>
<b>Landscaping Requirements on Street Frontages</b>	<p><b>Required solid walls along street frontages shall be setback by landscaping of a minimum of five feet in depth, as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas, or existing building or structures. The landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. Landscaping shall be verified on a landscaping plan submitted to the Department, consisting of the following:</b></p> <ol style="list-style-type: none"> <li>1. One 15-gallon tree for every 100 square feet of landscaped area, spaced ten feet apart. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. Required landscaping shall be drought-tolerant and include only non-invasive plant species.</li> <li>2. Trees planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.</li> <li>3. Trees planted near buildings or fire lanes are placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.</li> <li>4. Trees selected from the Tree Species List maintained by the Director.</li> <li>5. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.</li> <li>6. Notwithstanding Chapter 12.84 (Low Impact Development Standards) of the County Code, parcels subject to this Chapter 22.84 (Green Zone Districts) and less than 1 acre in size shall not be exempt from Low Impact Development requirements.</li> </ol>
<b>Storage of Materials, Vehicles, or Equipment</b>	<ol style="list-style-type: none"> <li>1. Any materials, vehicles, or equipment stored outdoors shall not exceed the height of the surrounding wall, shall be fully contained within the property boundaries, and shall not spillover onto public rights-of-way.</li> <li>2. Materials shall be set back at least 10 feet from the wall or the length equal to the wall height, whichever is greater.</li> <li>3. The area between the stored materials and the wall may be landscaped.</li> </ol>
<b>Surfacing</b>	<ol style="list-style-type: none"> <li>1. Areas designated for parking, vehicle circulation, or storage of materials or equipment shall be paved with impervious materials such as an asphalt or an oil and aggregate mixture, use light color pavement, and be maintained to the satisfaction of the Director.</li> <li>2. Paved areas shall be clustered to maximize pervious area. Alternative paving materials may be permitted to the satisfaction of the Director and Public Works.</li> <li>3. All areas of broken concrete or asphalt, including divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.</li> </ol>
<b>Recycling &amp; Solid Waste Storage</b>	<p>Any trash receptacles or storage areas for recycling and solid waste shall meet the requirements in Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).</p>
<b>"No Idling" Sign Required</b>	<p>Loading areas shall include signage stating that vehicle idling is limited to five minutes. Graphics related to the vehicle idle limitation are permitted on the sign. The sign shall be a minimum size of 12 inches wide by 18 inches in height and be prominently displayed and visible from the loading spaces/area. Sample language: "5-minute idle limit," "spare the air," and "please turn off engine when stopped." (See 22.84.030.C.1.h)</p>

<p style="text-align: center;"><b>Enclosures</b></p>	<p><b>Any area used for storage or handling of hazardous materials, including above-ground storage tanks, shall be within an enclosure and fully screened from the public right-of-way.</b></p>
	<p><b>A completely enclosed building shall be provided for the following unless another regulatory agency requires natural ventilation as part of the regulatory code:</b></p> <ul style="list-style-type: none"> <li>(a) Any area where manufacturing or repair work occurs, such as assembly or disassembly of parts, repairs, processing of materials, or operation of equipment that emits or generates dust, smoke, gas, fumes, cinder or waste; or</li> <li>(b) Recycling processing facilities, including auto dismantling activity, and scrap metal crushing and shredding.</li> </ul> <p style="text-align: center;"><b>Additionally:</b></p> <ul style="list-style-type: none"> <li>(1) Auto dismantling activity, and scrap metal crushing and shredding, shall be placed furthest away from nearby sensitive uses as possible and be fully enclosed within a building.</li> <li>(2) The garage door or opening of the enclosed building for auto dismantling activity, and scrap metal crushing and shredding, shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.</li> <li>(3) Ancillary operations, storage, and parking, aside from auto dismantling activity, and scrap metal crushing and shredding, may be conducted outdoors, provided that it is fully contained within the property boundaries and no storage or operation occurs on adjacent public rights-of-way or neighboring properties.</li> </ul>
<p style="text-align: center;"><b>Vehicular access and on-site circulation for cars &amp; trucks</b></p>	<ul style="list-style-type: none"> <li>1. For new uses, locate driveway entrances and exits as far away from sensitive uses as feasible, and on-site vehicular circulation and truck loading and unloading areas, including truck loading docks, shall be located in the rear or on the side of structures, or as far away from the nearest sensitive use as feasible.</li> <li>2. Locate on-site queuing and check-in points for trucks furthest away from property lines that are closest to any nearby sensitive use, when feasible. Where infeasible for uses subject to a Conditional Use Permit, an additional finding must be made to justify why this is not possible.</li> </ul>
<p style="text-align: center;"><b>Perimeter Identification Sign Requirements</b></p>	<p><b>In addition to signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each facility or site shall provide a perimeter identification sign that complies with the following:</b></p> <ul style="list-style-type: none"> <li>1. <b>Location.</b> Permanently affixed on a building/wall that is visible and with text that is legible to pedestrians from the public right-of-way, and no higher than eight feet from the ground measured vertically from the sign's base.</li> <li>2. <b>Size.</b> Has a minimum sign area of four square feet and a maximum of nine square feet. The area for a perimeter identification sign shall not be accounted for in the total area permitted for business signs specified in Chapter 22.114 (Signs).</li> <li>3. <b>Display.</b> Permanently displays hours of operation, telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property contains a separate business sign that is clearly visible from the public right-of-way. The sign shall include instructions for reporting violations to Regional Planning and to AQMD where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or appropriate text as updated: <ul style="list-style-type: none"> <li>(a) "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email <a href="mailto:zoningenforcement@planning.lacounty.gov">zoningenforcement@planning.lacounty.gov</a>;" and</li> <li>(b) "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit <a href="http://www.aqmd.gov">www.aqmd.gov</a>."</li> </ul> </li> </ul> <p>Multi-tenant buildings or sites may provide one such sign containing the information listed in requirement 3 above, provided that each tenant has its own business identification sign that is clearly visible from the public right-of-way.</p>
<p style="text-align: center;"><b>Requirements for Accessory Structures and Utilities</b></p>	<p>Any outdoor operation with an office shall permanently affix the building to the ground and provide one toilet that is served by public water and sewer, or otherwise approved by the Director as well as by the Departments of Public Health and Public Works.</p>
<p style="text-align: center;"><b>Hazardous Sites</b></p>	<p>Any proposed project on a parcel known to be a hazardous property or listed on the Cortese List maintained by the California Environmental Protection Agency (<a href="https://calepa.ca.gov/sitecleanup/corteselist">https://calepa.ca.gov/sitecleanup/corteselist</a>) shall provide the appropriate federal, state, or local agency clearance letter for the site. In addition, any parcel known to have a previous use that potentially generated hazardous materials shall demonstrate that the site is clear of contamination with a Phase 1 study.</p>

**For New Development or Proposed Expansions to Existing, Legally-Established Uses Adjacent to Sensitive Uses (22.84.030.C.2)**  
 Required in addition to Development Standards for all uses above.

<b>Building Setback</b>	a. A minimum 10-foot setback shall be provided along the property lines adjacent to sensitive uses. Any proposed additions above the ground floor of existing, uses adjacent to sensitive uses shall also be set back 10 feet from the nearest property line.
<b>Building Height</b>	b. New building or structures, or any proposed for additions, excluding chimneys, rooftop antennas, roof-mounted solar panels, or other rooftop equipment including HVAC units, air purifiers, etc., shall be setback one additional foot for every foot above 35 feet in height, up to a maximum height of 45 feet.

**Standards for Specific Uses (22.84.030.C.3)** Required in addition to all Development Standards above, unless otherwise specified.

<b>Automobile &amp; vehicle repair shops</b>	No open vehicle hood is permitted outside of the building.
<b>New automobile service stations</b>	<b>All new automobile service stations, including compressed natural gas filling stations, shall comply with the building setback and height requirements above (Section C.2) only, in addition to the following:</b> <ul style="list-style-type: none"> <li>• Locate the gasoline or fuel dispensing areas at least 50 feet from the nearest sensitive uses.</li> </ul>
<b>Warehouse Requirements</b>	<b>The following standards apply to new warehouses. For existing warehouses, the following standards apply, except requirement 6, and shall be met within 5 years of the effective date of the Ordinance:</b> <ol style="list-style-type: none"> <li>1. Utilize electric or alternatively fueled sweepers with HEPA filters.</li> <li>2. Utilize Energy Star heating, cooling, and lighting devices, and appliances.</li> <li>3. All off-road equipment (non-street legal), such as forklifts and other machinery, used onsite for warehouse operations shall be powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are zero or low-emission.</li> <li>4. All landscaping equipment, such as lawn mowers and leaf blowers used onsite shall be electrically powered.</li> <li>5. Warehouses with a minimum gross floor area of 100,000 square feet shall comply with AQMD Rule 2305 or current standards for zero-emissions for near zero-emissions.</li> <li>6. New warehouses shall have a minimum 100-foot buffer consisting of office space, employee parking, and/or landscaping between primary operation and lot lines that are closest to nearby sensitive uses.</li> </ol>
<b>New drive-through establishments</b>	<b>Shall comply with the building height requirement above (Section C.2.b) only, in addition to the following:</b> <ol style="list-style-type: none"> <li>1. A maintenance plan shall be submitted as part of the CUP application, to the satisfaction of the Director of Regional Planning, and the drive-through establishment shall comply with the maintenance plan.</li> <li>2. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 20 feet from the property line of any adjoining residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots.</li> <li>3. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.</li> <li>4. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residentially-zoned lot.</li> <li>5. The required trash bin shall be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and shall have solid doors.</li> </ol>
<b>Modifications to Developments Standards (22.84.030.D)</b>	<ol style="list-style-type: none"> <li>1. <b>A modification may be requested through a Minor Conditional Use Permit (Chapter 22.160) application if the use is subject to a Minor CUP or Site Plan Review (Chapter 22.186), or through a Conditional Use Permit (Chapter 22.158) application if the use requires a CUP, for the development standards listed below:</b> <ol style="list-style-type: none"> <li>a. Solid wall (Requirement 2, listed above)</li> <li>b. Landscaping (Requirement 1, listed above)</li> <li>c. Accessory Structures and Utilities</li> <li>d. Perimeter Identification Signs (Requirement 2, listed above)</li> <li>e. Warehouses. (Requirements 3 through 6, above)</li> </ol> </li> <li>2. <b>When a modification is requested for any of the five development standards (a-e) listed above, the following findings shall apply in addition to the findings required in Section 22.084.030.B (Additional Findings):</b> <ol style="list-style-type: none"> <li>a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property; and</li> <li>b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the community.</li> </ol> </li> </ol>