

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the Metro Area Plan, which will update land use policy and zoning maps, add new definitions, and new land use regulations and permitting requirements for Metro Area communities, and include minor, technical corrections to Title 22 for clarification of code language for ease of implementation.

SECTION 1. Section 22.06.010 is hereby amended to read as follows:

22.06.010 Zones Established.

A. To classify regularly and restrict the location of trades and industries and the location of buildings for special uses, and the use and area of premises for the general welfare of the County as regulations for the execution of the General Plan pursuant to Chapters 3 and 4 of Division 1 of Title 7 (Planning and Land Use) of the California Government Code, or any statute superseding those chapters, the unincorporated area of the County is divided into classes of zones, according to Table 22.06.010-A, below.

TABLE 22.06.010-A: ZONES	
Abbreviation	Full Name
...	
Industrial Zones	
<u>LSP</u>	<u>Life Science Park</u>
<u>M-0.5</u>	<u>Artisan Production and Custom Manufacturing</u>
M-1	Light Manufacturing
...	

...

SECTION 2. Section 22.06.030 is hereby amended to read as follows:

22.06.030 Combining Zones.

Combining zones are established according to Table 22.06.030-A, below. Combining zones are established as additional zone designations used in combination with the basic zone.

TABLE 22.06.030-A: COMBINING ZONES	
Abbreviation	Full Name
-BE	Billboard Exclusion

TABLE 22.06.030-A: COMBINING ZONES	
Abbreviation	Full Name
-DP	Development Program
-GZ	Green Zone
-P	Parking
-CRS	Commercial—Residential
-IP	Industrial Preservation

SECTION 3. Section 22.06.040 is hereby amended to read as follows:

22.06.040 Supplemental Districts.

Supplemental districts are established according to Table 22.06.040-A, below. The regulations of each such supplemental district shall supersede the specific regulations of the basic zone to which the district is added in the manner indicated for each type of district.

TABLE 22.06.040-A: SUPPLEMENTAL DISTRICTS	
Abbreviation	Full Name
EQD	Equestrian District
Setback District	Setback District
Flood Protection District	Flood Protection District
Noise Insulation	Noise Insulation Program

TABLE 22.06.040-A: SUPPLEMENTAL DISTRICTS	
Abbreviation	Full Name
CSD	Community Standards District
<u>PASD</u>	<u>Planning Area Standards District</u>
ROLD	Rural Outdoor Lighting District

...

SECTION 4. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

Accessory building or structure. A detached building or structure that is subordinate and incidental in use to the principal building or use on the same lot, and located in the same or a less restrictive zone.

Accessory commercial unit. A commercial use that is subordinate to the principal use and contained within, attached to, or detached from a residential structure on a residential-zoned parcel and is open to customers, clients, or patrons.

Accessory dwelling unit. The following terms are defined for the purposes of Section 22.140.160 (Accessory Dwelling Units and Junior Accessory Dwelling Units):

...

Affordable housing and senior citizen housing. The following terms are defined for the purposes of Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Supportive Housing), Chapter 22.130 (Transitional Housing), Section 22.140.660 (Motel Conversions, Temporary), Chapter 22.166 (Housing Permits), and [Section] 22.246.090 (Private Art in Public Development Program):

...

~~Baseline dwelling units. The maximum number of dwelling units permitted by the General Plan land use designation. See “Baseline dwelling units.”~~

...

Area of special flood hazard. The land within a flood plain, as identified by the Flood Insurance Rate Map (FIRM) of Los Angeles County, subject to a one percent or greater chance of flooding in any given year.

Artisan production and custom manufacturing. Small-scale urban manufacturing or production, design, distribution, and repair of products such as, but not limited to, furniture, art, software, technology, and other innovative products. Artisan production and custom manufacturing excludes basic industrial processing from raw materials, commercial bakeries, food processing, and vehicle or equipment services.

...

SECTION 5 Section 22.14.020 is hereby amended to read as follows:

22.14.020 B.

...

Baseline dwelling units. The maximum number of dwelling units permitted by the General Plan land use designation.

...

Borrow pit. Any place on a lot where dirt, soil, clay, decomposed granite, or other similar material is removed by excavation or otherwise for any purpose other than surface mining operations, or a grading project with off-site transport.

Brewery. A beer manufacturing facility that produces beer by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination thereof in water, and includes ale, porter, brown, stout, lager beer, small beer, and strong beer but does not include rice wine. Beer may be produced using the

following materials as adjuncts in fermentation: honey, fruit, fruit juice, fruit concentrate, herbs, spices, and other food materials. Beer aged in an empty wooden barrel previously used to contain wine or distilled spirits shall be defined exclusively as “beer” and shall not be considered a dilution or mixture of any other alcoholic beverage.

Microbrewery. A small-scale brewery operation that produces no more than 15,000 barrels a year. Its beer products are primarily intended for local or regional consumption.

Building. A structure that has a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, belongings, or property.

Building frontage. The exterior building wall of a ground floor business establishment on the side of the building that fronts or is oriented towards a public street, highway, or parkway. "Building frontage" shall be measured continuously along the building wall for the entire length of the business establishment, including any portion not parallel to the remainder of the wall.

Building or structure, nonconforming due to density. Any primary building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this title or any amendment thereto became effective, but which, due to the application of Title 22 or any amendment thereto, no longer complies with all applicable minimum or maximum density requirements in the zone in which it is located. This term does not include a building or structure located in the Coastal Zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

Building or structure, nonconforming due to standards. Any primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this title or any amendment

thereto became effective, but which, due to the application of Title 22 or any amendment thereto, no longer complies with all the applicable standards of development in the zone in which it is located. This term does not include a building or structure located in the Coastal Zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

SECTION 6 Section 22.14.040 is hereby amended to read as follows:

22.14.040 D.

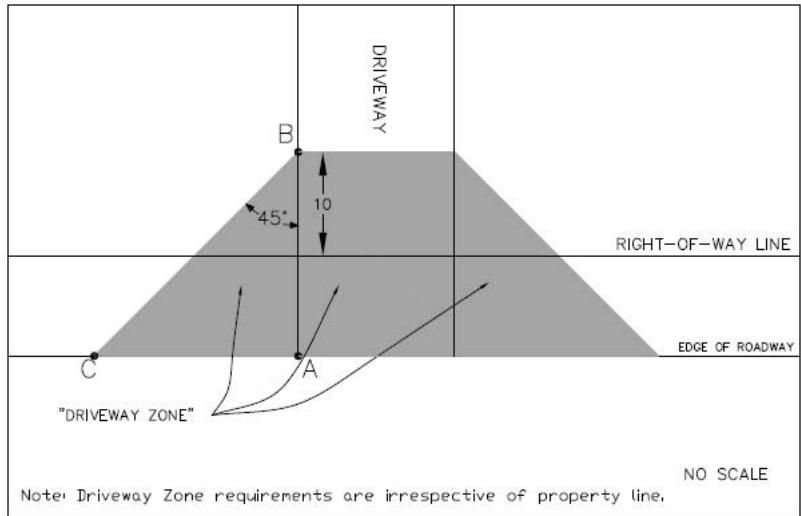
...

Dripline. A vertical line extending from the outermost portion of a tree canopy to the ground.

Driveway zone. The triangular areas created on both sides of a driveway delineated by the following three points, including the portion of the driveway located between the aforementioned triangular areas:

1. Point "A" is the point at which the existing edge of the driveway meets the edge of the roadway or top of the curb, if present;
2. Point "B" is the point along the edge of the driveway located 10 feet back from the right-of-way line towards the property; and
3. Point "C" is the point at which a line that is extended from Point "B" at a 45-degree angle meets the edge of the roadway or top of curb, if present,

Driveway Zone



...

SECTION 7 Section 22.14.190 is hereby amended to read as

22.14.190 S.

...

Senior citizen residence. See "Accessory dwelling unit."

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 or a legal, nonconforming residence in an industrial zone.

Shared kitchen complex. As defined in Section 8.04.425 of the Los Angeles County Code and subject to all applicable provisions in Chapter 11.09 of the Los Angeles County Code. For the purposes of this Title 22, food prepared or handled in a shared kitchen complex shall be for off-site sale and consumption only.

...

SECTION 8

Section 22.18.030 is hereby amended to read as follows:

**22.18.030
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Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-

A. General.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...	
Accessory buildings and structures, unless more specifically regulated by this <u>Title 22</u>	As determined by the principal use						Sections 22.110.030, 22.110.040
<u>Accessory commercial units (ACUs)</u> ⁴	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.364.070. A.2.a</u>
Accessory dwelling units	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.640
...							
Notes:							
...							

4. Use permitted on corner lots in Residential Zones in the following Metro Planning Area Communities only: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez, and Willowbrook.

SECTION 9 Section 22.20.030 is hereby amended to read as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R

A. General. This Section prescribes the land use regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Service Uses								
Self-service storage facilities	-	-	-	-	CUP	-	-	Section 22.140.560
<u>Shared kitchen complexes</u>	-	<u>CUP</u>	<u>CUP</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u> ⁴	<u>Section 22.140.540</u>
Shoe repair shops	-	SPR	SPR	SPR	SPR	SPR	CUP ⁴	

SECTION 10 Section 22.22.010 is hereby amended to read as follows:

22.22.010 - Purpose.

A. General Purpose. -----Industrial Zones provide for the orderly, well-planned, and balanced growth of industrial districts and designate adequate land for the growth of employment centers in the County. Industrial Zone regulations encourage all types of industrial establishments to achieve compatibility in the characteristics of their activities and processes in a manner that strives to be harmonious with surrounding community character and nearby sensitive uses.

B. Purpose of Individual Zones. The purposes of individual zones are established as follows:

1. Life Science Park Zone. The Life Science Park Zone (Zone LSP) is intended to provide quality employment and support emerging technology, entrepreneurship, and innovation. The zone allows for life science, research, and development uses, particularly those that support bioscience and biomedical product development and manufacturing or potentially revenue-generating business. Uses permitted may include administrative and professional offices that support light industrial uses and research and development sites nearby. This zone also allows for basic services such as grocery stores and childcare that would serve the local employees and neighbors.

2. Artisan Production and Custom Manufacturing Zone. The Artisan Production and Custom Manufacturing Zone (Zone M-0.5) allows for neighborhood-scale urban manufacturing uses such as production, design, distribution, and repair of products, including but not limited to furniture, art, software, technology, and other custom-made products. The zone also allows for neighborhood-serving commercial, services, and innovation uses compatible with surrounding or abutting residential zones. The M-0.5 zone allows for the creation of transitions between employment and residential uses to encourage unobtrusive and less noxious uses adjacent to residential zones and sensitive uses. The M-0.5 zone encourages land use compatibility and a healthy environment where a variety of business and residents can co-exist.

43. Light Manufacturing Zone. The Light Manufacturing Zone (Zone M-1) allows for light industry, repair, wholesale, and packaging, including the manufacture,

assembly, distribution, and storage of goods that have low nuisance impacts, but excluding raw-materials production, processing or bulk handling. Zone M-1 will also accommodate retail and service commercial uses to serve local employees and visitors.

24. Restricted Heavy Manufacturing Zone. The Restricted Heavy Manufacturing Zone (Zone M-1.5) allows for light and restricted heavy industry, repair, wholesale, and packaging, including manufacture, assembly, distribution, and storage of goods with low to medium nuisance impacts, but excluding raw-materials production, processing, or bulk handling.

35. Heavy Manufacturing Zone. The Heavy Manufacturing Zone (Zone M-2) allows for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. Zone M-2 also accommodates warehousing, distribution, and port-related uses.

46. Aircraft and Heavy Industrial Zone. The Aircraft and Heavy Industrial Zone (Zone M-2.5) is to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul, repair plants, and aircraft power-plant testing stations (hereinafter collectively referred to as "zone aircraft uses"), as well as other heavy industrial uses which cause loud noises, heavy vibrations, or other similar conditions. Zone M-2.5 shall prohibit uses which will detrimentally affect, or be detrimentally affected by, such aircraft or other heavy uses for which Zone M-2.5 is designed. Zone M-2.5 also serves as a buffer zone to protect government-owned airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, and aircraft power testing stations (hereinafter referred to as "unzoned lawful aircraft uses") that are not subject to the zoning jurisdiction of the County but are contiguous or adjacent to any lot that is subject to the County's jurisdiction.

57. Unclassified Zone. Any remaining unzoned land that is located within the unincorporated area of the County shall be zoned as Unclassified Zone (Zone M-3).

68. Manufacturing—Industrial Planned Zone. The Manufacturing-Industrial Planned Zone (Zone MPD) allows for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. Zone MPD also accommodates warehousing, distribution, and port-related uses. With the exception of accessory retail and service and ancillary office uses serving local employees and visitors, there shall be no new commercial uses within buildings constructed in Zone MPD after the effective date of this ordinance amendment.

SECTION 11. Section 22.22.020 is hereby amended to read as follows:

22.22.020 - Industrial Zones Designated.

Table 22.22.020-A, below, identifies "Industrial Zones," as used in this Title 22:

TABLE 22.22.020-A: ZONES	
Abbreviation	Full Name
<u>LSP</u>	<u>Life Science Park</u>
<u>M-0.5</u>	<u>Artisan Production and Custom Manufacturing</u>
M-1	Light Manufacturing
M-1.5	Restricted Heavy Manufacturing
M-2	Heavy Manufacturing
M-2.5	Aircraft, Heavy Industrial
M-3	Unclassified
MPD	Manufacturing-Industrial Planned Development

TABLE 22.22.020-A: ZONES	
Abbreviation	Full Name
<u>LSP</u>	<u>Life Science Park</u>
<u>M-0.5</u>	<u>Artisan Production and Custom Manufacturing</u>
B-1	Buffer Strip
B-2	Corner Buffer Strip

SECTION 12. Section 22.12.030 is hereby amended to read as follows:

22.22.030 Land Use Regulations for Zones LSP, M-0.5, M-1, M-1.5, M-2, and M-2.5

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Agricultural and Resource-Based Uses							
Borrow pits to a depth of over three feet	=	=	-	-	CUP	CUP	
Community gardens	<u>P</u>	<u>P</u>	P	P	P	CUP	
Crops, including field, tree, bush, berry, and row	=	=	P	P	P	CUP	
Greenhouses	=	=	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Manure, spreading, drying, and sales	-	-	-	-	SPR	CUP	
Oil wells							
In compliance with Section 22.140.400.C.1.a	-	-	SPR	SPR	SPR	CUP	Section 22.140.400
In compliance with Section 22.140.400.C.1.b	-	-	CUP	CUP	CUP	CUP	Section 22.140.400
Solid fill projects	-	-	CUP	CUP	SPR	CUP	
Surface mining operations	-	-	SMP	SMP	SMP	SMP	
Animal-Related Uses							
Animal experimental research institutes	-	-	SPR	SPR	SPR	CUP	
Animal hospitals	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Animal shelters and pounds	-	-	SPR	SPR	SPR	CUP	
Cemeteries and crematories for pets	-	-	-	-	CUP	CUP	
Dairies	-	-	-	-	CUP	CUP	Section 22.140.160
Dog breeding facilities	-	-	SPR	SPR	SPR	CUP	
Dog kennels	-	-	SPR	SPR	SPR	CUP	
Dog training schools	-	-	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Grazing of cattle, horses, sheep, goats, alpacas, or llamas	=	=	SPR	SPR	SPR	CUP	Section 22.140.080
Hogs or pigs	=	=	SPR	SPR	SPR	CUP	Section 22.140.080
Hog ranches	=	=	-	-	CUP	CUP	
Humane societies	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Livestock feed yards	=	=	-	-	CUP	CUP	
Livestock sales yards	=	=	-	-	CUP	CUP	
Menageries, zoos, animal exhibitions, or other facilities for the keeping of wild animals ¹	=	=	CUP	CUP	CUP	CUP	
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas	=	=	SPR/CUP	SPR	SPR	CUP	Section 22.140.080
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, and sale, including eggs, honey, or similar products derived from such animals	=	=	SPR	SPR	SPR	CUP	Section 22.140.080
Riding academies ¹	=	=	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Stables, with the boarding of horses ¹	=	=	CUP ³	SPR	SPR	CUP	
Stables, for the raising and training of racehorses, provided such use is not established for commercial purposes ¹	=	=	SPR	SPR	SPR	CUP	
Veterinaries, small animal							
Clinics	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Hospitals and veterinary consulting offices	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Wild animals, the keeping of; either individually or collectively for private or commercial purposes	=	=	P/AP	P/AP	P/AP	CUP	Sections 22.14 0.060, 22.140.0 70
Cannabis Uses							
Cannabis businesses and activities; including renting, leasing, and permitting	=	=	-	-	-	-	Section 22.140.134
Cannabis cultivation, personal; accessory to a legally established dwelling unit	See Table 22.22.030-C: Accessory Use Regulations						
Cultural, Educational, and Institutional Uses							
Amphitheaters	=	=	CUP	CUP	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Aquaria	=	=	-	SPR	SPR	CUP	
Arboretums and horticultural gardens	=	=	SPR	SPR	SPR	CUP	
Boxing arenas	=	=	CUP	SPR	SPR	CUP	
Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities	=	=	SPR	SPR	SPR	CUP	
Community centers	=	=	SPR	SPR	SPR	CUP	
Correctional institutions							
Correctional institutions							
Camps	=	=	CUP	-	-	CUP	
Honor farms	=	=	CUP	CUP	CUP	CUP	
Jails	=	=	CUP	SPR	SPR	CUP	
Juvenile halls	=	=	-	SPR	SPR	CUP	
Disability rehabilitation and training centers ⁵	=	=	SPR	SPR	SPR	CUP	
Grange halls	=	=	CUP	SPR	SPR	CUP	
Institutions of a philanthropic or charitable nature	=	=	-	SPR	SPR	CUP	
Libraries	=	=	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Lodge and union halls	=	=	SPR	SPR	SPR	CUP	
Museums	=	=	SPR	SPR	SPR	CUP	
Observatories	=	=	SPR	SPR	SPR	CUP	
Revival meetings, tent, for longer than seven days	=	=	CUP	SPR	SPR	CUP	
Theaters and other auditoriums having a seating capacity of up to 3,000 seats	=	=	CUP	SPR	SPR	CUP	
Theaters and other auditoriums having a seating capacity of more than 3,000 seats	=	=	-	CUP	CUP	CUP	
Theaters, drive-in	=	=	CUP	SPR	SPR	CUP	
Industrial Uses							
Airport-related							
Administrative offices in conjunction with airport	=	=	-	-	-	SPR	
Aircraft taxiways	=	=	-	-	-	SPR	
Facilities to supply water, gas, electricity, telephone service, or other utility service, except communication equipment buildings	=	=	-	-	-	SPR	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Ground operation and testing of aircraft power plants, including, without limitation, reciprocating and jet power plants	-	-	-	-	-	SPR	
Manufacture, storage, maintenance, repair, or overhaul of aircraft components, parts, accessories, equipment, and power plants	-	-	-	-	-	SPR	
Manufacture, storage, maintenance, repair, or overhaul of missiles, missile components, parts, accessories, equipment, and power plants	-	-	-	-	-	SPR	
Storage of aircraft fuels, lubricants, and propellants	-	-	-	-	-	SPR	
Assaying services	-	-	SPR	SPR	SPR	CUP	
Assembly, manufacture, packaging, and storage of finished or prepared materials; including on-site manufacture of raw natural or synthesized materials							
Earthen products, including ceramics, sand, and stone, but excluding brick, terra	-	-	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
cotta, and tile manufacture							
Food, coffee, edible oil, liquor, soda, and juice products, including the baking, processing, packing, canning, and bottling, excluding meat, fish, lard, pickles, sausage, sauerkraut, or vinegar	=	=	SPR	SPR	SPR	CUP	Also see "Food Processing"
Precious and semi-precious metal products, including jewelry and lapidary	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
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:							
Agricultural products	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Cloth and textile products, including apparel and upholstery, but excluding leatherwork and tanning	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Cosmetics and drygood products	<u>SPR</u> ⁴	<u>SPR</u> ⁴	SPR ⁴	SPR	SPR	CUP	
Craft products	=	<u>SPR</u>	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
<u>Biomedical, biological, Drug and pharmaceutical products</u>	<u>CUP</u>	-	SPR	SPR	SPR	CUP	
Electric, electrical, and mechanical products and parts, including appliances, computers, equipment, and instruments	-	<u>SPR</u>	SPR	SPR	SPR	CUP	
Glass products and parts	-	<u>SPR⁶</u>	SPR ⁶	SPR ⁶	SPR	CUP	
Metal products and parts, including the fabricating, engraving, spinning, storing, plating, and finishing	-	-	SPR ⁷	SPR ⁷	SPR	CUP	Also see "Foundries" and "Forging works"
Paper products	-	<u>SPR</u>	SPR	SPR	SPR	CUP	
Plastic products, including molding and grinding within an interior room	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Rubber products, excluding tires	-	-	SPR	SPR	SPR	CUP	
Wood products, including furniture	-	<u>SPR¹⁸</u>	SPR ¹⁸	SPR	SPR	CUP	
Assembly and storage of amusement rides and devices ¹⁷	-	-	-	SPR	SPR	CUP	
Farm equipment repair shops	-	-	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Farm machinery repair shops	=	=	SPR	SPR	SPR	CUP	
Film laboratories	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Food processing							
Bakeries	=	=	SPR	SPR	SPR	CUP	
Breweries	=	=	SPR	SPR	SPR	CUP	
Byproducts and scrap, from the handling or utilization of fish, meat, or animals	=	=	-	-	CUP	CUP	
Candy confectioneries	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Dairy products depots	=	=	SPR	SPR	SPR	CUP	
Feed mills	=	=	-	SPR	SPR	CUP	
Fish processing, including fish canneries	=	=	-	-	CUP	CUP	
Frozen food lockers	=	=	SPR	SPR	SPR	CUP	
Ice plants	=	=	-	SPR	CUP	-	
Lard	=	=	-	-	CUP	CUP	
Linseed, cottonseed, and coconut oil processing plants	=	=	-	SPR	SPR	CUP	
Meat packaging plants	=	=	-	-	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
<u>Microbreweries</u>	=	<u>CUP</u>	<u>CUP</u>	=	=	=	
Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size ^{9,15}	=	=	SPR	SPR	SPR	CUP	
Starch mixing and bottling	=	=	SPR	SPR	SPR	CUP	
Tallow	=	=	-	-	CUP	CUP	
Vinegar	=	=	-	-	CUP	CUP	
Wineries							
In compliance with Section 22.140.610.D.1	=	=	SPR	SPR	SPR	CUP	Section 22.140.610
In compliance with Section 22.140.610.D3	=	=	CUP	CUP	CUP	CUP	Section 22.140.610
Fumigating contractors	=	=	SPR	SPR	SPR	CUP	
Heavy equipment training schools	=	=	CUP ¹⁰	SPR	SPR	CUP	
Laboratories for testing experimental motion picture film	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Laboratories, research and testing	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Laundries and cleaning services							

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Cleaning and dyeing establishments, wholesale	=	=	SPR	SPR	SPR	CUP	
Curtain cleaning services	=	=	SPR	SPR	SPR	CUP	
Dry cleaning plants, wholesale	=	=	SPR	SPR	SPR	CUP	Section 22.140.190
Laundry plants, wholesale	=	=	SPR	SPR	SPR	CUP	
Linen and towel supply	=	=	SPR	SPR	SPR	CUP	
Rug and carpet cleaning plants	=	=	SPR	SPR	SPR	CUP	
Manufacture of:							
Ammonia, synthetic	=	=	-	-	CUP	CUP	
<u>Artisan production and custom manufacturing</u>	=	<u>SPR</u>	=	=	=	=	
Asphalt plants	-	-	-	-	CUP	CUP	
<u>Biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes.</u>	<u>CUP</u>	=	=	=	=	=	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Blacksmith shops	-	-	SPR	SPR	SPR	CUP	
Blast furnaces	-	-	-	-	CUP	CUP	
Bleaching powder	-	-	-	-	CUP	CUP	
Boat building	-	-	SPR	SPR	SPR	CUP	
Boiler works	-	-	-	-	CUP	CUP	
Bone distillation	-	-	-	-	CUP	CUP	
Bottling plants	-	-	SPR	SPR	SPR	CUP	
Box factories	-	-	SPR	SPR	SPR	CUP	
Brick	-	-	-	-	CUP	CUP	
Cabinetmaking	-	<u>SPR</u>	SPR	SPR	SPR	CUP	
Carpenter shops	-	<u>SPR</u>	SPR	SPR	SPR	CUP	
Caustic soda, manufacture by electrolysis	-	-	-	-	CUP	CUP	
Carpenter shops	-	-	SPR	SPR	SPR	CUP	
Celluloid	-	-	-	-	CUP	CUP	
Cellulose	-	-	-	-	CUP	CUP	
Cement	-	-	-	-	CUP	CUP	
Chlorine gas	-	-	-	-	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Coal and coal tar products, including distillation	-	-	-	-	CUP	CUP	
Coke ovens	-	-	-	-	CUP	CUP	
Concrete batching plants							
With mixers of one cubic yard capacity or smaller	-	-	SPR	SPR	SPR	CUP	
With mixers over one cubic yard capacity	-	-	-	-	CUP	CUP	
Creosote	-	-	-	-	CUP	CUP	
Drop hammers	-	-	-	-	CUP	CUP	
Engraving, machine metal engraving	-	<u>SPR</u>	SPR	SPR	SPR	CUP	
<u>Fabricating and prototype fabrication</u>	<u>SPR⁷</u>	<u>SPR⁷</u>	SPR ⁷	SPR ⁷	SPR	CUP	
Fat rendering	-	-	-	-	CUP	CUP	
Fireworks	-	-	-	-	CUP	CUP	
Forging works	-	-	-	-	CUP	CUP	
Foundries, other than an aluminum foundry employing only electric or low-pressure crucibles	-	-	-	-	CUP	CUP	
Gas	-	-	-	-	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Gelatin	-	-	-	-	CUP	CUP	
Glass, the production by hand of crystal glass art novelties within a closed building of fire-resistant construction	-	<u>SPR⁶</u>	SPR ⁶	SPR ⁶	SPR	CUP	
Glue	-	-	-	-	CUP	CUP	
Grease	-	-	-	-	CUP	CUP	
Grinding of nonmetallic ore	-	-	-	-	CUP	CUP	
Guncotton products	-	-	-	-	CUP	CUP	
Gypsum	-	-	-	-	CUP	CUP	
Hydrocyanic acid products	-	-	-	-	CUP	CUP	
Ice, including distribution and storage	-	-	SPR	SPR	SPR	CUP	
Incinerators	-	-	SPR	SPR	SPR	CUP	
Lamp black	-	-	-	-	CUP	CUP	
Lime	-	-	-	-	CUP	CUP	
Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time	-	-	SPR	SPR	SPR	CUP	
Lumberyards	-	-	SPR ⁸	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Machine shops	=	=	SPR	SPR	SPR	CUP	
Oil reclaiming plants	=	=	-	-	CUP	CUP	
Ore reduction plants	=	=	-	-	CUP	CUP	
Paint mixing, excluding lacquers and synthetic enamels	=	=	SPR	SPR	SPR	CUP	
Petroleum refineries	=	=	-	-	CUP	CUP	
Phenol	=	=	-	-	CUP	CUP	
Plumbing contractor's shops	=	=	SPR	SPR	SPR	CUP	
Potash	=	=	-	-	CUP	CUP	
Presses, hydraulic presses for the molding of plastics	=	=	SPR	SPR	SPR	CUP	
<u>Production of experimental technology products such as technology chips and microchips</u>	<u>SPR</u>	<u>SPR</u>	=	=	=	=	
<u>Production requiring technology and skills directly related to research and development activities on the premises</u>	<u>SPR</u>	=	=	=	=	=	
Pyroxylin plastic materials	=	=	-	-	CUP	CUP	
Refrigeration plants	=	=	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Rubber	=	=	=	=	CUP	CUP	
Rubber reclaiming plants	=	=	-	-	CUP	CUP	
Sand, the washing of sand to be used in sandblasting	=	=	SPR	SPR	SPR	CUP	
Sandblasting plants	=	=	-	-	CUP	CUP	
<u>Scientific, engineering, and medical instruments</u>	<u>CUP</u>	=	=	=	=	=	
Sheet metal shops	=	=	SPR	SPR	SPR	CUP	
Size	=	=	-	-	CUP	CUP	
Smelters	=	=	-	-	CUP	CUP	
Soda ash	=	=	-	-	CUP	CUP	
Stone, marble, and granite, including grinding, dressing, and cutting	=	=	SPR	SPR	SPR	CUP	
Tanneries	=	=	-	-	CUP	CUP	
Tar products, including byproducts	=	=	-	-	CUP	CUP	
Terra cotta products	=	=	-	-	CUP	CUP	
Tile with outdoor kilns	=	=	-	-	CUP	CUP	
Tobacco and chewing tobacco	=	=	-	-	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Wool-pulling plants	-	-	-	-	CUP	CUP	
Motion picture processing, reconstruction, and synchronizing of film with sound tracks	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Motion picture studios and outdoor sets	-	-	-	-	SPR	CUP	Section 22.140.060.A
Motion picture studios and indoor sets	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Outdoor advertising signs	-	-	CUP	CUP	CUP	-	
Pallet yards	-	-	MCUP	MCUP	SPR	SPR	
Roofing contractor's establishments	-	-	SPR	SPR	SPR	CUP	
Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, administrative and other related activities, and facilities in conjunction therewith	<u>CUP</u>	<u>SPR²²</u>	-	SPR	SPR	CUP	
Storage							
Acetylene and oxygen storage in tanks ¹¹	-	-	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Bakery goods distributors	=	=	SPR	SPR	SPR	CUP	
Barrel storage	=	=	SPR	SPR	SPR	CUP	
Building materials	=	<u>CUP²³</u>	SPR	SPR	SPR	CUP	
Bus storage	=	=	SPR	SPR	SPR	CUP	
Car barns for buses and streetcars	=	=	SPR	SPR	SPR	CUP	
Cold storage plants	=	=	SPR	SPR	SPR	CUP	
Contractor's equipment and materials yards, including farm and building trade equipment and building materials	=	=	SPR	SPR	SPR	CUP	
Distributing plants	=	=	SPR	SPR	SPR	CUP	
Draying yards or terminals	=	=	SPR	SPR	SPR	CUP	
Explosives storage, permanent	=	=	EP	EP	EP	EP	
Fuel yards	=	=	SPR	SPR	SPR	CUP	
Furniture and household goods, transfer and storage	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Gas, above-surface storage of illumination in excess of 500,000 cubic feet	=	=	-	-	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Industrial gas storage, including oxygen, acetylene, argon, carbon dioxide, and similar gases in Interstate Commerce Commission approved-type cylinders	=	=	CUP	SPR	SPR	CUP	
Machinery storage yards	=	=	SPR	SPR	SPR	CUP	
Moving van storage or operating yards	=	=	SPR	SPR	SPR	CUP	
Oil, gasoline, or petroleum products storage							
Any quantity exceeding 2,500 barrels on any one lot	=	=	-	-	CUP	CUP	
In conjunction with an oil well being drilled or in production not exceeding 6,000 barrels per each such well on the same lot upon which such well is located	=	=	-	-	CUP	CUP	Also see "Oil wells"
Plaster storage	=	=	SPR	SPR	SPR	CUP	
Produce yards and terminals	=	=	SPR	SPR	SPR	CUP	
Rock and gravel storage							
Up to 2,000 tons	=	=	-	-	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
In excess of 2,000 tons	=	=	-	-	CUP	CUP	
Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers	=	=	SPR	SPR	SPR	CUP	
Truck storage	=	=	SPR	SPR	SPR	CUP	
Warehouses, including storage warehouses	<u>CUP²³</u>	<u>CUP</u>	SPR	SPR	SPR	CUP	
Wood yards	=	=	SPR	SPR	SPR	CUP	
Tire retreading or recapping	=	=	SPR	SPR	SPR	CUP	
Trade or commercial schools, specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment	=	=	SPR	SPR	SPR	CUP	Also see "Heavy equipment training schools"
Valves, storage and repair of, including oil well valves	=	=	SPR	SPR	SPR	CUP	
Welding	=	=	SPR	SPR	SPR	CUP	
Renewable Energy Uses							
Utility-scale solar energy facilities, ground-mounted	=	=	CUP	CUP	CUP	-	Section 22.140.510

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Utility-scale solar energy facilities, structure-mounted	-	-	P	P	P	-	Section 22.140.510
Utility-scale wind energy facilities	-	-	-	-	-	-	Section 22.140.510
Recreational Uses							
Amusement rides and devices for longer than seven days or permanent recreational use ¹⁷	-	-	CUP	SPR	SPR	CUP	
Arcades, game or movie	-	-	CUP	SPR	SPR	CUP	
Archery ranges	-	-	CUP	SPR	SPR	CUP	
Athletic fields, excluding stadiums	-	-	SPR	SPR	SPR	CUP	
Athletic fields and stadiums	-	-	-	-	SPR	CUP	
Baseball parks	-	-	SPR	SPR	SPR	CUP	
Billiard or pool halls	-	-	CUP	SPR	SPR	CUP	
Bowling alleys	-	-	CUP	SPR	SPR	CUP	
Cardrooms or clubs	-	-	CUP	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Carnivals, commercial or otherwise	=	=	SPR	SPR	SPR	CUP	
Circuses and wild animal exhibitions, for longer than seven days	=	=	CUP	SPR	SPR	CUP	
Games of skill	=	=	CUP	SPR	SPR	CUP	
Golf							
Golf courses, including clubhouses and accessory facilities	=	=	SPR	SPR	SPR	CUP	
Golf driving ranges	=	=	CUP	SPR	SPR	CUP	
Miniature golf courses	=	=	CUP	SPR	SPR	CUP	
Gymnasiums	<u>SPR</u>	=	CUP	SPR	SPR	CUP	
Outdoor festivals	=	=	-	-	CUP	CUP	
Parks, playgrounds, and beaches, including accessory facilities	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Race tracks of any kind, excluding race tracks used exclusively for contests of speed, skill,	=	=	-	-	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
or endurance between human beings only							
Recreation clubs, commercial	=	=	SPR	SPR	SPR	CUP	Section 22.140.480
Recreation clubs, private	=	=	CUP	SPR	SPR	CUP	Section 22.140.480
Riding and hiking trails	=	=	SPR ²	SPR	SPR	CUP	
Rifle, pistol, or skeet ranges	=	=	CUP	CUP	CUP	CUP	
Shooting galleries	=	=	SPR	SPR	SPR	CUP	
Skating rinks, ice or roller	=	=	CUP	SPR	SPR	CUP	
Skating rinks, outdoors	=	=	SPR ¹²	SPR ¹ ₂	SPR ¹²	CUP	
Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar courts, as a principal use	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Swimming pools as a principal use	=	=	SPR	SPR	SPR	CUP	
Trap ranges	=	=	CUP	CUP	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Recycling and Solid Waste Uses							
Recycling collection centers	=	=	CUP	CUP	CUP	CUP	Section 22.140.720
Recycling processing facilities							
Auto dismantling yards	=	=	-	-	CUP	CUP	Section 22.140.730
Construction, demolition, and inert debris processing or deposit facilities	=	=	-	-	CUP	CUP	Section 22.140.730
Conversion technology facility (recycling) that processes materials other than solid waste	=	=	-	-	CUP	CUP	Section 22.140.730
Materials recovery facilities	=	=	-	-	CUP	CUP	Section 22.140.730
Scrap metal yards	=	=	-	-	CUP	CUP	Section 22.140.730
Transfer stations	=	=	-	-	CUP	CUP	Section 22.140.730

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Organic waste recycling facilities							
Anaerobic digestion facility	=	=	-	-	CUP	CUP	Section 22.140.740
Chipping/grinding or mulching	=	=	CUP	CUP	CUP	CUP	Section 22.140.740
Combustion biomass conversion facility	=	=	-	-	CUP	CUP	Section 22.140.740
Composting, vermiculture	=	=	SPR	SPR	SPR	SPR	Section 22.140.740
Composting, green waste only	=	=	CUP	CUP	CUP	CUP	Section 22.140.740
Composting, mixed waste or food waste	=	=	CUP	CUP	CUP	CUP	Section 22.140.740
In-vessel composting	=	=	CUP	CUP	CUP	CUP	Section 22.140.740
Non-combustion biomass conversion facility	=	=	-	-	CUP	CUP	Section 22.140.740
Solid waste facilities							

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Conversion technology facility (solid waste)	=	=	-	-	CUP	CUP	Section 22.140.750
Inert debris landfill	=	=	-	-	CUP	CUP	Section 22.140.750
Landfill gas-to-energy	=	=	-	-	CUP	CUP	Section 22.140.750
Solid waste landfill ²¹	=	=	-	-	CUP	CUP	Section 22.140.750
Transformation facility	=	=	-	-	CUP	CUP	Section 22.140.750
Residential Uses							
Mobilehome parks ²⁰	=	=	CUP	-	CUP	-	Section 22.140.370
Retail/Commercial Uses							
Adult businesses	=	=	ABP	ABP	ABP	ABP	
Agricultural contractor equipment sales and rentals	=	=	SPR	SPR	SPR	CUP	
Alcoholic beverages sales, for off-site consumption	=	=	CUP	CUP	CUP	CUP	Section 22.140.030

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Antique shops, genuine antiques only	=	=	SPR	SPR	SPR	CUP	
Appliance stores, household	=	=	SPR	SPR	SPR	CUP	
Art galleries	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Art supply stores	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Auction houses	=	=	SPR ¹³	SPR	SPR	CUP	
Bakery shops	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Bicycle shops	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Bookstores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Ceramic shops	=	=	SPR	SPR	SPR	CUP	
Clothing stores	=	=	SPR	SPR	SPR	CUP	
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	=	=	SPR	SPR	SPR	CUP	
Delicatessens	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Department stores	=	=	SPR	SPR	SPR	CUP	
Dress shops	=	=	SPR	SPR	SPR	CUP	
Drugstores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Farm equipment sales, rentals, and storage	=	=	SPR	SPR	SPR	CUP	
Farmers' markets	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	Section 22.140.220
Feed and grain sales	=	=	SPR	SPR	SPR	CUP	
Florist shops	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Fruit and vegetable markets	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Furniture stores	=	=	SPR	SPR	SPR	CUP	
Furrier shops	=	=	SPR	SPR	SPR	CUP	
Gift shops	=	=	SPR	SPR	SPR	CUP	
Glass and mirror sales, including automobile glass installation ¹⁵	=	=	SPR	SPR	SPR	CUP	
Grocery stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Hardware stores, including the sale of lumber and other building supplies	-	-	SPR ¹⁴	SPR	SPR	CUP	
Health clubs and centers,	<u>SPR</u>	-	CUP	SPR	SPR	CUP	
Health food stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Hobby supply stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Ice cream shops	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Ice sales, excluding ice plants	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Jewelry stores	-	-	SPR	SPR	SPR	CUP	
Lapidary shops	-	-	SPR	SPR	SPR	CUP	
Leather goods stores	-	-	SPR	SPR	SPR	CUP	
Mail order houses	-	-	SPR	SPR	SPR	CUP	
Meat markets, excluding slaughtering	-	-	SPR	SPR	SPR	CUP	
Millinery shops	-	-	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Mobilehome sales	=	=	SPR	SPR	SPR	CUP	
Music stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Newsstands	=	=	SPR	SPR	SPR	CUP	
Notion or novelty stores	=	=	SPR	SPR	SPR	CUP	
Office machines and equipment sales and rentals	=	=	SPR	SPR	SPR	CUP	
Paint and wallpaper stores	=	=	SPR	SPR	SPR	CUP	
Pawnshops	=	=	SPR	SPR	SPR	CUP	
Pet stores ¹⁵	=	=	SPR	SPR	SPR	CUP	
Pet supply stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Photographic equipment and supply stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Plant nurseries, including propagation of nursery stock and retail sales	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Radio and television stores	=	=	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Recording studios	-	<u>SPR</u>	SPR	SPR	SPR	CUP	
Refreshment stands	<u>SPR</u>	<u>SPR</u>	-	SPR	SPR	CUP	
Retail stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Secondhand stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Shoe stores			SPR	SPR	SPR	CUP	
Silver shops	-	-	SPR	SPR	SPR	CUP	
Sporting goods stores	-	-	SPR	SPR	SPR	CUP	
Stamp redemption centers	-	-	SPR	SPR	SPR	CUP	
Stationery stores	-	-	SPR	SPR	SPR	CUP	
Swap meets	-	-	CUP	SPR	SPR	CUP	
Tasting rooms, on site and remote							
In compliance with Section 22.140.590.D.1	-	-	MCUP	MCUP	MCUP	MCUP	Section 22.140.590
In compliance with Section 22.140.590.D.2	-	-	CUP	CUP	CUP	CUP	Section 22.140.590

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Tobacco shops	=	=	SPR	SPR	SPR	CUP	
Toy stores	=	=	SPR	SPR	SPR	CUP	
Yarn and yardage stores	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Service Uses							
Alcohol beverage sales, for on-site consumption	=	=	CUP	CUP	CUP	CUP	Section 22.140.030
Alternative financial services	=	=	SPR	SPR	SPR	-	Section 22.140.690
Automobile sightseeing agencies	=	=	SPR	SPR	SPR	CUP	
Banks, savings and loans, credit unions, and finance companies	=	=	SPR	SPR	SPR	CUP	
Barber shops	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Bars and cocktail lounges	=	=	CUP	CUP	CUP	CUP	Section 22.140.030
Beauty shops	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Blueprint shops	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Body piercing parlors	=	=	CUP	CUP	CUP	CUP	
Book binderies	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Butane and propane service stations	=	=	CUP	SPR	SPR	CUP	
Carpet and rug cleaners	=	=	SPR	SPR	SPR	CUP	
Catering services	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Cemeteries	=	=	CEM	CEM	CEM	CEM	
Cesspool pumping, cleaning, and draining	=	=	SPR	SPR	SPR	CUP	
Dance halls, indoor	=	=	CUP	SPR	SPR	CUP	
Dance pavilions	=	=	SPR ¹²	SPR ₁₂	SPR ₁₂	CUP	
Day care							
Child care centers	<u>SPR</u>	<u>SPR</u>	CUP	CUP	CUP	CUP	
Domestic violence shelters	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	Section 22.140.180
Electricians' shops	=	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Emergency shelters	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	Section 22.140.180
Employment agencies	=	=	SPR	SPR	SPR	CUP	
Escort bureaus	=	=	CUP	SPR	SPR	CUP	
Interior decorating studios	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Laundries and cleaning services							
Agencies	=	=	SPR	SPR	SPR	CUP	
Dry cleaning establishments, excluding wholesale dry cleaning plants	=	=	SPR	SPR	SPR	CUP	Section 22.140.190
Hand	=	=	SPR	SPR	SPR	CUP	
Retail	=	=	SPR	SPR	SPR	CUP	
Self-service	=	=	SPR	SPR	SPR	CUP	
Locksmith shops	=	=	SPR	SPR	SPR	CUP	
Marine oil service stations	=	=	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Massage establishment	=	=	CUP	CUP	CUP	CUP	
Medical services							
Ambulance services facilities	=	=	CUP	SPR	SPR	CUP	
Ambulance emergency services facilities	=	=	SPR	SPR	SPR	CUP	
Dental clinics, including associated laboratories	<u>SPR</u>	=	SPR	SPR	SPR	CUP	
Dental laboratories	<u>SPR</u>	=	SPR	SPR	SPR	CUP	
First aid stations	=	=	SPR	SPR	SPR	CUP	
<u>Hospitals</u>	<u>CUP</u>	=	=	=	=	=	
Medical clinics, including associated laboratories	<u>SPR</u>	=	SPR	SPR	SPR	CUP	
Mimeograph and addressograph services	=	=	SPR	SPR	SPR	CUP	
Mortuaries	=	=	SPR	SPR	SPR	CUP	
Nightclubs	=	=	CUP	CUP	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Offices, business or professional	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Packaging businesses	=	=	SPR	SPR	SPR	CUP	
Parcel delivery terminals	=	=	SPR	SPR	SPR	CUP	
Parking lots and parking buildings, commercial ¹⁶	=	=	SPR	SPR	SPR	CUP	
Permanent cosmetics parlors	=	=	CUP	CUP	CUP	CUP	
Pest control services, including residential termite control	=	=	SPR	SPR	SPR	CUP	
Pet grooming services	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Photocopying and duplicating services	=	=	SPR	SPR	SPR	CUP	
Photoengravers and lithographers	=	=	SPR	SPR	SPR	CUP	
Photography studios	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Plumbing shops	=	=	SPR	SPR	SPR	CUP	
Printers or publishers	=	<u>SPR</u>	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Real estate offices	=	=	SPR	SPR	SPR	CUP	
Rental services							
Bicycle rentals	=	=	SPR	SPR	SPR	CUP	
Costume rentals	=	=	SPR	SPR	SPR	CUP	
Furniture and appliance rentals	=	=	SPR	SPR	SPR	CUP	
Hospital equipment and supply rentals	=	=	SPR	SPR	SPR	CUP	
Party equipment rentals and storage, including tables, chairs, and heat lamps	=	=	SPR	SPR	SPR	CUP	
Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment	=	=	SPR	SPR	SPR	CUP	
Repair shops, household and fix-it	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Restaurants and other eating establishments, including food take-out	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Restaurants and other eating establishments, including food take-out and outdoor dining							
In compliance with Section 22.140.410.B.1	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
In compliance with Section 22.140.410.B.2	<u>CUP</u>	<u>CUP</u>	CUP	CUP	CUP	CUP	
Reupholsterers, furniture		<u>SPR</u>	SPR	SPR	SPR	CUP	
Self-service storage facilities	=	=	SPR	SPR	SPR	CUP	Section 22.140.560
<u>Shared kitchen complexes</u>	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	
Shoe repair shops	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Shoeshine stands	=	=	SPR	SPR	SPR	CUP	
Sightseeing agencies	=	=	SPR	SPR	SPR	CUP	
Silkscreening shops	=	=	-	SPR	SPR	CUP	
Steam or sauna baths	=	=	CUP	SPR	SPR	CUP	
Tailor shops	=	<u>SPR</u>	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Tattoo parlors	=	=	CUP	CUP	CUP	CUP	
Taxidermists	=	=	SPR	SPR	SPR	CUP	
Tourist information centers	=	=	SPR	SPR	SPR	CUP	
Watch repair shops	=	<u>SPR</u>	SPR	SPR	SPR	CUP	
Wedding chapels	=	=	SPR	SPR	SPR	CUP	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses							
Air pollution sampling stations	=	=	SPR	SPR	SPR	CUP	
Airports, heliports, helistops, and landing strips	=	=	CUP	CUP	CUP	SPR	
Comfort stations and restroom facilities	=	=	SPR	SPR	SPR	CUP	
Communications equipment buildings	=	=	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Earth stations	=	=	CUP	SPR	SPR	SPR	
Electric distribution substations, including related microwave facilities	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	Section 22.140.200
Electric transformer substations	=	=	SPR	SPR	SPR	SPR	
Electric transmission substations and generating plants, including related microwave facilities	=	=	CUP	SPR	SPR	SPR	
Fire stations	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Gas distribution depots, public utility	<u>CUP</u>	<u>CUP</u>	CUP	SPR	SPR	SPR	
Gas metering and control stations, public utility	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	
Microwave stations	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	
Police stations	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Post offices	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare, other than uses specifically listed in the zone	<u>CUP</u>	<u>CUP</u>	CUP	SPR	SPR	SPR	
Public utility service centers	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Public utility service yards	<u>CUP</u>	<u>CUP</u>	CUP	SPR	SPR	SPR	
Radio and television broadcasting studios	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	
Radio and television stations, studios, and towers	<u>CUP</u>	<u>CUP</u>	CUP	CUP	CUP	CUP	
Road construction and maintenance yards	=	=	CUP	SPR	SPR	CUP	
Roundhouses	=	=	-	-	CUP	CUP	
Sewage disposal plants	=	=	-	CUP	CUP	CUP	
Sewage treatment plants	=	=	CUP	CUP	CUP	CUP	
Sewer farms or sewage disposal plants not	=	=	-	-	CUP	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
operated by or under control of the County							
Stations and terminals; bus, railroad, and taxi	=	=	SPR	SPR	SPR	CUP	
Telephone repeater stations	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	
<u>Transmission, relay or communications switching stations</u>	<u>CUP</u>	=	=	=	=	=	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal or accessory to the storage and distribution of water	=	=	CUP	SPR	SPR	SPR	
Wharves	=	=	SPR	SPR	SPR	CUP	
Vehicle-Related Uses							
Automobile washing							
Automatic car wash	=	=	SPR	SPR	SPR	CUP	
Coin-operated or hand wash	=	=	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Vehicle sales and rentals							
Automobile rental and leasing agencies	=	=	SPR	SPR	SPR	CUP	
Boat and other marine sales, including minor repairs and rentals	=	=	SPR	SPR	SPR	CUP	
Motorcycle, motor scooter, and trail bike, sales and rental	=	=	SPR	SPR	SPR	CUP	
New automobile sales	=	=	SPR	SPR	SPR	CUP	
Recreational vehicle sales and rentals	=	=	SPR	SPR	SPR	CUP	
Trailer sales and rentals, box and utility	=	=	SPR	SPR	SPR	CUP	
Truck sales, rentals, and storage, including incidental repair	=	=	SPR	SPR	SPR	CUP	
Used automobile sales	=	=	SPR	SPR	SPR	CUP	
Vehicle services							

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Automobile battery services	=	=	SPR ¹⁵	SPR	SPR	CUP	
Automobile body and fender repair shops	=	=	SPR ¹⁵	SPR	SPR	CUP	
Automobile brake repair shops	=	=	SPR ¹⁵	SPR	SPR	CUP	
Automobile impound yards	=	=	CUP	SPR	SPR	CUP	Section 22.140.120
Automobile muffler shops	=	=	SPR ¹⁵	SPR	SPR	CUP	
Automobile painting and upholstery shops	=	=	SPR ¹⁵	SPR	SPR	CUP	
Automobile radiator shops	=	=	SPR ¹⁵	SPR	SPR	CUP	
Automobile repair garages	=	=	SPR ¹⁵	SPR	SPR	CUP	
Automobile service stations	=	=	SPR ¹⁹	SPR	SPR	CUP	
Automobile supply stores	=	=	SPR ¹⁹	SPR	SPR	CUP	
Boat repair	=	=	-	SPR	SPR	SPR	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
CNG fueling stations	=	=	CUP	CUP	CUP	CUP	
Truck and bus repair	=	=	SPR	SPR	SPR	CUP	
...							
21. Any legally permitted, existing landfill in M-1 Zone that was permitted with a CUP may continue to be permitted with a CUP upon expiration as long as there is no pause in operation or use for a period greater than three months.							
<u>22. Research and Administration only. No production shall be permitted.</u>							
<u>23. All storage must be fully contained within an enclosed building.</u>							

2. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	<u>SPR</u>	<u>SPR</u>	SPR	P	P	CUP	
Accessory automobile body and fender repair, painting, and upholstery at new automobile dealerships	=	=	P	P	P	P	

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Accessory automobile washing, waxing, and polishing at automobile service stations	=	=	P	P	P	P	
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use						Sections 22.110.030, 22.110.040
Accessory overnight safe parking ²	<u>SPR</u>	<u>SPR</u>	SPR	CUP	CUP	CUP	Section 22.140.650
Accessory emergency shelters	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	Section 22.140.180
Amateur radio antennas							
In compliance with Section 22.140.040.D.1	=	=	SPR	SPR	SPR	CUP	Section 22.140.040
In compliance with Section 22.140.040.D.2	=	=	MCUP	MCUP	MCUP	CUP	Section 22.140.040
Building materials storage, for an approved project on the same site	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	Section 22.140.130
Cannabis cultivation, personal, accessory to a	<u>P</u>	<u>P</u>	P	P	P	P	Section 22.140.134

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
legally established dwelling unit							
Caretaker residences, including mobilehomes							
For up to six months in any twelve month period	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	CUP	Section 22.140.140
For longer than six months in any twelve month period	<u>CUP</u>	<u>CUP</u>	CUP	CUP	CUP	CUP	Section 22.140.140
Cargo shipping containers	=	=	SPR	SPR	SPR	SPR	Section 22.140.150
Construction Material Yards, including Landscaping, plumbing & other related construction uses	=	=	CUP	CUP	SPR	SPR	
Grading projects							
More than 10,000 and up to 100,000 cubic yards of material to be transported off-site	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	<u>CUP</u>	<u>CUP</u>	CUP	CUP	CUP	CUP	Section 22.140.240

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	<u>CUP</u>	<u>CUP</u>	CUP	CUP	CUP	CUP	Section 22.140.240
<u>Greenhouses</u>	<u>SPR</u>	=	-	-	-	-	
Live entertainment							
In compliance with Section 22.140.330.D.1	=	=	SPR	SPR	SPR	CUP	Section 22.140.330
In compliance with Section 22.140.330.D.2	=	=	CUP	CUP	CUP	CUP	Section 22.140.330
Living quarters for persons employed and deriving a major portion of their income on the premises	=	=	-	-	CUP	-	
Manufacturing, processing, treating, packing, and storage, accessory to a business on the premises	<u>P</u>	<u>P</u>	P	P	P	P	
Organic waste recycling facilities ³							

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Anaerobic digestion	=	=	SPR	SPR	SPR	SPR	Section 22.140.740
Composting, vermiculture	=	=	SPR	SPR	SPR	SPR	Section 22.140.740
Composting, green waste only	=	=	SPR	SPR	SPR	SPR	Section 22.140.740
Composting, mixed waste or food waste	=	=	SPR	SPR	SPR	SPR	Section 22.140.740
In-vessel composting	=	=	SPR	SPR	SPR	SPR	Section 22.140.740
Non-combustion biomass conversion facility	=	=	SPR	SPR	SPR	SPR	Section 22.140.740
Outdoor display	=	=	SPR	SPR	SPR	SPR	Section 22.140.420
Outdoor storage	=	=	SPR	SPR	SPR	SPR	Section 22.140.430
Produce stands, including products from community gardens	=	=	P	P	P	CUP	Section 22.140.460
Signs	As specified in Chapter 22.114 (Signs)						

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Small-scale solar energy systems, structure-mounted	P	P	P	P	P	P	Section 22.140.510
Small-scale solar energy systems, ground-mounted	-	-	SPR	SPR	SPR	SPR	Section 22.140.510
Small-scale wind energy systems	-	-	-	-	-	-	
Supermarket accessory recycling collection center	-	-	SPR	SPR	SPR	SPR	Section 22.140.710

Notes:

1. Provided that there is no other practical access to such property available and such access will not alter the character of the premises in respect to permitted uses in the subject zone.

2. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.

3. Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.

3. Temporary Uses. Table 22.22.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.22.030-D: TEMPORARY USE REGULATIONS FOR INDUSTRIAL ZONES

	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Amusement rides and devices for up to seven days ^{1,4}	=	=	SPR	SPR	SPR	CUP	
Carnivals, commercial ¹	=	=	SPR	SPR	SPR	CUP	
Circuses and wild animal exhibitions, for up to seven days ¹	=	=	SPR	SPR ²	SPR	CUP	Section 22.140.060.B
Explosives storage, temporary	=	=	EP	EP	EP	EP	
Holiday and seasonal sales	=	SPR	SPR	SPR	SPR	CUP	Section 22.140.280
Motel conversions, temporary ⁵	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	-	Section 22.140.660
Revival meetings, tent for up to seven days	=	=	SPR ^{1,3}	SPR	SPR	CUP	
Special events	SEP	SEP	SEP	SEP	SEP	SEP	
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works,	=	=	CUP	SPR	SPR	CUP	

TABLE 22.22.030-D: TEMPORARY USE REGULATIONS FOR INDUSTRIAL ZONES							
	<u>LSP</u>	<u>M-0.5</u>	M-1	M-1.5	M-2	M-2.5	Additional Regulations
pipelines, and similar uses for a period not to exceed one year							
Notes:							
1. Limited to one occurrence within any six-month period.							
2. In Zones M-1.5 and M-2, a circus may operate up to 14 days with a Ministerial Site Plan Review.							
3. Use may not be located within 300 feet of any public park or school, residential use, or any area located in any Residential Zone.							
4. Use includes merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment operated at one particular location.							
5. Only conversions to emergency shelters are allowed. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety.							

...

SECTION 13 Section 22.22.060 is hereby amended to read as follows:

22.22.060 – Development Standards for Industrial Zones.

A. Development on any lot in Zones LSP, M-0.5, M-1, M-1.5, M-2, M-2.5, M-3, MPD, B-1, and B-2 shall comply with Division 6 (Development Standards), where applicable.

B. Floor Area Ratio (FAR). In Zones M-0.5, M-1, M-1.5, M-2, M-2.5, and M-3, the maximum allowable FAR shall be 1.0.

C. New sensitive uses developed in permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses).

SECTION 14. Section 22.22.070 is hereby amended to read as follows:

22.22.070 - Development Standards for Zones LSP, M-0.5 and M-1.

A. Zone LSP. The following standards shall apply to parcels located in Zone LSP.

1. Yards and Setbacks.

a. Front and rear. 20 feet, except for existing legally constructed structures, in which case the existing setbacks shall be deemed conforming. For any new construction, only the portions of development that are new shall comply with required setbacks.

b. Side yards. 10 feet.

c. Walkways. Incidental walkways of a minimum of 5 feet in width shall be developed connecting all structures to each other and to the public right-of-way and may count toward the required open space requirement.

B. Zone M-0.5. The following standards shall apply to all parcels in Zone M-0.5.

1. Yards.

a. Front and rear. 10 feet.

b. Side yards. Five feet, except when abutting a residential zone, side yards shall be 10 feet.

2. Height. The maximum height of all structures shall be 45 feet.

a. Step-back. When abutting a residential use, portions of structures above 35 feet in height shall be set back an additional foot from the lot line for every foot in height over 35 feet, up to 45 feet.

C. All uses in Zones LSP and M-0.5 shall also comply with the following standards:

1. Building enclosure. All manufacturing uses shall be conducted within completely enclosed indoor facilities.

2. Building Design.

a. Black or other similar dark colors are prohibited as the primary or base color for any wall or structure.

b. Facades and windows.

i. If a building façade faces a major or secondary highway, no more than 25 percent of landscaping shall screen the façade or windows on the ground floor from public view from the right-of-way.

ii. For building facades with street frontage, a minimum of 20 percent of the façade above the first story shall consist of articulation and architectural detailing with materials or designs different from the rest of the façade, such as recessed windows, bay windows, balconies, offset planes, textured materials such as brick or wood siding, or similar architectural accents or features.

iii. Long, unbroken facades are prohibited. All building façades over at least 30 feet long facing a street, highway, alley, or corner of such street or highway shall incorporate articulation and architectural detailing that meets all of the following criteria:

(1). The façade wall shall include articulation or architectural detailing a minimum of every 20 feet horizontally, on average, distributed across the width of each street, highway, or alley-facing building façade.

(2). Corner buildings shall incorporate articulation and accents along both street fronts.

(3). Articulation and architectural detailing. All street-facing building facades shall implement at least three of the detailing strategies listed in the table below.

<u>TABLE 22.22.070-A. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES</u>	
<u>Accent type (select at least three)</u>	<u>Minimum Requirements (each)</u>
<u>Projected or recessed entryway</u>	<u>24 square feet on the ground floor, 2 feet deep</u>
<u>Weather protection or Shading Device over windows (awnings, louvers, or canopies)</u>	<u>3 feet deep for 50% of the windows</u>
<u>Variation in window sizes</u>	<u>20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors</u>
<u>Recessed Windows</u>	<u>6 inches deep for over 50% of the façade window area</u>
<u>Sill and/or lintel articulation</u>	<u>6 inches high, 4 inches deep for 50% of windows</u>
<u>Projected window surrounds</u>	<u>6 inches high, 4 inches wide, 4 inches deep for 50% of windows</u>
<u>Provide increased fenestration (windows and doors)</u>	<u>Covers at least 20% of total wall area</u>
<u>Offset plane from the primary façade</u>	<u>2 feet deep in at least 20% of façade area</u>
<u>Variation in roof height</u>	<u>4 feet high along at least 20% of façade length</u>
<u>Different materials or colors</u>	<u>3 different materials or colors</u>
<u>Horizontal banding or material</u>	<u>Projected or recessed 6 inches entire length of the building</u>

3. Landscaping. Landscaping shall be provided pursuant to Chapter 22.126 (Tree Planting Requirements). Use of vertical of landscaping such as climbing vines or similar plant material that can be trained on the wall or building and can be easily pruned and

maintained shall be incorporated where large walls are left blank to discourage graffiti and vandalism. Landscaping shall be maintained with onsite irrigation systems such as drip systems or stormwater retention and filter systems. Landscaping shall include only drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, except that the following are prohibited:

a. Exposed dirt.

b. Wood chips.

4. Loading. Loading areas shall comply with the following:

a. Be in the rear of the lot and as far away as possible from any adjoining or adjacent Residential zones.

b. Be designed to accommodate interior loading and unloading from trucks backed directly into an enclosed building.

c. Be located away from primary pedestrian ingress and egress areas by a minimum of 20 feet.

d. Be screened from the street or any adjacent Residential zones using continuous walls or landscaping.

e. Be limited to the hours of 7:00 a.m. to 10:00 p.m., daily, when adjoining or adjacent to Residential zones.

f. Be designed to allow loading directly into an enclosed building from the loading dock.

5. Mechanical equipment. Mechanical equipment shall be completely screened from view from the public right-of-way through the use of walls, perforated metal, or landscaping.

6. Open space. A minimum 20% of the lot area not used for buildings, and excluding loading areas, shall be designated as employee break, open space, and recreational areas. Landscaping shall be incorporated into defining areas such as entrances to buildings, parking lots, and edges of land uses providing transition between neighboring properties.

7. Screening. Planting shall be incorporated into screening of less desirable areas from public view, such as trash enclosures, parking areas, loading, storage areas, public utilities, and mechanical equipment.

8. Sound equipment. Sound amplification equipment shall be prohibited outside of any enclosed structure.

9. Lot consolidation. To encourage consolidation of 2 or more lots to increase economic viability of development in Zone LSP and M-0.5, the following bonuses shall be provided according to the Lot Consolidation Incentives Table, below:

Lot Consolidation Incentives Table for Zones LSP and M-0.5

<u>Total Lot Size After Consolidation</u>	<u>FAR Bonus</u>
<u>0.5 acre to 1.0 acre</u>	<u>0.10</u>
<u>1.0 acre to 2.0 acres</u>	<u>0.25</u>
<u>2.0 acres of more</u>	<u>0.50</u>

D. A. Use Regulations. In Zone M-1, punch presses exceeding 20 tons rated capacity, drop hammers, and automatic screw machines are not permitted.

SECTION 15 Chapter 22.58 is hereby amended to read as follows:

Chapter 22.58 (Reserved) Commercial-Residential Zone

~~22.58.010 – Purpose.~~

~~The Commercial – Residential Zone, Zone () CRS, is established to create areas in Zone C-3 where single-family residences shall be subject to the approval of a Minor Conditional Use Permit.~~

~~22.58.020 – Applicability.~~

~~Zone () CRS may be combined with Zone C-3. When () CRS is combined with a basic zone, the letters "CRS" shall be added to the basic zone; for example, Zone C-3 CRS.~~

~~22.58.030 – Land Use Regulations.~~

~~Property in Zone () CRS may be used for the following uses:~~

~~A. Any permitted use or use subject to permit in Zone C-3, subject to the same permit or review application and standards; and~~

~~B. Notwithstanding Subsection A, above, single family residences shall be subject to a Minor Conditional Use Permit (Chapter 22.160) application.~~

~~22.58.040 - Reserved.~~

SECTION 16 Section 22.72.020 is hereby amended to read as follows:

22.72.020 - Front Yard Setback Districts.

Established Front Yard Setback Districts are listed in Table 22.72.020-A, below. Front Yard Setback Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

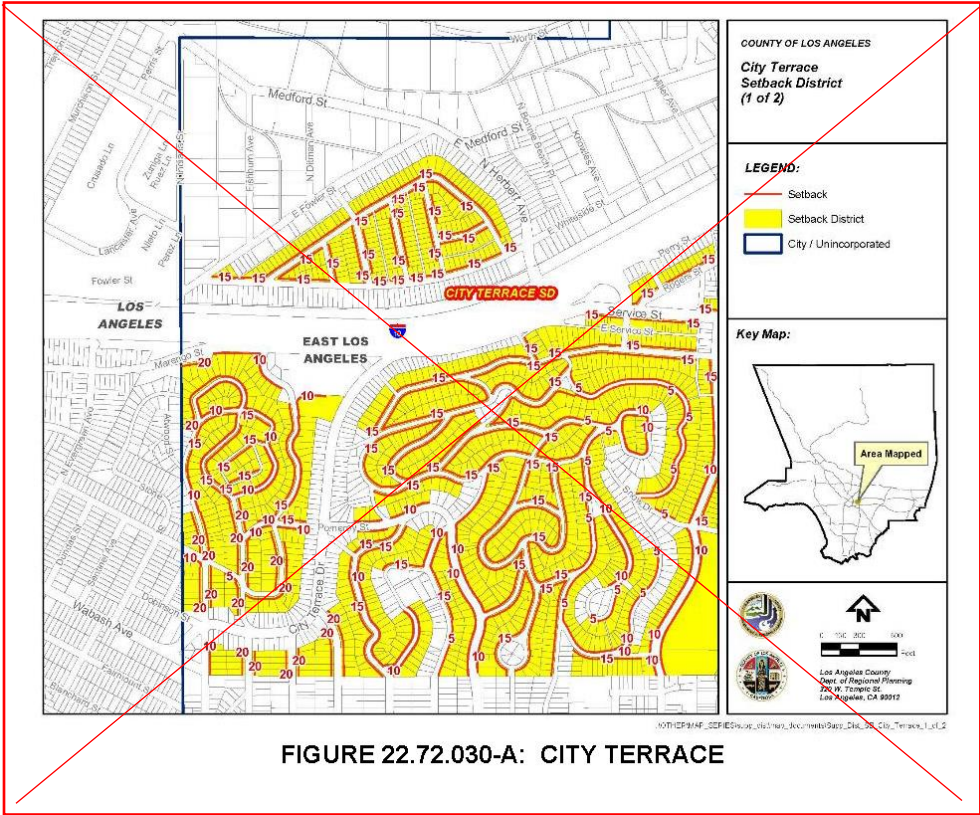
TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
1	City Terrace	2179	11-25-1932
3	Walnut Park	2189	12-12-1932
4	Southwest	2190	12-12-1932
5	Second Unit Eastside	2191	12-12-1932
6	First Unit Eastside	2426	3-5-1934
7	Altadena Unit No. 1	3757	1-14-1941
8	Altadena Unit No. 2	3854	5-20-1941
9	E. Pasadena Unit No. 1	3900	7-15-1941
12	Altadena Unit No. 3	5541	5-9-1950

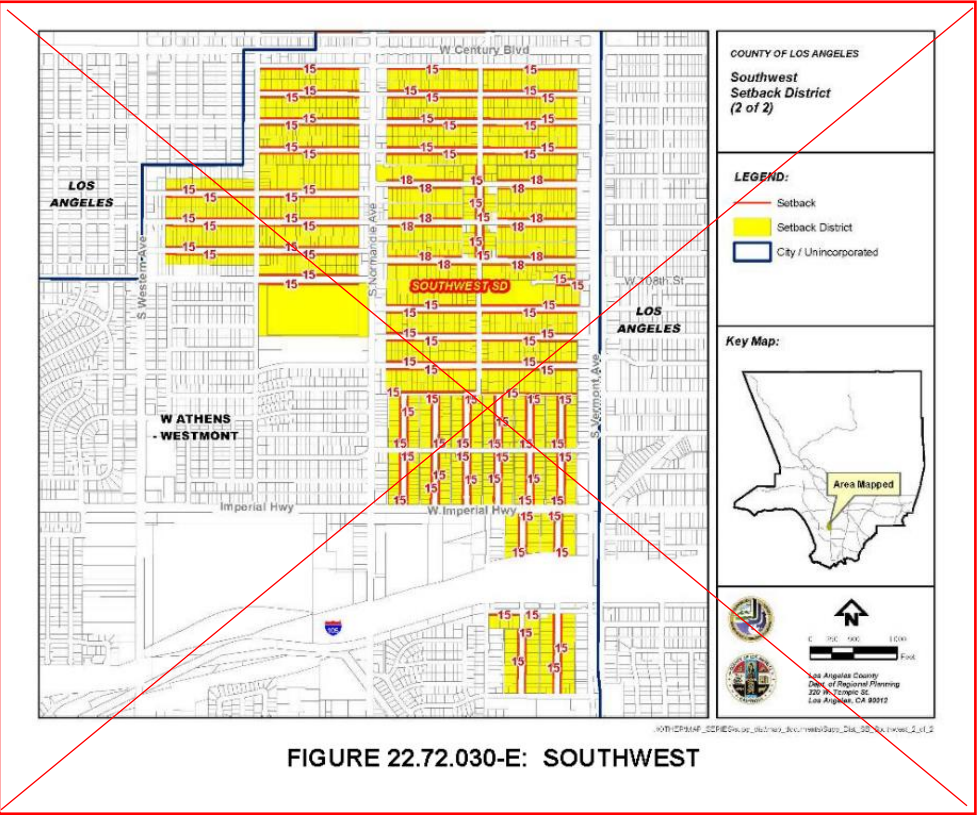
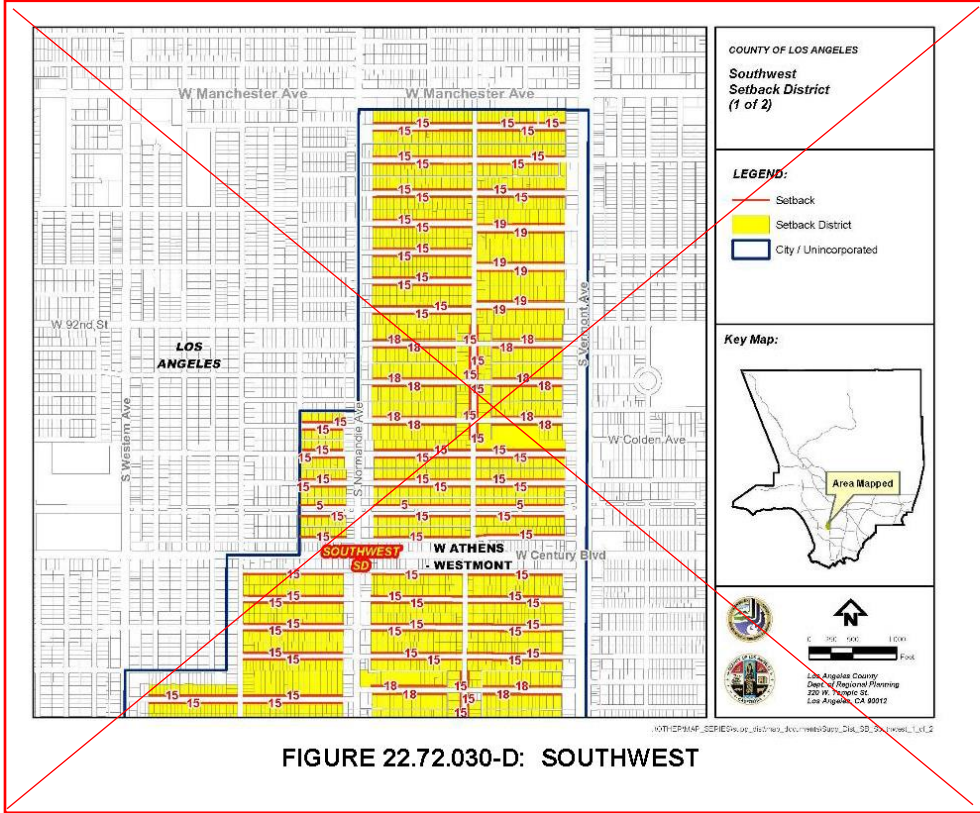
TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-1950
14	Southwest Puente	6526	8-24-1954

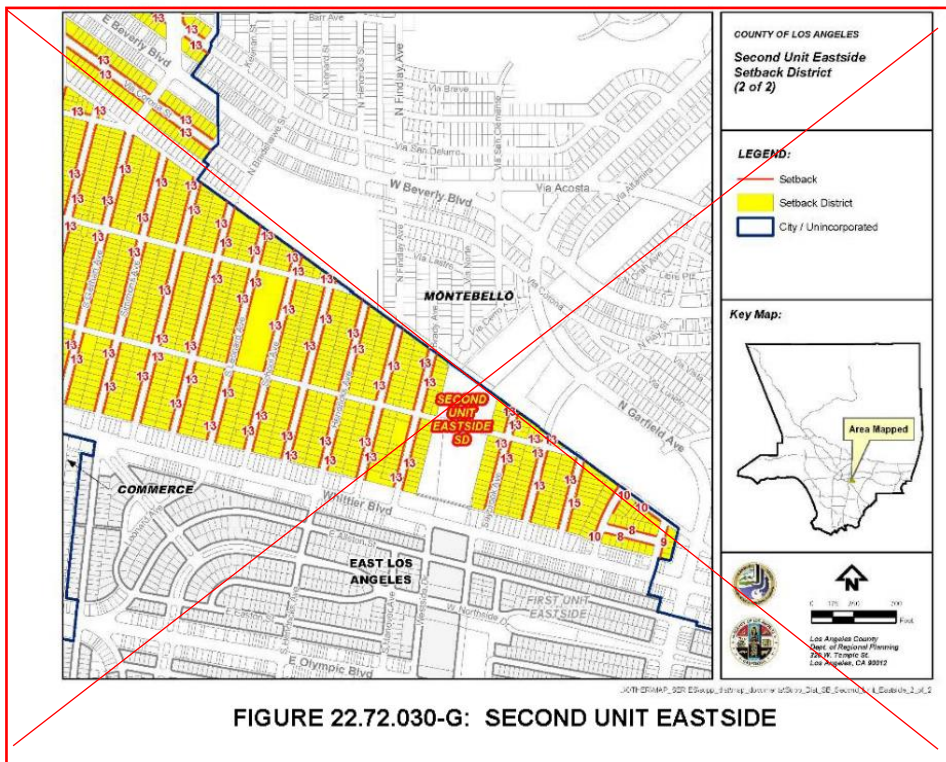
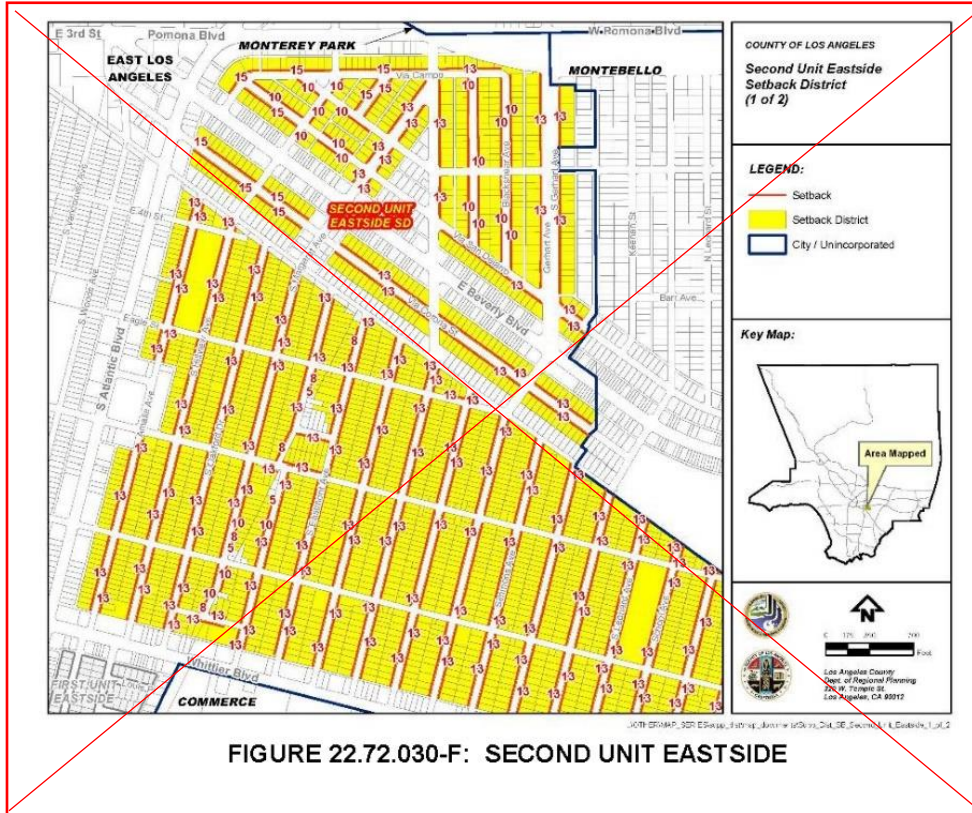
SECTION 17 Section 22.72.030 is hereby amended as follows:

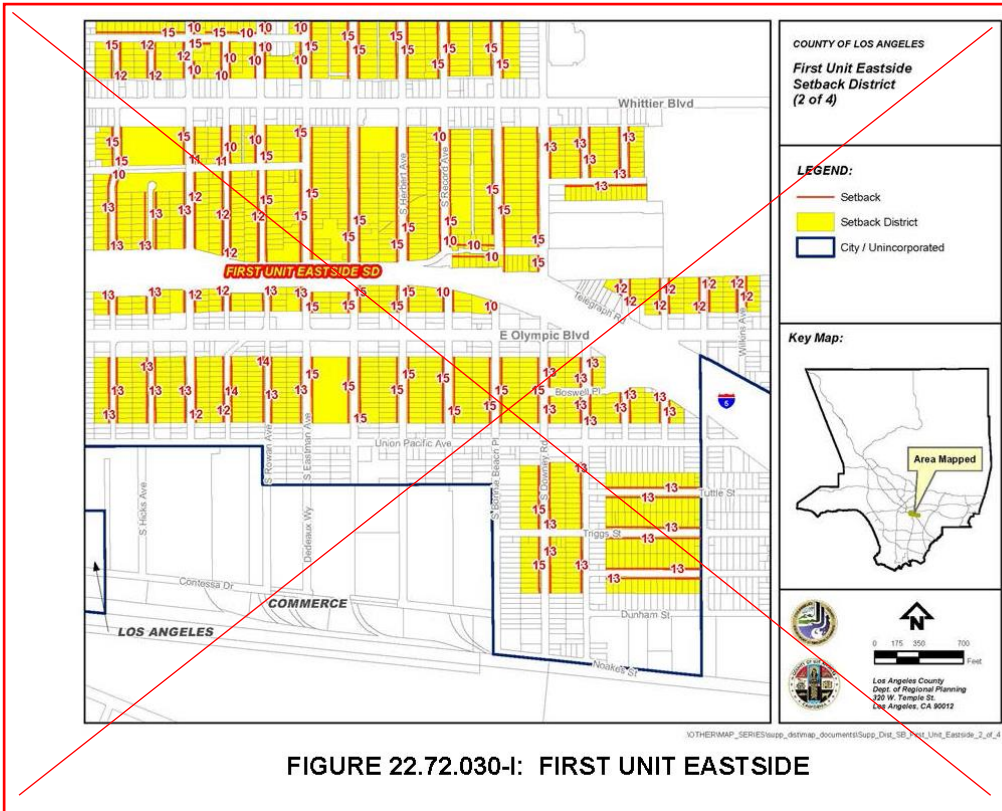
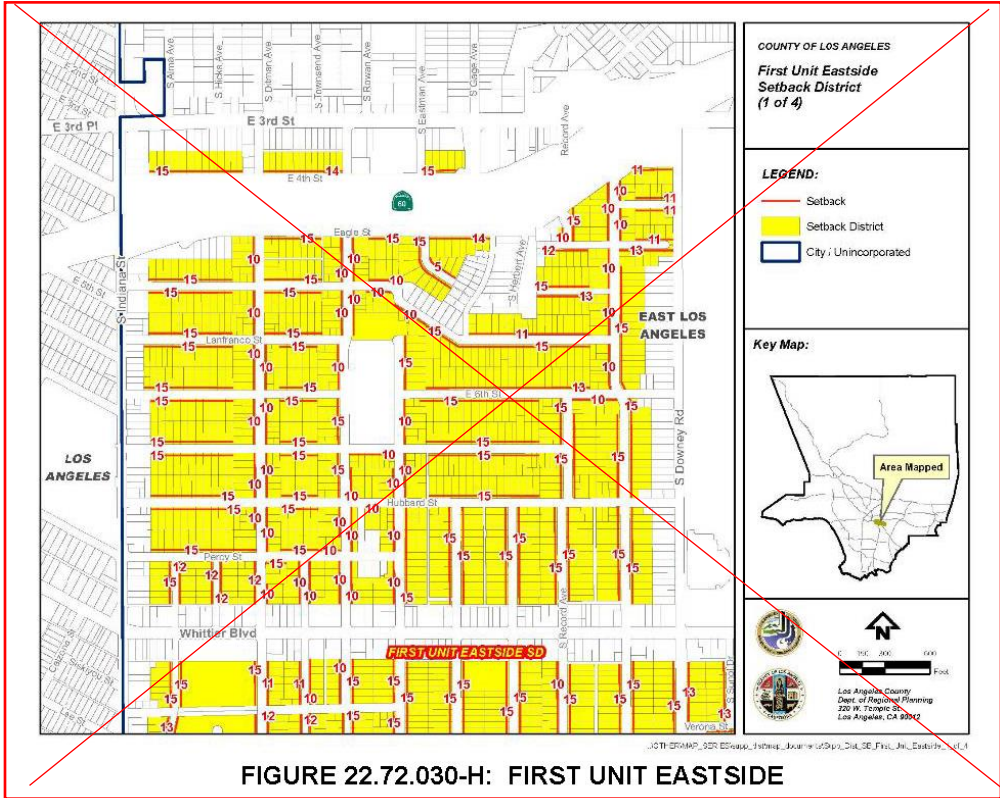
22.72.030 - District Maps.

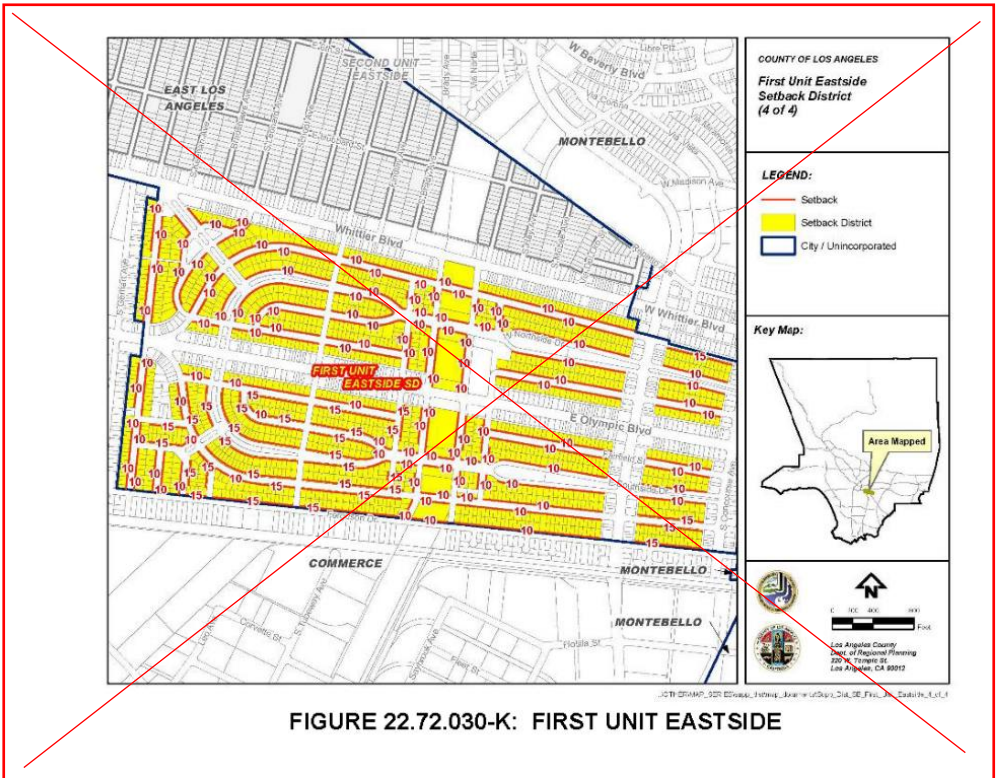
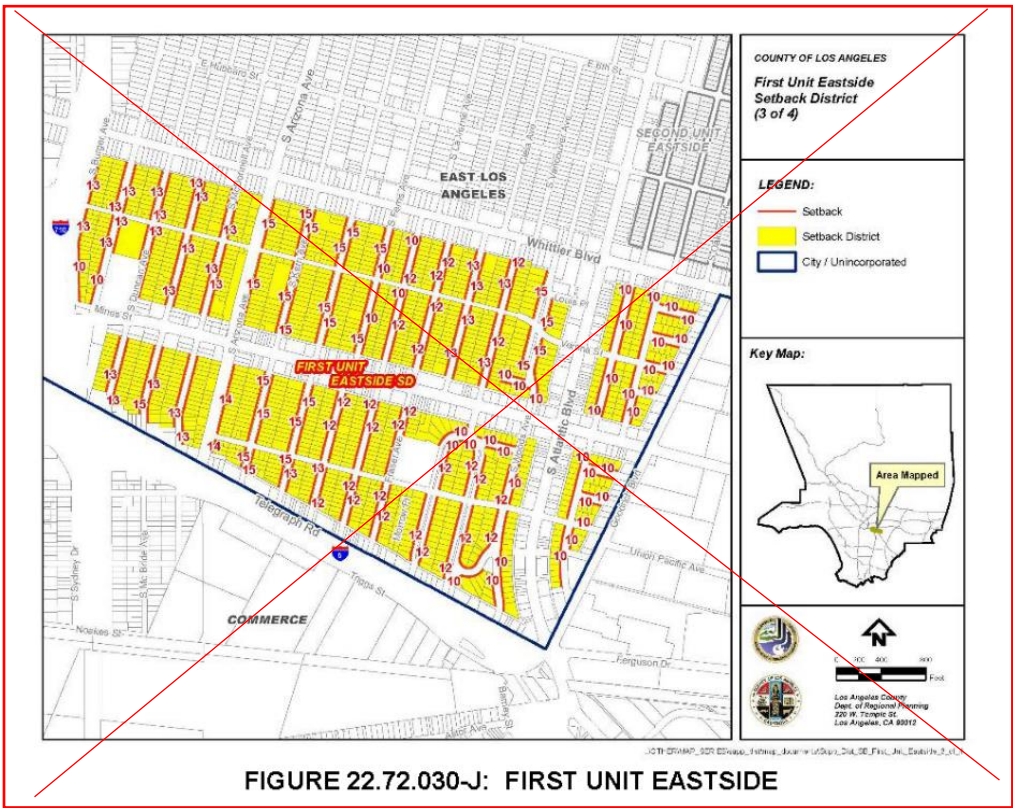
The boundaries of the Setback Districts are shown on Figures 22.72.030-A_L through Q, at the end of this Chapter.











...

SECTION 18 Section 22.121.030 is hereby amended to read as follows:

22.121.030 Applicability.

Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to ~~all housing developments, excluding mobilehome parks, and including projects to substantially rehabilitate and convert an existing commercial building to residential uses, or the substantial rehabilitation of an existing multifamily dwelling, as defined in section 65863.4 (d) of the California Government Code, where the result of the rehabilitation would be a net increase in available dwelling units, that meet all of the following:~~

A. Unless as specified otherwise in Subsection B, below, all housing developments, excluding mobilehome parks, and including projects to substantially rehabilitate and convert an existing commercial building to residential uses, or the substantial rehabilitation of an existing multifamily dwelling, as defined in section 65863.4 (d) of the California Government Code, where the result of the rehabilitation would be a net increase in available dwelling units, that meet all of the following:

A-1. Has at least five or more baseline dwelling units;

B-2. Is located in a submarket area, with the following exceptions:

1-a. Rental projects or condominium projects located in the South

Los Angeles or Antelope Valley submarket areas; or

2-b. Rental projects located in the East Los Angeles/Gateway

submarket area; and

€3. Is not located within an area subject to an affordable housing requirement pursuant to a development agreement, specific plan, or local policy.

B. All housing developments located on parcels that are:

1. Included in the 2021-2029 Housing Element as one of the following:

a. Nonvacant, identified to accommodate very low- or lower-income units in the Sites Inventory, and have been included in the 2014-2021 Housing Element;

b. Vacant, identified to accommodate very low- or lower-income units in the Sites Inventory, and have been included in both the 2008-2014 and the 2014-2021 Housing Elements; or

c. Sites that are rezoned to accommodate very low- or lower-income units; and

2. In one of the following unincorporated communities:

a. East Los Angeles;

b. East Rancho Dominguez;

a-c. Florence-Firestone;

b-d. South Whittier-Sunshine Acres; or

e. Walnut Park;

f. West Athens-Westmont;

g. West Rancho Dominguez-Victoria;

e-h. West Whittier-Los Nietos; or

i. Willowbrook.

SECTION 19 Section 22.140.540 is hereby amended to read as follows:

22.140.540 ~~(Reserved)~~ **Shared Kitchen Complex.**

- A. Purpose. This section provides performance standards for shared kitchen complexes in Commercial and Industrial zones.
- B. Applicability. This section applies to shared kitchen complexes when permitted with a Site Plan Review or Conditional Use Permit.
- C. Performance Standards. A shared kitchen complex shall comply with the following:
 - 1. Hours of Operation. When adjacent to a residential use or Residential Zone, hours of operation shall be limited to 7am-10pm, daily.
 - 2. Loading. Designated loading areas shall be located away from adjacent residential uses or Residential Zones to the extent possible.
 - 3. On-site sales. On-site sales shall be prohibited.

SECTION 20 Section 22.172.020 hereby amended to read as follows:

22.172.020 – Regulations Applicable.

The following regulations shall apply to all nonconforming uses and to all buildings or structures nonconforming due to use, ~~and/or~~ standards, or density as specific herein:

...

SECTION 21 Section 22.172.050 hereby amended to read as follows:

22.172.050 - Termination Conditions and Time Limits.

...

- B. Termination by Operation of Law. Nonconforming uses and buildings or structures nonconforming due to use or residential density, and those buildings or structures

nonconforming due to standards enumerated in this Section, shall be discontinued and removed from their sites within the time specified in this Section, except when extended or revoked as otherwise provided in this Title 22:

SECTION 22 Division 10 is hereby amended to read as follows:

Division 10. PLANNING AREA AND COMMUNITY STANDARDS DISTRICTS:

SECTION 23 Section 22.300.010 is hereby amended to read as follows:

22.300.010 Purpose

Planning Area Standards Districts and Community Standards Districts (PASDs and CSDs) are established as supplemental districts to provide, where useful and appropriate, special development standards:

A. To assist in implementing special development requirements and/or land use limitations previously adopted by the County in neighborhood, community, area, specific, and local coastal plans for particular unincorporated areas of Los Angeles County, to address special problems that are unique to those geographic areas; and

B. To facilitate development and new land uses that are more responsive to community objectives for the preservation, guided evolution and enhancement, and/or transformation of existing physical character and/or economic conditions than would otherwise be possible through the application of countywide standards alone.

SECTION 24 Section 22.300.020 is hereby amended to read as follows:

22.300.020 - Application of Planning Area and Community Standards Districts to Property.

A. Types and Priority of Regulations Provided by a PASD or CSD. The adoption and application to property of a PASD or CSD in compliance with this Division shall also comply with the procedures defined by Chapter 22.68 (Supplemental Districts) and

22.400 (Specific Plans). In cases where the provisions of a PASD or CSD conflict with requirements of a Specific Plan, the Specific Plan requirements shall supersede the PASD or CSD, and may include the Application of the PASD or CSD to a property may include defining and providing one or more of the following ~~three~~four categories of regulations:

1. Planning Area Wide Development Standards. These are standards that apply to all proposed development and new land uses on any lot within the area covered by a PASD. If an area-wide development standard appears to conflict with a basic zone development standard, the planning area-wide development standard shall supersede the basic zone standard;

2. Community (CSD)-Wide Development Standards. These are standards that apply to all proposed development and new land uses on any lot within the area covered by the CSD. If a community-wide-development standard appears to conflict with a basic zone development standard, the planning community (CSD) -wide development standard shall supersede the basic zone standard;

3. Zone-Specific Development Standards. These are standards that apply only to proposed development or a new land use on a lot covered by a specific zone within the a PASD or CSD community. If a zone-specific development standard appears to conflict with a planning area-wide or community (CSD)-wide development standard, the zone-specific standard shall supersede the planning area-wide or community (CSD)-wide standard; and

4. Sub-Area-Specific Development Standards. These are standards that apply only to lots within one or more specific geographic areas of a CSD. Where a sub-area-specific development standard differs from either a planning area-wide, community (CSD) -wide or zone-specific development standard, the sub-area-specific standard shall supersede all others.

5.

B. Additional Regulations.

1. Density Bonus or Inclusionary Housing. Notwithstanding any contrary provisions in this Volume II, any PASD or CSD regulations specified in Subsection A,

above, may be waived or modified through a Housing Permit (Chapter 22.166), pursuant to Chapter 22.120 (Density Bonus) or Chapter 22.121 (Inclusionary Housing).

2. Accessory Dwelling Units and Junior Accessory Dwelling Units. Where the regulations in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units) are contrary to the provisions in a PASD or CSD regulating the same matter, the provisions in the PAD or CSD shall prevail, unless specified otherwise in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

3. Compact Lot Subdivisions. Any PASD or CSD provisions pertaining to a required yard shall apply to the equivalent perimeter yard of a compact lot subdivision pursuant to Section 22.140.585.F.18 (Yard Provisions in Specific Plans and Community Standards Districts).

4. Modifications Authorized. For projects not subject to Chapter 22.158 (Conditional Use Permits) or Subsection B.1, above, development standards specified in this Division 10 may be modified according to the following provisions, unless otherwise specified:

a. Required Yards and Setbacks. Subject to Section 22.110.190 (General Site Regulations, Modifications Authorized).

b. Other Development Standards. Subject to Chapter 22.194 (Variance).

C. Green Zone Districts. Where the regulations in Chapter 22.84 (Green Zone Districts) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except for Section 22.84.C.1.i (Perimeter Identification Sign).

SECTION 25 Section 22.300.30 is hereby amended to read as follows:

22.300.030 **Planning Area and Community Standards Districts**

Established.

Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS

<i>Community Standards District</i>	<i>Chapter</i>	<i>CSD Adoption Date</i>
Acton	22.302	11/21/1995
Agua Dulce	22.304	7/30/1985
Altadena	22.306	8/11/1998
Avocado Heights	22.308	10/28/2003
Baldwin Hills	22.310	10/28/2008
Castaic Area	22.312	11/30/2004
Cerritos Island	22.314	7/31/2010
East Los Angeles	22.316	4/28/1988
East Pasadena – East San Gabriel	22.318	7/23/2002
East Rancho Dominguez	22.320	5/21/1985
Elizabeth Lake and Lake Hughes	22.322	6/30/2009
Florence-Firestone	22.324	6/22/2004
Juniper Hills	22.326	6/26/2007
La Crescenta-Montrose	22.328	1/30/2007
Leona Valley	22.330	2/16/1993
Rowland Heights	22.332	11/27/2001
San Francisquito Canyon	22.334	11/10/2009
Santa Monica Mountains North Area	22.336	8/20/2002
South San Gabriel	22.338	2/27/2001
Southeast Antelope Valley	22.340	6/26/2007
Stonyvale	22.342	8/23/2011

TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS		
Twin Lakes	22.344	5/9/1991
Walnut Park	22.346	9/24/1987
West Athens-Westmont	22.348	7/31/1990
West Rancho Dominguez-Victoria	22.350	11/14/2000
Willowbrook	22.352	3/15/1994

TABLE 22.300.030-B: PLANNING AREA STANDARDS DISTRICTS		
<u>Planning Area Standards District</u>	<u>Chapter</u>	<u>PASD Adoption Date</u>
East San Gabriel Valley Area	22.362	
<u>Metro Planning Area</u>	<u>22.364</u>	<u>Xx/xx/2023</u>

SECTION 26 CHAPTER 22.316 is hereby be deleted in its entirety.

**Chapter 22.316 ~~EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT~~
(Reserved)**

SECTION 27 CHAPTER 22.320 is hereby deleted in its entirety.

**Chapter 22.320 ~~EAST RANCHO DOMINGUEZ COMMUNITY STANDARDS DISTRICT~~
(Reserved)**

SECTION 28 CHAPTER 22.346 is hereby deleted in its entirety.

**Chapter 22.346 ~~WALNUT PARK COMMUNITY STANDARDS DISTRICT~~
(Reserved)**

SECTION 29 CHAPTER 22.348 is hereby deleted in its entirety.

Chapter 22.348 ~~WEST ATHENS-WESTMONT COMMUNITY STANDARDS DISTRICT (Reserved)~~

SECTION 30 CHAPTER 22.350 is hereby deleted in its entirety.

Chapter 22.350 ~~WEST RANCHO DOMINGUEZ-VICTORIA COMMUNITY STANDARDS DISTRICT (Reserved)~~

SECTION 31 CHAPTER 22.352 is hereby deleted in its entirety.

Chapter 22.352 ~~WILLOWBROOK COMMUNITY STANDARDS DISTRICT (Reserved)~~

SECTION 32 CHAPTER 22.364 is hereby added to read as follows:

Chapter 22.364 METRO PLANNING AREA STANDARDS DISTRICT

22.364.010 – Purpose.

22.364.020 – Definitions.

22.364.030 – District Map.

22.364.040 – Applicability.

22.364.050 – Application and Review Procedures.

22.364.060 – Area Wide Development Standards.

22.364.070 – Zone-Specific Development Standards.

22.364.080 – Community Standards District Development Standards.

22.364.010 – Purpose.

The Metro Planning Area Standards District ("PASD") is established to implement specific development standards for the unincorporated communities of the Metro Planning Area: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and

Willowbrook. The PASD is necessary to ensure that the goals and policies of the adopted Metro Area Plan ("Area Plan") and the community-specific regulations for each community are accomplished in a manner which protects the health, safety and general welfare of the community.

22.364.020 – Definitions.

(Reserved)

22.364.030 – Metro Planning Area Map.

The boundaries of this PASD are shown on Figure 22.360-A: Metro PASD Boundary, at the end of this Chapter.

22.364.040 – Applicability. Except as otherwise specifically provided for herein, the provisions of this Title 22 shall apply.

A. General Applicability. The regulations for this PASD contained in this Chapter shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new regulations.

B. Additions, Repairs, or Modifications to Existing Development. The PASD regulations shall apply to any addition, repair, or modification to existing structures, or to any new use proposed for existing development, except otherwise provided for in this Subsection B. When an addition, repair, or modification to existing development is subject to these new regulations, only the actual addition, repair, or modification shall be required to comply with the new regulations.

C. Nonconforming Uses, Buildings, and Structures. Except as otherwise provided in this Subsection C.1, below, the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in this PASD that were legally established or built prior to the

effective date of the ordinance containing new PASD regulations described in this Chapter.

1. The application of the nonconforming use and structure provisions as described in Subsection C, above, shall be limited as follows:

a. The termination period or periods set forth in 22.172.050 (Termination Conditions and Time Limits) that would otherwise apply to commercial uses on residential zoned parcels established prior to the effective date of this ordinance shall not apply.

b. Parcels subject to Chapter 22.84 (Green Zones Combining Zone) that contain uses established pursuant to Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) or Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) prior to the effective date of this ordinance shall comply with Section 22.84.040 (Schedule for Compliance), unless a new use is established in Zones M-0.5 or LSP pursuant to Section 22.22.030-B.

2. Building Improvement Standards. Notwithstanding anything to the contrary regarding restrictions on improvements to existing legal nonconforming buildings contained in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures), seismic upgrades to existing buildings and renovations to exterior facades are permitted. This building improvement provision is designed to encourage property improvements to existing legal nonconforming buildings and applies to all projects regardless of the date of submission of their application.

22.364.050 – Application and Review Procedures.

A. Notification. For all permits requiring notification by mail, the noticing radius shall be 1,000 feet.

22.364.060 – Planning Area-Wide Development Standards.

A. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning

Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

B. Service Areas and Mechanical Equipment. Service areas and mechanical equipment for all uses in all zones shall be visually unobtrusive and integrated with the design of the site and building, and shall:

1. Locate the service entrances, utility boxes, waste disposal areas, and similar uses adjacent to alleys and away from streets;

2. Locate the utility access and services such as back-flow preventers, transformer boxes, gas and electric meters, and other utilities, adjacent to alleys, subject to the requirements and approval of the associated utility company;

3. Ensure that all rooftop equipment, including elevator shafts and stair well overruns, is screened by a parapet or other architectural feature that is architecturally integral to the building;

4. Not locate the air intake and exhaust systems or other mechanical equipment that generate noise, smoke, or odors on or within 10 feet from the frontage of buildings; and

5. Ensure that when the service entrance is visible from a street or open space the service area shall be designed to be architecturally compatible with the involved building or adjacent building.

22.364.070 – Zone-Specific Development Standards.

A. All Residential Zones.

1. Development Standards.

a. Lighting. Lighting used on site shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be fully shielded to confine light spread on-site as much as possible.

b. Maintenance. Properties, including adjoining sidewalks and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

c. Mechanical Equipment. Mechanical equipment including ground mounted air conditioners, may be located within the side and rear yard setbacks if a 3-foot minimum setback from the property line is maintained.

(1) Ground-mounted air conditioners are not permitted in any portion of the front yard setback or between the front of the structure and the public right of way.

(2) Mechanical equipment shall be completely screened from view from the public right-of-way using walls or landscaping.

d. Outdoor Storage. Outdoor storage is prohibited in all residential zones.

e. Clotheslines. Clotheslines or clothesline structures used for drying or airing clothing items shall be located at the rear of a property where a residential use is maintained, and not visible from an adjoining street when viewed at ground level.

2. Standards for Specific Uses.

a. Accessory Commercial Units. Accessory commercial units (ACUs) may be permitted pursuant to Chapter 22.186 (Site Plan Review, Ministerial) as a commercial operation on a Residential-zoned corner lot so long as the accessory commercial unit does not displace any tenant-occupied unit. The accessory commercial unit may be attached or detached from an existing or proposed residence and shall comply with the following:

i. Permitted Uses. The following uses may be permitted as an Accessory Commercial Unit:

(1) Beautician or barber services (excluding permanent cosmetics parlor).

(2) Boutique/independent retail.

(3) Dentist, as a secondary office that is not used for the general practice of dentistry but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere.

(4) Eateries and cafés, excluding alcohol sales and provided that no outdoor seating shall be permitted.

(5) Printing/Graphic design services.

(6) Medical physician office, as a secondary office that is not used for the general practice of medicine but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere.

(7) Neighborhood-serving grocery, market and/or corner store, excluding alcohol sales.

ii. Development Standards.

(1) Yards. Existing setbacks for legally constructed structures shall be deemed conforming. The following setbacks shall be provided for new ACUs, unless a smaller setback is permitted per this Title 22, in which case the smaller setback shall be required:

(a) Front yard. 10 feet.

(b) Reverse corner yard. 7 ½ feet.

(2) Access. The ACU shall have a primary entrance that is separate from the primary entrance to the residence and is directly accessible from the public right-of-way.

(3) Fences and Walls

(4) Floor Area. ACUs shall be limited to 1,000 square feet or 40% of the gross floor area of the primary residential structure, whichever is smaller.

(5) Height. ACUs shall be limited to one story in height and shall be located on the ground floor.

(6) Maximum Number of Units. A maximum of one ACU is permitted per lot.

(7) Mechanical Equipment. Any mechanical equipment used in operation of the ACU shall be fully screened from view from the public right-of-way by a solid wall or landscaped wall.

i. Solid walls shall be constructed in workmanlike manner and consist of a neutral color and materials such as concrete masonry unit (CMU), brick, wrought iron, perforated metal, steel picket, wood, vinyl, etc., be between five and six feet in height and of a minimum thickness of six inches.

(8) Outdoor Lighting. Lighting provided for the ACU shall be full cutoff. Lighting used on site shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be fully shielded to confine light spread on-site as much as possible.

(9) Parking. No additional parking beyond what is required for the primary residence shall be required for an ACU.

(10) Signage. One wall business sign not to exceed six square feet in sign area shall be permitted, provided that no illumination shall be permitted, and portable signs shall be prohibited.

(10) Storage. No business storage or warehousing of materials shall be permitted outdoors.

iii. Performance Standards.

(1) Hours of Operation. 7am to 9 pm, daily.

(2) Loading. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation noted above.

(3) Maintenance. Properties shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.

(4) Music. No outdoor music shall be permitted at any time.

(5) Outdoor Activity. No outdoor activity shall be permitted.

b. Existing Nonconforming Commercial Uses in Residential Zones.

Existing commercial uses located within legally constructed buildings in Residential Zones may continue to operate with a Site Plan Review (Chapter 22.186) pursuant to Section 22.364.040.C.1 above, provided that no expansions and no secondary commercial uses or assembly uses shall be permitted.

i. Development Standards.

(1) Yards. Existing setbacks of legally constructed structures shall be deemed conforming. Otherwise, setbacks shall comply with the required setback in the base zone.

(1) Fences and Walls.

(2) Outdoor Lighting. Lighting shall be full cutoff. Lighting used on site shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be fully shielded to confine light spread on-site as much as possible.

(3) Parking. For legally constructed buildings constructed before September 22, 1970, no additional parking shall be required. In all other cases, comply with Chapter 22.112 (Parking).

(4) Signage. Portable signs shall be prohibited.

(5) Storage. No business storage or warehousing of materials shall be permitted outdoors.

(6) Trash Enclosures.

ii. Performance Standards.

(1) Hours of Operation. 8:00 a.m. to 9:00 p.m., daily.

(2) Alcohol sales shall be prohibited.

(3) Loading. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation noted above.

(4) Music. No outdoor music shall be permitted at any time.

(5) Outdoor Activity. No outdoor activity shall be permitted.

3. Fences/Walls/Landscaping. Fences, Walls, and Landscaping for (Single-Family Residence) or (Two-Family Residence) Uses.

a. Front Yards. The provisions of this PASD shall supersede the provisions of Section 22.110.070 (Fences and Walls) as follows, including in Table 22.364.070-A

i. Landscaping. The required front yard, excluding driveways (pursuant to Section 22.112.040.C.1.) and a walkway shall be 100% landscaped subject to the applicable provisions of Chapter 22.126 (Tree Planting Requirements), and shall be maintained with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees and include an on-site irrigation system such as a drip

system. All required landscaping shall comply with Chapter 12.84 (Low-Impact Development) of Title 12 of the County Code. Other hardscaping shall not be counted toward the required landscaping.

ii. Corner or Reversed Corner Lots. Table 22.364.070-A below, identifies the maximum height for fences, walls, and landscaping for corner or reversed corner lots.

Table 22.364.070-A

<u>Fences, Walls, and Landscaping (including trees*, shrubbery*, flowers*, plants*, and hedges*) Height Limits for corner or reversed corner lots.</u>	
<u>Location</u>	<u>Maximum Height</u>
<u>Area between the right-of-way line and 10 feet back from the right-of-way line towards the property</u>	<u>42 inches</u>
<u>>10 feet from the right-of-way line towards the property</u>	<u>6 feet</u>
<u>*Where forming a barrier serving the same purpose as a fence or wall.</u>	
<u>Note: Any encroachment within the public right-of-way requires a permit issued by Public Works as set forth in Section 16.06.010 within Title 16.</u>	

(1) Landscaping. Where such fence or wall exceeds 42 inches in height, the front yard shall be maintained with landscaping with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees in the portion of the yard between the fence or wall and the right-of-way.

iii. All Other Lots. Table 22.364.070-B, below, identifies the maximum height for fences, walls, and landscaping for all other lots.

Table 22.364.070-B

<u>Fences, walls, and landscaping height limits for all other lots</u>	
<u>Location</u>	<u>Maximum Height</u>

	<u>Fences and Walls</u>	<u>Trees*, Shrubbery*, Flowers*, and Plants*, including Hedges*</u>
<u>Area within a Driveway Zone¹ between the right-of-way line and 10 feet back from the right-of-way line towards the property</u>	<u>42 inches</u>	<u>42 inches</u>
<u>Area outside a Driveway Zone¹ between the right-of-way line and 10 feet back from the right-of-way line towards the property</u>	<u>6 feet, pursuant to Subsection (b) below</u>	<u>42 inches</u>
<u>> 10 feet from the right-of-way line towards the property</u>	<u>6 feet</u>	<u>6 feet</u>
<u>* Where forming a barrier serving the same purpose as a fence or wall.</u>		
<u>Note: Any encroachment within the public right-of-way requires a permit issued by Public Works as set forth in Section 16.06.010 within Title 16.</u>		
<u>1. As defined in Section 22.14.0140.</u>		

(1) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain landscaping with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees in the portion of the yard between the fence or wall and the right-of-way.

(2) When located within an area outside a driveway zone between the right-of-way line and 10 feet from the right-of-way line towards the property, fences or walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence, wall, or portion thereof shall be considered open and non-view obscuring when:

a. A minimum of 80 percent of that fence, wall, or portion thereof, evenly distributed horizontally along the entire length of said fence, or wall, or portion thereof, is transparent or permits views. Glass or chain link fencing with plant material shall not be considered open and non-view obscuring; and

b. Vertical support elements maintain a minimum distance of five feet apart.

iv. Corner Side Yards. Fences, walls, hedges, and landscaping within a required corner side yard shall comply with the provisions of Section 22.110.080.C (Corner Side Yards).

v. Location.

(1) Notwithstanding the provisions of Section 22.110.080.E (Limited Secondary Highways) and Section 22.110.040 (Accessory Structures and Equipment), any fence, wall, hedge, or landscaping shall comply with the provisions of this PASD.

(2) Notwithstanding the provisions of this PASD, any encroachment within the public right-of-way requires a permit issued by Public Works as set forth in Section 16.06.010 (Permit - Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.

4. Fences/Walls/Landscaping. Fences, Walls, and Landscaping for Multi-Family Residences with three or more units. Comply with standards in Subsection A.3.a.i (Landscaping), above.

B. Commercial Zones.

1. All Commercial Zones.

a. Uses Subject to Permits. The following uses shall require a conditional use permit.

i. Automobile Service Stations. Automobile service stations, including compressed natural gas filling stations shall obtain a conditional use permit and comply with the following standards:

(1) Locate the gasoline or fuel dispensing areas at least 50 feet from the nearest sensitive uses.

(2) When adjacent to a residential-zoned parcel, a landscaped buffer of a minimum of five feet in depth shall be provided along the property boundary adjacent to the residential zone. The landscaping shall use only drought tolerant or low water use native or non-invasive plants, trees, grasses, and shrubbery.

(3) A minimum of a 10-foot setback shall be provided along the property lines adjacent to sensitive uses. Any proposed additions above the ground floor of existing, legally established uses adjacent to sensitive uses shall also be set back 10 feet from the nearest property line.

(4) When adjacent to a residential zoned parcel, a solid wall between five and six feet in height shall be required along the property boundary adjacent to the residential zone, and shall be placed on the interior of any required landscaping, except that:

a. Where such wall is located within 10 feet of any alley, street, parkway, or highway and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches.

ii. Drive-through Services. All new drive-through services, including new drive-through services established accessory to an existing permitted use. In addition to obtaining a conditional use permit, all new drive-through services shall comply with the following:

(1) A minimum of a 10-foot setback shall be provided along the property lines adjacent to sensitive uses. Any proposed additions above the ground floor of existing, legally established uses adjacent to sensitive uses shall also be set back 10 feet from the nearest property line.

(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 residential-zoned parcel, and speakers and lighted menus shall be oriented away from such lots.

(3) 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.

(4) 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., daily.

(5) A buffer, which may include a six-foot solid wall and landscaping, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residential-zoned parcel.

a. Where such wall is located within 10 feet of any alley, street, parkway, or highway and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches.

(6) The required trash receptacle, excluding small receptacles provided along pathways for pedestrians, 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.

iii. Schools. All new K-12 schools shall require a Conditional Use Permit (Chapter 22.158) and comply with the following standards:

(1) Loading and unloading. Student loading and unloading that occurs between 7am – 9am or 2pm – 4pm shall be restricted to designated areas on site and shall not encroach into the public right-of-way.

(2) Parking. In addition to any required parking pursuant to Section 22.112.060 (On-Site Parking), and unless otherwise permitted by State law, all schools shall provide one parking space per staff member.

(3) Signage. A sign prohibiting student loading and unloading shall be placed along the property line adjacent to any school frontages along a major highway or secondary highway. Signage shall be displayed on site designating

the student loading and unloading areas as well as any parking designated for student loading and unloading.

b. Mixed-Use Projects. In addition to the requirements in Section 22.140.350 (Mixed Use Developments in Commercial Zones), mixed use projects shall comply with the following:

i. Height. The maximum height of a mixed-use development shall be 65 feet, excluding any elevator shaft or stairwell.

ii. Step-back. When a mixed-use project is adjacent to a residential zone, the maximum height shall be 45 feet at the edge of the building facing a common lot line with a residential zone and any portion above 45 feet shall be set back one additional foot measured from the edge of the building for every foot in height in excess of 45 feet, up to 65 feet.

c. Development Standards for All Uses.

i. Landscaping and Buffering. In addition to required landscaping pursuant to Chapter 22.126 (Tree Planting Requirements) where a Commercial Zone abuts a residential use or Residential Zone or mixed use development containing residences, a landscaped buffer strip shall be provided and shall comply with the following:

(1) Where landscaping is required, a solid masonry wall of a minimum of five feet in height and maximum six feet in height shall be provided adjacent to and interior to the landscaping that is provided along any side and rear property lines. Walls shall not be located within the front yard setback area adjacent to the residentially zoned lot and shall be designed to provide maximum sight distance where required to the satisfaction of the Director in consultation with Public Works.

(2) Required landscaping shall be of a minimum of 12 inches wide with a minimum of 24 inches of soil provided above the footings and include vines that adhere to or can be trained on the wall and can be easily pruned to maintain vehicular access on the private common driveway.

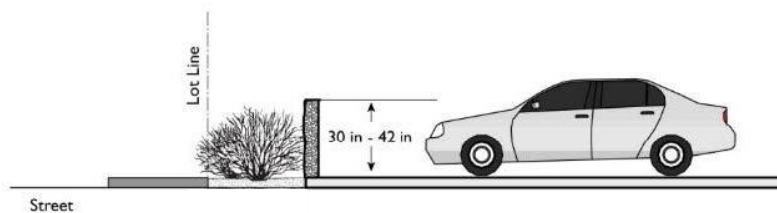
(3) Where its strict application of the requirements of this Subsection B.1.c.i are deemed impractical because of physical, topographical, title, or

other limitations, the Director may permit a substitution of landscaping or wall materials so long as the intent of this Chapter is being carried out.

(4) When off-street parking areas are adjacent to a street separating the parking areas from residentially zoned lots, the following shall be required:

a. A solid masonry screening wall and/or a landscaped earthen berm, not less than 30 inches nor more than 42 inches in height, shall be provided parallel to the lot line, except along points of vehicular ingress and egress, and parallel to the street. See Figure 22.364.070-A, below.

FIGURE 22.364.070-A: SCREENING WALL AND LANDSCAPED EARTHEN BERM



ii. Loading. Loading spaces for new commercial buildings shall be located away from adjacent residential uses or Residential Zones to the extent possible.

iii. Mechanical Equipment.

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.

(2) If air conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air conditioning units shall be screened or enclosed by using an awning or landscaping.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible by pedestrians at street level or by adjacent residential properties.

iv. Outdoor lighting. Lighting used on site shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be fully shielded to confine light spread on-site as much as possible.

v. Outdoor Storage. In addition to the requirements of Section 22.140.430, outdoor storage shall be screened by a structure or wall in a manner as not to be publicly visible to anyone in an adjacent Residential Zone.

vi. Parking. Unless otherwise permitted by State law, automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that the following requirements shall apply to existing commercial buildings in non-Residential Zones:

(1) Parking required for restaurants and other eating or drinking establishments within existing commercial buildings constructed prior to September 22, 1970, shall provide one space per 400 square feet.

(2). So long as gross floor area of the commercial building is not increased, no additional parking or loading spaces shall be required for intensification of use on the ground floor of an existing commercial building unless accessible parking spaces for persons with disabilities are required by Chapter 22.112 (Parking).

vii. Security.

(1) Chain link, barbed, and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

(2) All security bars and grilles shall be installed on the inside of the building.

(3) Folding accordion grilles installed in front of a storefront are prohibited.

(4) Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.

(5) Fences on rooftops shall not be visible within 300 feet from a line of sight from the public right-of-way.

viii. Signage. All business signs shall conform to the standards contained in Chapter 22.114 (Signs), except as modified within this Section.

(1) Applicability. The following signs shall comply with this section.

a. New Signs.

b. Signs that have fallen into disrepair, or are more than 50 percent damaged, and have not been repaired within 30 days of notice from the Department.

c. Signs where the use has ceased or the structure upon which the sign rests has been abandoned by its owner, in both cases for a period of not less than 90 days.

d. Exceptions. This subsection shall not apply to legally established existing signs that are maintained pursuant to State standards prior to the effective date of this ordinance.

(2) Maintenance. The display surface of all signs shall be kept clean, neatly painted, and free from rust or corrosion. Any cracks, broken surfaces, malfunctioning lights, missing parts, or other unmaintained or damaged portion of a sign shall be repaired or replaced.

a. All signs in a state of disrepair shall be repaired to comply with the standards of this Section, or removed within 30 days of notification that a state of disrepair exists.

(3) Development Standards. Allowed signs within commercial or mixed use developments shall comply with the following:

a. Business Sign Area. In addition to development standards specific to any sign type in Section 22.112 (Signs), the total permitted sign area of all signs on a site shall be 2 feet for every foot of building frontage.

b. Monument Signs. Monument signs shall be permitted, provided any such sign complies with the standards in the following table.

Monument Sign Standards

<u>Total Sign Area (Width x Height)</u>	<u>60 feet</u>
<u>Height</u>	<u>6 feet, measured from base of sign, structure, or grade of sidewalk or pedestrian walkway, whichever is lowest</u>
<u>Depth</u>	<u>1 foot</u>

c. Awning Signs. Awning signs may be used on the ground floor of any non-residential use, provided any such sign complies with the standards in the following table.

Awning Sign Standards

<u>Sloping Plane (non-vertical portion of the awning sign that is projected outward from the building)</u>	
<u>Maximum Sign Area</u>	<u>30 percent of awning coverage</u>
<u>Maximum Lettering Height*</u>	<u>18 inch</u>
<u>Awning Valance or Vertical Component</u>	
<u>Maximum height of Sign</u>	<u>12 inch</u>
<u>Maximum Lettering Height*</u>	<u>12 inch</u>
<u>*excluding any logo</u>	

d. Internal illumination. Internal illumination shall not be used for any awning sign.

e. Projecting Signs. Projecting signs shall be permitted on any ground floor or over a pedestrian walkway, provided such signs meet the following development standards:

1. Clear Height. Any such sign shall be located at least 8 feet in height from the edge of any sidewalk or pedestrian walkway.

2. Height. Projecting signs shall not exceed 5 ft in height.

3. Location. Such sign shall not extend beyond the roof line or cornice of a building or the building wall

4. Projection. Projecting signs shall not project more than 5 feet from the edge of the building.

5. Spacing. A projecting sign shall be located at least 15 feet from any other projecting sign on the same lot.

f. Wall Signs.

1. Maximum sign area. Each wall sign shall be limited to 80 sq. ft. maximum sign area.

2. Maximum Sign Lettering Height. With the exception of any logo, the maximum height of lettering for a wall sign is 2 ft.

3. Such signs shall not protrude beyond the roof line or cornice of a building, the building wall, or corner of such wall.

(4) Prohibited Signage or Sign Elements.

a. Roof Signs

b. Signs using any continuous or sequential flashing operation, including electronic reader boards and signage that includes crawling displays or flashing illuminations.

c. Signs using video components.

d. Digital or Electronic Signs, or signs including any internal or external illumination that is capable of changing the message or copy on the sign.

e. Freestanding Signs, not including Monument Signs in accordance with the standards of subsection ii, above.

f. Outdoor Advertising Signs (Billboards).

(5) Sign Program. A sign program is intended to integrate the design of multiple signs proposed for a development project and provide a means for applying common sign regulations for multi-tenant projects.

a. Applicability. A sign program shall be established whenever any of the following circumstances exist:

1. The property owner or applicant requests a master sign program.

2. Any new multi-tenant development project that includes four or more businesses on the same lot or in the same structure.

c. Requirements. The sign program shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.

(6) Modifications to Sign Standards.

a. Deviation from the sign area standards or required dimensions may be permitted with a Minor Conditional Use Permit (Chapter 22. 160) application so long as the following additional findings are made:

1. The proposed modification does not result in additional glare, light trespass, or nuisance to neighboring properties or surrounding uses.

2. The proposed modification complies with the overall area requirements for signage.

ix. Vehicular Access. The following access regulations shall apply to new commercial buildings:

(1) Where an alley is located adjacent to the lot on which the commercial building is located, parking for that lot shall be accessed through the alley unless alley access is determined inadequate due to alley width, limited sight distance, or otherwise as determined by the Director in consultation with Public Works and the Fire Department;

(2) For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property.

2. Zones C-3 and C-M.

a. Auto Repair. When auto body, fender repair, painting, and upholstering as a primary use is located adjacent to a Residential or Mixed Use Zone, the auto repair facility shall comply with the following standards.

i. Enclosure. All operations shall be conducted within an enclosed building.

ii. Area. No more than 25 percent of the area devoted to service or repair of automobiles may be devoted to body and fender work, painting, or upholstering.

iii. Spray Booths. No more than one paint spray booth shall be permitted.

iv. Noise. All areas or structures used shall be so located or soundproofed as to prevent annoyance or detriment to surrounding properties.

v. Screening. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding properties of the same elevation or within ten feet of such properties.

vi. Hours of Operation. All repair activities shall be confined to the hours between 7:00 a.m. and 7:00 p.m., daily.

vii. Storage. No damaged or wrecked vehicles shall be stored for any purpose other than repair and shall not constitute an automobile impound yard.

viii Prohibition. Dismantling of vehicles for any purpose other than repair or the sale of used parts is prohibited.

3. Mixed Use Zones. Comply with all standards in section 22.26.030 (Mixed Use Development Zone) in addition to the following standards.

a. Outdoor Lighting. Lighting used on site shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be fully shielded to confine light spread on-site as much as possible.

b. Outdoor Storage. The outdoor storage regulations for Commercial zones in Section 2.c.v, above shall apply to Mixed Use zones.

c. Schools. All new K-12 schools shall require a Conditional Use Permit (Chapter 22.158) and comply with the standards in Section 22.364.070.B.1.a.iii.

d. Performance Standards.

i. Hours of Operation. Commercial uses adjacent to Residential Zones or residential uses; 7am-10pm, daily.

ii. Loading. Designated loading areas for commercial uses shall be located away from adjacent residential uses or Residential Zones to the extent possible and away from primary pedestrian ingress and egress areas by at least 20 feet.

4. All Industrial Zones.

a. Uses Subject to Permits.

i. Additional Findings. When a Conditional Use Permit is required by this Section, the following additional findings must be made in addition to the Conditional Use Permit findings required in Section 22.158.050.B (Findings and Decision):

(1) The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property;

(2) The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses; and

(3) The proposed use and development of land protects public health and safety and promotes environmental sustainability.

b. Development Standards.

i. Access. Vehicle access to properties shall be prohibited on any adjacent residential streets.

ii. Landscaping. In addition to complying with standards in Chapter 22.126 (Tree Planting Requirements), when an Industrial parcel abuts a Residential Zone or residential use or a mixed-use development containing residences, comply with landscaping and buffering requirements for Commercial zones in Subsection B.1.c, above.

iii. Outdoor Storage. The outdoor storage regulations for Commercial zones above shall apply to Industrial zones.

iv. Surfacing. Areas designated for vehicle 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. Paved areas shall be clustered to maximize pervious area. Alternative paving materials may be permitted to the satisfaction of the Director and Public Works.

(1) All areas of broken concrete or asphalt, including, but not limited to, 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.

c. Performance Standards.

i. Hours of outdoor operation. No outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only.

ii. Storage of Materials and Waste. 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.

iii. Site Maintenance. Other than for the collection or receipt of items related to the principal use, 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.

d. Standards for Specific Uses.

i. Warehouses. In addition to standards required in Chapter 22.84 (Green Zone Districts), and requirements pursuant to Section 22.22.0760 (Development Standards for Industrial Zones), all warehouses shall comply with the following standards:

(1) Warehouses with a total combined floor area of 100,000 square feet (including all structures on a parcel) or greater shall install a sound wall along the property boundaries closest to any sensitive use or Residential Zone.

(2) Utilize electric or alternatively fueled sweepers with HEPA filters.

(3) Utilize Energy Star heating, cooling, and lighting devices, and appliances.

(4) Off-road equipment. All off-road equipment (non-street legal), such as forklifts and other machinery, used on-site 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.

(5) Landscaping equipment. All landscaping equipment, such as lawn mowers and leaf blowers used on-site shall be electrically powered.

(6) Zero-emission or near-zero emission trucks.

Warehouses with a minimum gross floor area of 100,000 square feet shall comply with AQMD Rule 2305 or current standards.

(7) Provide 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.

(8) Accessory Truck Storage. A maximum of 25% of the loading docks may be used for truck storage in conjunction with the existing warehouse use.

ii. Uses adjacent to a Residential Zone or existing residential use.

The following shall be prohibited within 20 feet from the front property line:

(1) Accessory buildings and structures.

(2) Outside storage or parking of vehicles for over 72 continuous hours.

5. Zone M-0.5

a. Uses Subject to Permits. Notwithstanding Section 22.22.030 (Land Use Regulations for Zones LSP, M-0.5, M-1, M-1.5, M-2, and M-2.5, the following uses shall require a Conditional Use Permit (Chapter 22.158).

i. Warehouses. All warehouses, regardless of square footage.

ii. Film laboratories.

iii. Laboratories, research and testing.

b. Standards for Specific Uses.

i. Microbreweries. On-site consumption is prohibited.

6. Zone M-1, M-1.5, and M-2

a. Uses Subject to Permits. Notwithstanding Section 22.22.030 (Land Use Regulations for Zones LSP, M-0.5, M-1, M-1.5, M-2, and M-2.5, the following uses shall require a Conditional Use Permit (Chapter 22.158)

i. Warehouses. Warehouses with a floor area of 100,000 square feet (cumulative).

ii. Film laboratories.

iii. Laboratories, research and testing.

PLACEHOLDER for FIGURE 22.364.070-A: METRO
PLANNING AREA STANDARDS DISTRICT MAP

22.364.080 - Community Standards District (CSD) Development Standards.

A. East Los Angeles

1. CSD Map. The boundaries of this community are shown on Figure 22.364.080-A: East Los Angeles CSD Boundary, at the end of this Subsection.

2. CSD-wide Development Standards.

a. Fences. Where fences are permitted over three and one half feet in height pursuant to this Title 22, chain link or wrought iron style fences shall not exceed four feet in height.

i. A minimum of 80 percent of those portions of fences more than three and one-half feet high must be open, except for pillars used in conjunction with wrought iron style fences, shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences;

b. Prohibited Outdoor Structures for Commercial Buildings. The following outdoor structures on the site of a commercial building are prohibited when these structures are clearly visible from the street:

i. Donation boxes or bins such as those for, but not limited to, collection of clothing and shoe items;

ii. Structures or machines such as, but not limited to, photo booths, drink vending machines, penny-crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters, or other such structures or machines that are internally illuminated or have moving parts, make noise, or having flashing lights; and

iii. Inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or any such animals, mannequins, cartoon figures, or human figures.

3. Zone Specific Development Standards.

a. All Residential Zones.

i. Yards. The following modified setbacks shall supersede other provisions in this Title 22 that require building setbacks in designated yards, provided that no modifications shall be permitted.

ii. The required front yard setback specified in maps 22.364.080-B-I below shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision. These front yard setbacks are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

PLACEHOLDER for FIGURE 22.364.080-B: EAST
LA SPECIAL SETBACKS SUB-AREA 1

PLACEHOLDER for FIGURE 22.364.080-C: EAST
LA SPECIAL SETBACKS SUB-AREA 2

PLACEHOLDER for FIGURE 22.364.080-D: EAST
LA SPECIAL SETBACKS SUB-AREA 3

PLACEHOLDER for FIGURE 22.364.080-E: EAST
LA SPECIAL SETBACKS SUB-AREA 4

PLACEHOLDER for FIGURE 22.364.080-F: EAST
LA SPECIAL SETBACKS SUB-AREA 5

PLACEHOLDER for FIGURE 22.364.080-G: EAST
LA SPECIAL SETBACKS SUB-AREA 6

PLACEHOLDER for FIGURE 22.364.080-H: EAST
LA SPECIAL SETBACKS SUB-AREA 7

PLACEHOLDER for FIGURE 22.364.080-I: EAST LA
SPECIAL SETBACKS SUB-AREA 8

b. Zone R-1.

i. Height. The maximum height permitted in Zone R-1 shall be 25 feet.

ii. Design Requirements. Proposed improvements, renovations, or modifications to the following design features shall comply with the following standards:

(1). Wall Finish. At least 50 percent of a structure's walls fronting any street shall incorporate at least two of the following surface materials:

- Brick;
- Natural stone;
- Panel Siding
- Terra-cotta;
- Stucco or other similar troweled finishes.

(2). Architectural Elements. Structures shall incorporate at least three of the following elements along the side of any wall fronting a street:

- Arcading;
- Arches;
- Awnings;

- Balconies;
- Bay windows;
- Colonnades;
- Courtyards;
- Decorative exterior stairs;
- Decorative iron fences;
- Plazas; or
- Porches, covered and open on at least three sides.

c. Zone R-3.

i. Lot Consolidation. To encourage consolidation of two or more abutting lots to make it economically viable to build multi-family housing in Zone R-3, such housing development shall receive a density bonus in the following amounts, subject to a Ministerial Site Plan Review (Chapter 22.186) application in addition to and calculated separately from any density bonus received as a result of affordable housing set aside:

(1). Total net lot area of 20,000 square feet to 39,999 square feet after consolidation: A density bonus of 10 percent of the baseline dwelling units.

(2). Total net lot area of 40,000 square feet or more after consolidation: A density bonus of 15 percent of the baseline dwelling units.

d. Zone C-1 and C-2.

i. Multiple-Tenant Commercial. When six or more tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in Title 26 (Building Code) of the County Code, the following shall apply:

(1). A Conditional Use Permit (Chapter 22.158) application shall first be obtained;

(2). Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area; and

(3). Each leasable space in the building shall consist of at least 500 square feet of gross floor area.

ii. Required Building Frontages. The frontage of each building shall consist of at least one of the frontage types listed in this Subsection E.4. All design features including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or other architectural elements that encroach within the public right-of-way must meet the applicable requirements of Title 16 (Highways) and Title 26 (Building Code) of the County Code. If an encroachment permit is not granted for a specific design feature requested, the requirement to include that design feature as part of the project shall not apply unless the Director, in his sole discretion, requires the applicant to redesign the project so that the design feature can be installed entirely outside of the public right-of-way.

(1). Terrace. Description: In the Terrace frontage, the main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This frontage type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access

Terrace Configuration	
Depth	7 feet minimum
Finish Level Above Sidewalk	3 feet minimum
Perimeter Wall Height	4 feet maximum
Street Frontage Distance Between Stairs	50 feet minimum
Length of Terrace	150 feet maximum
Miscellaneous	-These standards shall be used in conjunction with those of the Shop Front type frontage. In case of conflict between the two, the Terrace Frontage standards shall prevail. -Low walls as seating are encouraged.

Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum
Miscellaneous	<ul style="list-style-type: none"> -Operable awnings are encouraged. -Open ended awnings are encouraged. -Rounded, hooped, or bubble awnings are discouraged. -Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged.

(2). Forecourt. Description: In a Forecourt Frontage, the main facade of the building is at or near the frontage line and a small percentage of the frontage is set back, creating a small court space. This space can be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Forecourt Configuration	
Width, Clear	10 feet minimum, 60 feet maximum
Depth, Clear	20 feet minimum, 60 feet maximum
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65 percent
Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum

Miscellaneous	<ul style="list-style-type: none"> -Operable awnings are encouraged. -Open ended awnings are encouraged. -Rounded, hooped, or bubble awnings are discouraged. -Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged.
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(3). Shop Front. Description: A Shop Front frontage is one that is located on the main facade of the building and is at or near the frontage line with an at-grade entrance along the public right-of-way. This frontage has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types.

Shop Front Configuration	
Minimum Height	11 feet
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65 percent
Awning	
Depth	4 feet minimum*
Height, Clear	8 feet minimum*
Miscellaneous	<ul style="list-style-type: none"> -Operable awnings are encouraged. -Open ended awnings are encouraged. -Rounded, hooped, or bubble awnings are discouraged. -Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged provided it does not impede into the public right-of-way.

*For canopies and awnings that encroach within the public right-of-way, the minimum clear height and maximum depth shall be governed by Title 16 (Highway) and Title 26 (Building Code) of the County Code.

iii. Facade Height Articulation Requirements. Each building, or portions of a building, with more than one story, shall have, at a minimum, a distinctive building base, building middle, and building top (eave, cornice, and/or parapet line) that complement and balance one another.

iv. Main Building Entrance. Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For purposes of this Subsection E.6, a main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or ground level interior circulation space, there shall be no main entrance for purposes of this Subsection E.6. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

(1). Main building entrances shall be at least one of the following: (a) marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface; (b) located in the center of the facade, as part of a symmetrical overall composition; (c) accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures; or (d) marked or accented by a change in the roofline or change in the roof type.

(2). Corner buildings shall provide prominent corner main building entrances for shops and other activity-generating uses.

v. Roof Requirements.

(1). A horizontal articulation shall be applied at the top of a building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the buildings, to differentiate the roofline from the building, and to add visual interest to the building.

(2). Flat roofs are acceptable if a cornice and/or parapet wall is provided.

(3). Parapet walls shall have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.

(4). Metal seam roofing, if used, shall be anodized, fluorocoated, or painted. Copper and lead roofs shall be natural or oxidized.

vi. Wall Surface Material Requirements. Building walls shall be constructed of durable materials such as brick, natural stone, terra-cotta, decorative concrete, metal, glass, or other similar materials.

(1). Standards for using decorative concrete block, stucco, or other similar troweled finishes in non-residential, mixed-use, and multi-family residential buildings are:

a. Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50 percent of the street facade. When decorative concrete blocks are used for the street facade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

b. Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street facade; and (c) not extend below two feet above grade of the street facade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street facade.

(2). Changes in materials shall be used to articulate building elements such as base, body, parapets caps, bays, arcades, and structural elements. Not all building elements shall require a change in material. Change in materials shall be integral with building facade and structure.

(3). If clearly visible from streets; side and rear building facades shall have a level of trim and finish compatible with the front facade.

(4). Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Surface reliefs, decorative vines, and/or architectural murals and other surface enhancements shall be considered and

may be approved by the Director for these walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

(5). Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

vii. Wall Openings.

(1). For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

(2). Window Inset. Glass shall be recessed or projected at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

(3). Glazing. Reflective glazing shall not be used on windows.

(4). Clear or lightly tinted glass for windows shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass, or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building facade.

(5). At least 65 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, shop windows, or other displays which are of interest to pedestrians.

viii. Awnings and Canopies.

(1). Awnings and canopies shall be mounted to highlight architectural features such as molding above the storefront.

(2). Awnings and canopies shall match the shape or width of the window, door, or other opening.

(3). Awnings and canopies may be constructed of metal, wood, or fabric.

(4). Incorporating lighting into an awning or canopy shall be allowed, except that an internally illuminated awning that glows is prohibited.

e. Zone C-3 and C-M.

i. Height. The maximum height permitted in Zone C-3 and C-M shall be 40 feet.

ii. Other than height standards, refer to Zone C-1 and C-2 standards prescribed for Zone C-3 and C-M standards.

iii. Non-Conforming Residential Uses in Zone C-M. Notwithstanding Section 22.172.050.C (Termination Conditions and Time Limits) shall not apply to non-conforming multifamily residential uses in Zone C-M. Any residential building or structure non-conforming due to use in Zone C-M which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.172.020.G.1.a and G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

f. Zone LSP.

i. Non-Conforming Residential Uses in Zone LSP. Notwithstanding Section 22.172.050.C (Termination Conditions and Time Limits) shall not apply to non-conforming multifamily residential uses in Zone LSP. Any residential building or structure non-conforming due to use in Zone LSP which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.172.020.G.1.a and G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

g. Zone M-0.5.

i. The maximum height permitted in Zone M-0.5 shall be 35 feet.

ii. All lots created after the effective date of the ordinance from which this Subsection I derives shall contain a net area of at least 7,500 square feet.

iii. Setbacks of at least 10 feet shall apply where the industrial lot is immediately adjacent to a residential use.

iv. When adjacent to a Residential Zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.

v. For commercial uses, the standards prescribed in Subsections 22.364.080.A.3.d.ii through d.vii, above, shall apply in Zones M-0.5.

vi. Non-Conforming Residential Uses in Zone M-0.5.

Notwithstanding Section 22.172.050.C (Termination Conditions and Time Limits) shall not apply to non-conforming multifamily residential uses in Zone M-0.5. Any residential building or structure non-conforming due to use in Zone M-0.5 which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.172.020.G.1.a and G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

4. Sub-Area Development Standards.

a. Whittier Boulevard Sub-Area.

i. Sub-Area Map. The boundaries of the Whittier Boulevard Sub-Area are shown on Figure 22.364.080-J: Whittier Boulevard Sub-Area, at the end of this Chapter.

ii. Sub-Area Specific Development Standards.

(1). Parking. Unless otherwise permitted by State law, automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that:

a. Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting

Whittier Boulevard. Parking shall be required for new developments and expansions proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.

b. Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.

c. For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.

d. There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.

(2). Setbacks. New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of Subsection A.4.f, below, landscaping, street furniture, and newsstands.

(3). Design Standards. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

i. Materials.

(1) Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the Director.

(2) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the Director.

ii. Awnings.

(1) Awnings shall be the same color and style for each opening on a single storefront or business.

(2) Awnings shall be complimentary in color and style for each storefront in a building.

(3) Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the Director that a state of disrepair exists.

iv. Zone Specific Development Standards. Proposed improvements, renovations, and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:

a. Zone C-3.

(1). Uses Subject to Permits. The following uses shall require a Conditional Use Permit (Chapter 22.158) application:

i. Sales.

- Auction houses.
- Feed and grain sales.
- Ice sales.
- Pawn shops, provided a 1,000-foot separation exists between such establishments.

ii. Services.

- Air pollution sampling stations.
- Churches, temples, and other places used exclusively for religious worship.
- Dog training schools.
- Drive-through facilities or services.
- Electric distribution substations including microwave facilities.
- Furniture transfer and storage.
- Gas metering and control stations.
- Laboratories, research and testing.
- Mortuaries.

public utility.

- Motion picture studios.
- Parcel delivery terminals.
- Radio and television broadcasting

studios.

- Recording studios.
- Tool rentals, including rototillers,

power mowers, sanders and saws, cement mixers and other equipment.

(2). Prohibited Uses. The following uses shall be

prohibited:

i. Sales.

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

used motor vehicles.

ii. Services.

- Automobile battery service.
- Automobile brake and repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing

agencies.

- Automobile repair garages.
- Boat rentals.
- Car washes, automatic, coin operated,

and hand wash.

- Trailer rentals, box and utility.
- Truck rentals.

(3). Development Standards.

i. Parking.

(1) All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.

(2) A six-foot high wall (masonry or wood) shall be provided between the property and contiguous Residentially Zoned properties.

ii. Landscaping. Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:

(1) Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the site plan approved by the Director.

(2) All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.

(3) A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.

(4) A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.

(5) Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.

iii. Loading. Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.

iv. Trash Enclosure. Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible from adjacent residences and out of view of Whittier Boulevard.

v. Outside Display—Private Property. Outside display or sale of goods, equipment, merchandise, or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise, or exhibits shall be subject to a Ministerial Site Plan Review (Chapter 22.186) application.

vi. Pedestrian Character.

(1) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

(2) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass, or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

(3) A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(4) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

b. Union Pacific Sub-Area.

1.Purpose. The development standards are intended to preserve the area's housing and protect the welfare of the community, strengthening the physical and economic character of the Union Pacific sub-area as a viable community, and

providing buffering and protection for the residential neighborhoods from adjacent industrial uses.

2.Sub-Area Map. The Union Pacific Sub-Area is shown on Figure 22.364.080-K: Union Pacific Sub-Area, at the end of this Chapter.

3.Zone Specific Standards

a. Zone C-M.

i. Uses Subject to Permits. The following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-M:

(1) Sales.

• Feed and grain sales.
• Nurseries, including the growing of nursery stock.

(2) Services.

• Boat rentals.
• Car washes, automatic, coin-operated, and hand wash.
• Frozen food lockers.
• Furniture and household goods, the transfer and storage of.
• Gas metering and control stations, public utility.

• Laundry plants, wholesale.
• Parcel delivery terminals.
• Stations, bus, railroad, and taxi.
• Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity, provided all activities are conducted within an enclosed building on Union Pacific Avenue only.

• Truck rentals.

(3) Recreation and Amusement.

• Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.

• Athletic fields and stadiums.
• Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

(4) Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.

• Aluminum products.
• Metal plating.
• Shell products.
• Stone products.
• Yarn products, excluding dyeing of yarn.

ii. Development Standards. Zones C-M and M-0.5.
Premises in Zones C-M and M-0.5 shall be subject to the following development standards:

(1). Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and the development shall provide at least one square foot of landscaping for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:

a. Landscaping shall consist of drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, and trees.

b. Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.

(2). Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material that can be trained on the fence, wall, or building and can be easily pruned and maintained to discourage graffiti and vandalism.

FIGURE 22.364.080-A: EAST LOS ANGELES CSD BOUNDARY

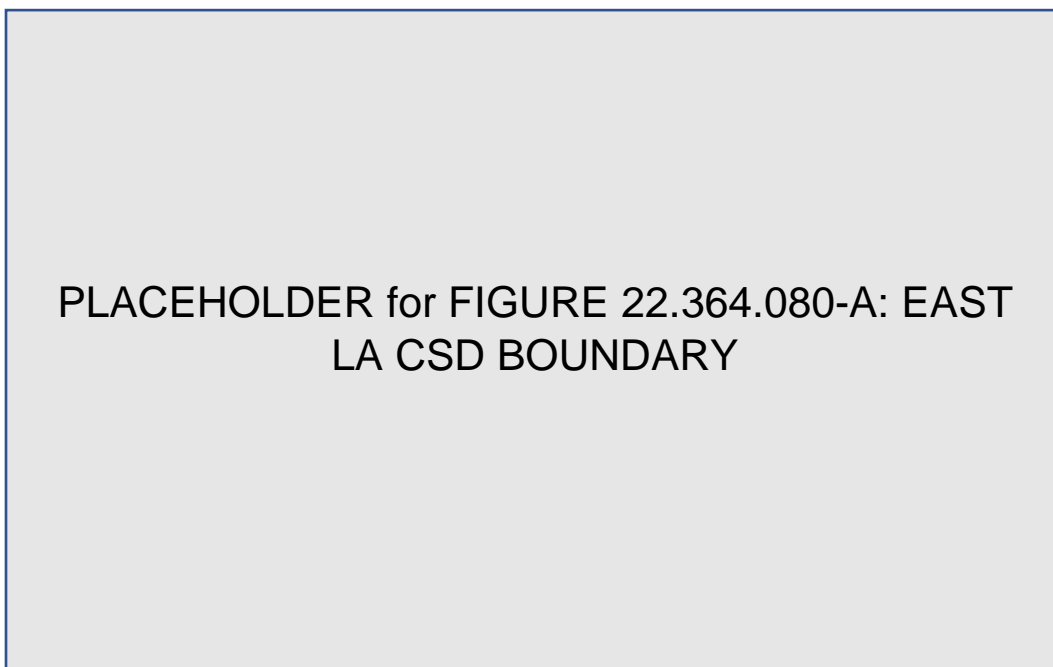


FIGURE 22.364.080-J: EAST LOS ANGELES WHITTIER BOULEVARD SUB-AREA

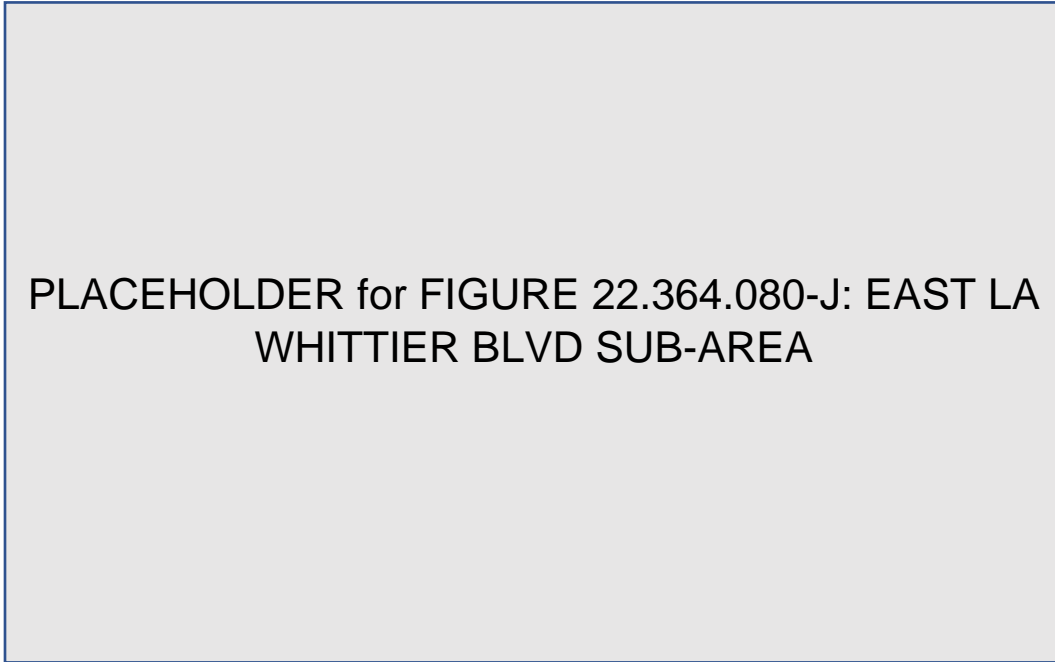
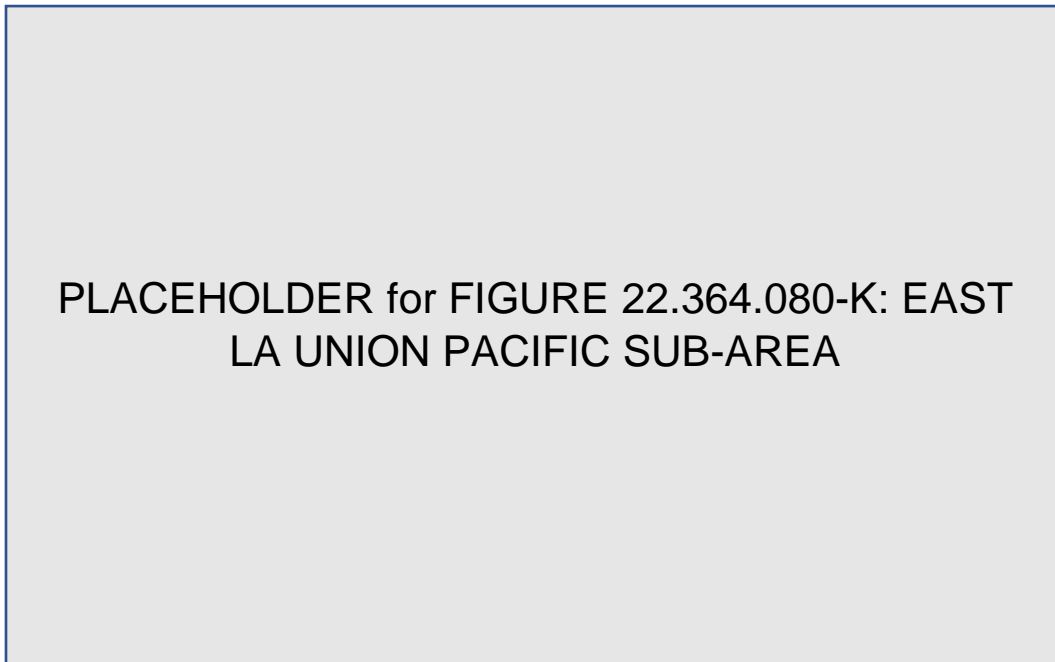


FIGURE 22.364.080-K: EAST LOS ANGELES UNION PACIFIC SUB-AREA



B. Walnut Park

1. CSD Map.

The boundaries of this community are shown on Figure 22.364.080-L: Walnut Park CSD Map, below.

2. CSD-wide Development Standards.

a. Setbacks.

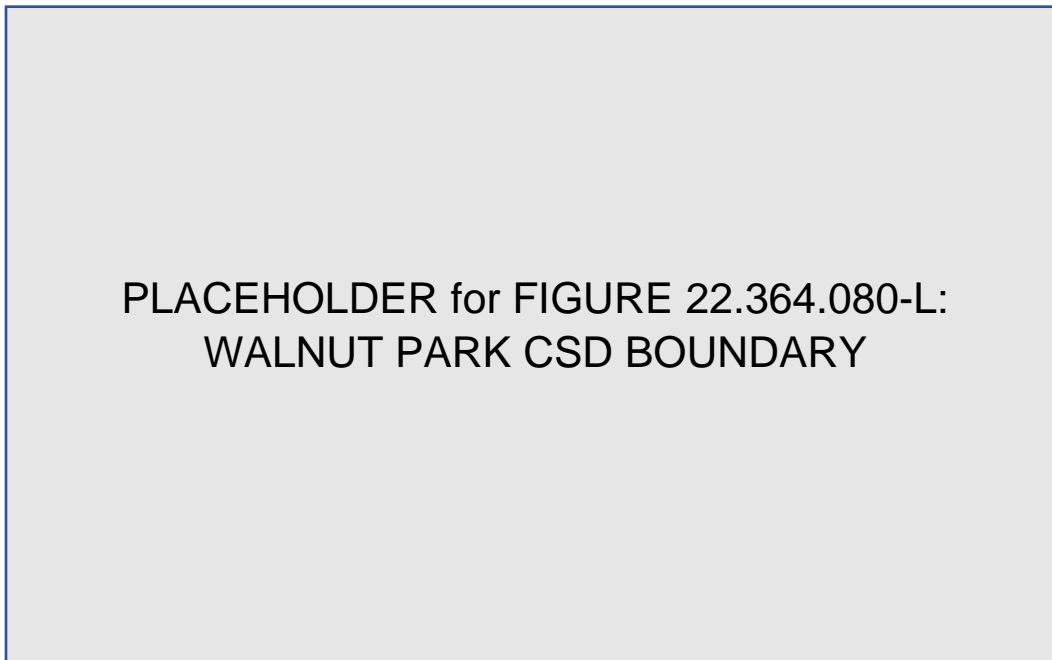
i. Residential Zones

(1). Yards. The following modified setbacks shall supersede other provisions in this Title 22 that require building setbacks in designated yards, provided that no modifications shall be permitted.

(2). The required front yard setback specified in map 22.364.080-M below shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision. These front yard setbacks are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

3. Zone Specific Development Standards. Zone R-1. The maximum height in Zone R-1 shall be 25 feet.

FIGURE 22.364.080-L: WALNUT PARK CSD BOUNDARY



C. West Athens-Westmont Community Standards District

1. District Map.

The boundaries of this CSD are shown on Figure 22.364.080-M: West Athens-Westmont CSD Boundary at the end of this Section below.

2. Zone Specific Development Standards.

a. Residential Zones.

i. Yards. The following modified setbacks shall supersede other provisions in this Title 22 that require building setbacks in designated yards, provided that no modifications shall be permitted.

ii. The required front yard setback specified in maps 22.364.080-N and 22.364.080-O below shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision. These front yard setbacks are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

b. Commercial Zones.

i. Developments on Century Boulevard, between Vermont Avenue to the east and approximately 130 feet west of Denker Avenue to the west, as shown on Figure 22.364.080-N: West Athens-Westmont Additional Setback Area, below, shall be subject to the following development standards:

ii. Yards.

(1). Setback from 99th and 101st Streets: 10 feet. The required setback area excluding driveway areas and walkways shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees.

(2). Setback from Century Boulevard: Residential development only; 10 feet.

iii. Access.

(1) Residential development or residential components of a mixed use project shall provide vehicle access to the property via 99th or 101st Street.

(2). Commercial development or commercial components of a mixed use project shall provide vehicle access to property via Century Boulevard only.

FIGURE 22.364.080-M: WEST ATHENS-WESTMONT CSD BOUNDARY

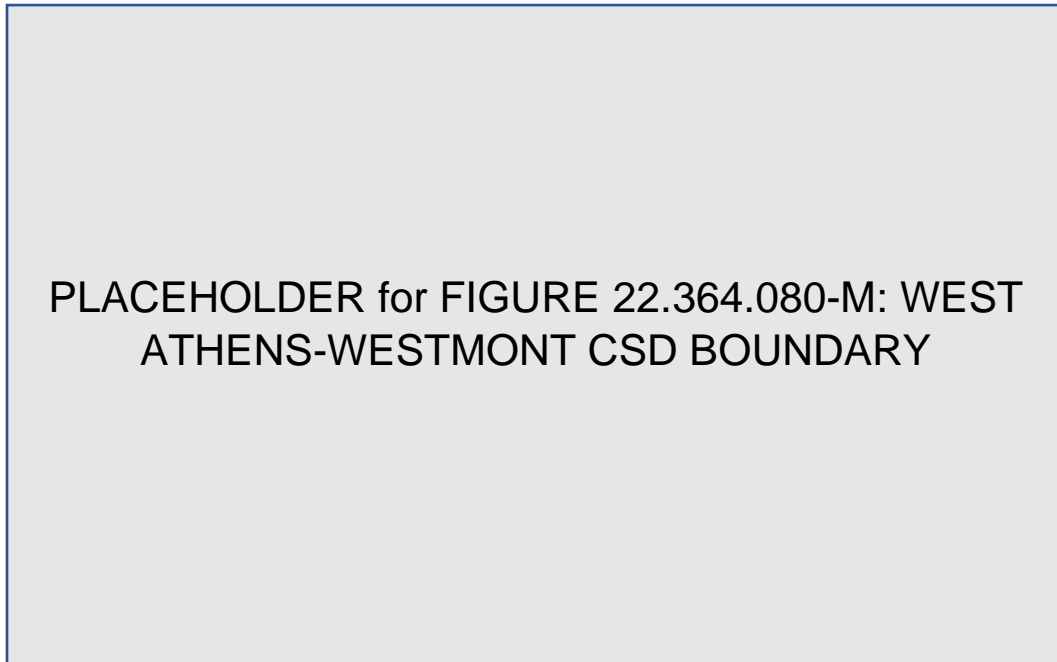


Figure 22.364.080-N: West Athens - Westmont CSD Special Setbacks (North)

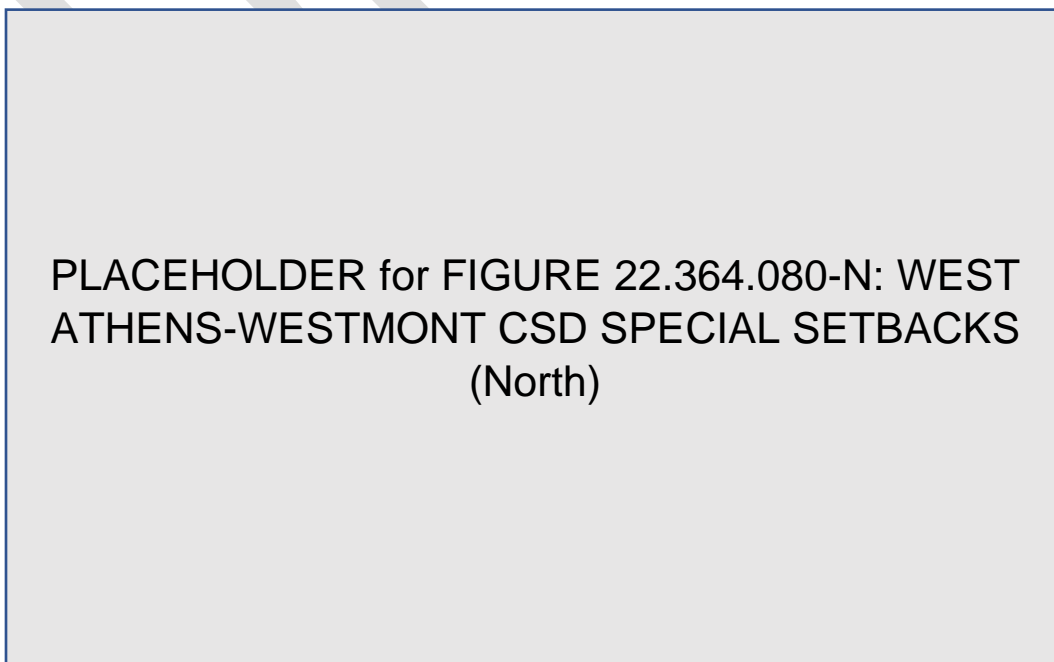


Figure 22.364.080-O: West Athens - Westmont CSD Special Setbacks (South)

PLACEHOLDER for FIGURE 22.364.080-O: WEST ATHENS-WESTMONT CSD SPECIAL SETBACKS (South)

D. West Rancho Dominguez-Victoria

1. District Map.

The boundaries of this CSD are shown on Figure 22.364.080-P: West Rancho Dominguez-Victoria CSD Boundary, below.

2. CSD-Wide Development Standards.

a. Oil Well Properties. Properties containing oil wells where active extraction is taking place shall be fenced and landscaped in accordance with the following requirements:

i. For properties abutting a Residential Zone or a street, a solid masonry wall or solid fence in compliance with Section 22.140.430.C.2 (Fences and Walls) or a fence in compliance with Section 11.48.030 (Fencing Specifications) in Title 11 (Health and Safety) of the County Code shall be erected around each oil well. The wall or fence shall be not less than six feet in height and shall be provided with landscaping in accordance with Section 22.140.430.C.4 (Landscaping Requirements). The required landscaping for any fence erected in compliance with Section

11.48.030 in Title 11 shall be planted so as to completely screen the fence within five years from the date of erection of the fence.

3. Zone Specific Development Standards.

a. Zone C-2. Unless otherwise permitted by State law, vehicle parking requirements for the following uses shall be modified as follows: Markets of less than 5,000 square feet, banks, bookstores, delicatessens, drug stores, and office supply stores shall provide a minimum of one parking space for every 400 square feet of gross floor area. Restaurants of less than 1,000 square feet of gross floor area shall provide a minimum of five parking spaces, and restaurants of at least 1,000 square feet of gross floor area shall be granted a maximum 25 percent reduction of the otherwise required parking.

b. Zone C-3.

i. The vehicle parking requirements specified in Zone C-2 of this Section shall apply to Zone C-3.

ii. Height. The maximum height of buildings or structures shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

c. Zone M-1 and M-1.5.

i. All activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a Conditional Use Permit (Chapter 22.158).

ii. For properties abutting a Residential Zone, the following uses shall require a Conditional Use Permit (Chapter 22.158):

- Batteries, the manufacture and rebuilding of batteries;
- Cannery, except meat or fish;
- Cellophane, the manufacture of cellophane products;
- Cesspool pumping, cleaning and draining;
- Explosives storage;
- Generators, the manufacture of electrical generators;

iii. Notwithstanding the provisions of Subsection F.3, above, premises in Zone M-1 may be used for the following accessory uses:

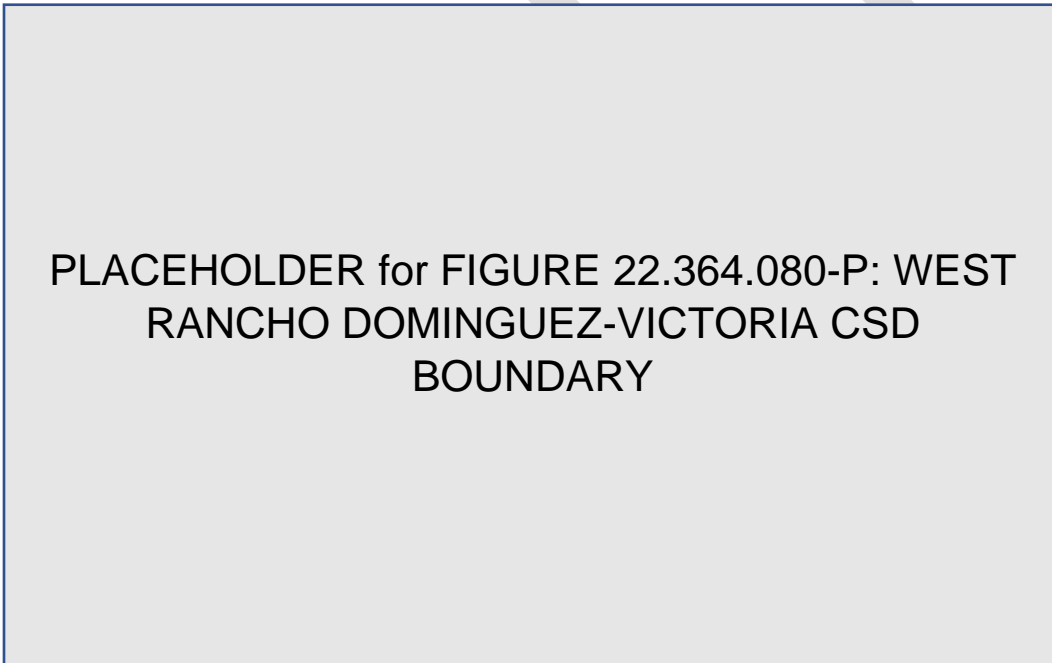
- Acetylene, the storage of oxygen and acetylene;
- Building materials, storage of;

d. Zone M-2.

i. The requirements specified in Zone M-1 and M-1.5 of this Section shall apply to Zone M-2.

ii. Automobile dismantling yards and scrap metal processing yards shall not be permitted within 500 feet of a Residential Zone.

FIGURE 22.364-080P: WEST RANCHO DOMINGUEZ-VICTORIA CSD BOUNDARY



SECTION 33. Section 22.400.030 is hereby amended to read as follows:

22.400.030 - Administration.

Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7, and other applicable provisions of the California Government Code. Such plans and regulations may reference existing

provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the Specific Plan. Except as otherwise expressly provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone, with the exception of projects subject to Chapter 22.120 (Density Bonus) and Chapter 22.166 (Housing Permits), such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan. Where the regulations of a Specific Plan differ from the provisions in a Planning Area Standards District or a Community Standards District, such regulations shall supersede the Planning Area Standards District or Community Standards District.

...

SECTION 34 Section 22.410.040 is hereby amended as to read as follows:

22.410.040 Applicability

...

C. Nonconforming Uses, Buildings, or Structures.

...

2. The application of the nonconforming use and structure provisions as described in Subsection C.1 shall be limited as follows:

a. The termination period or periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) that would otherwise apply to residential dwelling units shall not apply;

b. Section 22.172.020 (Maintenance of Buildings or Structures Nonconforming Due to Use) shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the Los Angeles County Code; and

c. Buildings originally constructed as a Neighborhood Market in an underlying residential zone that were legally established prior to the effective date of this Form-Based Code may be made a legally conforming use pursuant to a ~~Specific Plan Substantial Conformance Site Plan Review (Chapter 22.186)~~ and shall comply with ~~Section 22.364.070.A.2.b under Section 22.410.060.D of this Form-Based Code.~~

d. Existing nonconforming commercial uses within legally constructed buildings in Residential Zones may continue to operate with a Site Plan Review (Chapter 22.186) pursuant to Section 22.364.040.C.1, provided that no expansions and no secondary commercial uses or assembly uses shall be permitted.

D. Existing CUP Structures and Uses. Existing structures or uses established through a CUP, or otherwise authorized by a nonconforming use permit under a previous regulation in Title 22, shall be deemed a lawful conditional or nonconforming use upon the effective date of this Form-Based Code. Any such conditional or nonconforming use shall be subject to all the conditions of approval in its respective permit.

SECTION 35 Section 22.410.070 is hereby amended to read as follows:

22.410.070 Definitions of Uses and Terms.

The following definitions shall apply in this Form-Based Code.

A. Definitions of Uses.

...

24. Research Facility: Research Facility means a facility used primarily for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

25. ~~Schools: Schools means any parochial, private, charitable or non-profit school, college, or university, other than trade or business schools, which may include instructional or recreational uses, living quarters, dining rooms, restaurants, heating plants, or other incidental facilities for students, teachers and employees. Examples of schools include: boarding schools, charter schools, pre-schools, elementary schools, middle schools, high schools, colleges, and universities.~~

26. Special Training/Vocational: Special Training/Vocational means a facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, or other similar vocations. This category excludes training or education for any activity that is not otherwise allowed in the zone.

...

Section 36 Section 22.410.110 is hereby amended to read as follows:

22.410.110 Transect Zone Standards.

...

C. Permissible Land Uses and Permit Requirements. Permissible uses for each Transect Zone and the type of review required are identified below in Table 2. Land uses are defined in the Transect Zones specified. Section ~~22.46.3004~~ 22.410.110 sets forth the review procedures for obtaining project approval.

TABLE 2: BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
	TOD	CC	FS	AB	NC	LMD	CV	OS
...								
COMMERCIAL								
<u>Accessory Commercial Units (Pursuant to Section 22.364.070.A.2.a.)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	CUP	X	CUP	CUP
...								
Recreational Commercial	SCR	SCR	SCR	SCR	SCR	X	SCR	X
<u>Shared Kitchen Complex (Pursuant to Section 22.140.540)</u>	<u>X</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>X</u>	<u>X</u>	<u>X</u>
EDUCATION								

TABLE 2: BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
Learning Center	P	P	P	P	P	X	X	X
Research Facility	P	P	P	P	P	X	X	X
Schools (Pursuant to Section 222.364.070.B.1.a.iii)	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	CUP	CUP	X
Special Training/Vocational	P	P	P	P	P	X	X	X
...								

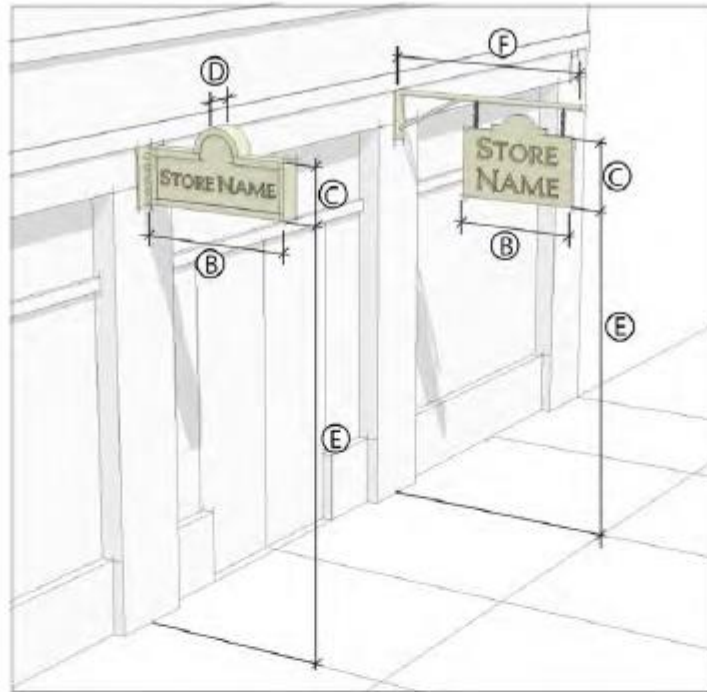
...

Section 37 Section 22.410.140 is hereby amended to read as follows:

22.410.140 Signs.

...

4. Projecting Sign. This subsection specifies standards for Projecting Signs.



a. Description

The projecting sign type is mounted perpendicular to a building's facade from decorative metal brackets or mounted on the building wall. Projecting signs are small, pedestrian scaled, and easily read from both sides.

b. Size

Sign Area	6 sq. ft. max. per side; 12 sq. ft. max. total	(A)
Width	4 ft. max.	(B)
Height	35 ft. max.	(C)
Thickness	4 in. max.	(D)

c. Location

Clear Height	8 ft. min.	(E)
Projection	5 ft. max.	(F)
Signs Per Building Spacing	4 per entry door max. <u>15 feet from any other projecting sign on the same lot</u>	
Location	<u>Not extend beyond the roof line or cornice of a building or the building wall</u>	

SECTION 38

Chapter 22.412 is hereby amended to read as follows:

**CHAPTER 22.412 WILLOWBROOK TRANSIT-ORIENTED DISTRICT
SPECIFIC PLAN**

~~22.412.012 Willowbrook TOD Specific Plan.~~

https://www.municode.com/webcontent/16274/Revised_Willowbrook_TOD.pdf

22.412.010 Purpose

22.412.020 Applicability

22.412.030 Definitions

22.412.040 Mixed Use Zones

22.412.050 MLK Medical Zone and Overlay

22.412.060 Drew Educational Zone

22.412.070 Imperial Commercial Zone

22.412.080 Willowbrook Residential 1 Zone

22.412.090 Willowbrook Residential 2 Zone

22.412.100 Willowbrook Residential 3 Zone

22.412.110 Open Space (O-S) Zone

22.412.120 Parking.

22.412.010 Purpose.

This Chapter establishes the zones, use regulations, development, and design standards for the Plan Area. The zones with accompanying use regulations, and development and design standards, are intended to provide property owners, business owners, developers, and their designers with basic development and design criteria that are intended to reinforce the desired building and district character.

22.412.020 Applicability.

A. The provisions of this Specific Plan shall apply to all properties included in the Plan Area. No construction, modification, addition, placement or installation of any building or

structure shall occur, nor shall any new use commence on any lot, on or after the effective date of this Specific Plan, except in conformity with the provisions of the Willowbrook TOD Specific Plan.

B. General Plan Consistency. Where general land use regulations or development standards of Title 22 are inconsistent with this Specific Plan, the standards and regulations of the Specific Plan shall prevail.

C. Any issue not specifically covered in the Specific Plan shall be subject to Title 22 and/or other titles of the Los Angeles County Code.

22.412.030 Definitions.

(Reserved)

22.412.040 Mixed Use Zones.

A. Mixed Use 1 (MU-1) Zone. The Mixed Use 1 (MU-1) zone is intended to provide commercial and residential development, with an emphasis on neighborhood serving retail, restaurant, and service uses. The area is appropriate for a large retail or mixed-use center, with a neighborhood plaza or community gathering space as a focal point and strong pedestrian connections to the Willowbrook/Rosa Parks Station, as well as the educational and medical campuses to the west.

B. Mixed Use 2 (MU-2) Zone. The Mixed Use 2 (MU-2) zone is intended to provide commercial and residential development, with an emphasis on employment-generating uses and residential infill development. The area is appropriate for office, business park, or mixed-use developments, with open space components and pedestrian connections to the Willowbrook/Rosa Parks Station, and the educational and medical campuses to the south.

C. Land Use Regulations.

1. Table 22.412.040-A identifies the permit or review required to establish each use.

Table 22.412.040-A: Permit and Review Requirements

<u>Abbreviation</u>	<u>Permit or Review Requirement</u>	<u>Reference</u>
--	<u>Not Permitted</u>	
<u>P</u>	<u>Permitted</u>	
<u>SPR</u>	<u>Ministerial Site Plan Review</u>	<u>Chapter 22.186</u>
<u>CUP</u>	<u>Conditional Use Permit</u>	<u>Chapter 22.158</u>
<u>SEP</u>	<u>Special Events Permit</u>	<u>Chapter 22.192</u>

2. Table 22.412.040-B identifies the principal uses and the permit or review required to establish each use. Additional regulations contained in Title 22 and/or this Specific Plan are also identified. Principal uses may be established on a single site either as an integrated project, or as stand-alone use, subject to the provisions of this Chapter.

3. Use requirements in Mixed Use 1 (MU-1) Zone. Retail uses are required on the ground floor fronting Wilmington Avenue and East 119th Street.

Table 22.412.040-B Principal Use Regulations for Mixed Use Zones

<u>Use</u>	<u>MU-1</u>	<u>MU-2</u>	<u>Additional Regulations</u>
<u>Agricultural and Resource Based Uses</u>			
<u>Community Gardens</u>	<u>SPR</u>	<u>SPR</u>	
<u>Animal Related Uses</u>			
<u>Veterinaries, small animal</u>			
A. <u>Clinics</u>			
B. <u>Hospitals</u>	<u>SPR</u> <u>CUP</u>	-- --	
<u>Cultural, Education, and Institutional Uses</u>			
<u>Churches, temples or other places used exclusively for religious worship, including accessory educational and social activities</u>	<u>SPR</u>	<u>SPR</u>	
<u>Community centers, including accessory facilities</u>	<u>SPR</u>	<u>SPR</u>	
<u>Libraries</u>	<u>SPR</u>	<u>SPR</u>	
<u>Museums</u>	<u>SPR</u>	<u>SPR</u>	
<u>School, including accessory facilities</u>			
A. <u>College, university, professional</u>	<u>CUP</u>	<u>CUP</u>	<u>Chapter 22.364.070.B.1.a.iii</u>
B. <u>Elementary and secondary (public)</u>	<u>CUP</u>	<u>CUP</u>	
C. <u>Elementary and secondary (private)</u>	--	<u>CUP</u>	
D. <u>Vocational, technical and trade schools</u>	<u>SPR</u>	<u>CUP</u>	
E. <u>Tutorial, dance, art, martial arts, drama, etc.</u>	<u>SPR</u>	<u>SPR</u>	

<u>Theaters and other auditoriums</u>	<u>CUP</u>	<u>--</u>	
<u>Industrial Uses</u>			
<u>Laboratories, research and testing</u>	<u>--</u>	<u>CUP</u>	
<u>Lodging Uses</u>			
<u>Hotel</u>	<u>--</u>	<u>CUP</u>	
<u>Recreational Uses</u>			
<u>Billiards or pool halls</u>	<u>CUP</u>	<u>--</u>	
<u>Bowling Alleys</u>	<u>CUP</u>	<u>--</u>	
<u>Gymnasium</u>	<u>SPR</u>	<u>SPR</u>	
<u>Parks, playgrounds and open space (plazas, etc.)</u>	<u>SPR</u>	<u>SPR</u>	
<u>Residential Uses</u>			
<u>Adult residential facility serving six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>Chapter 22.140.520</u>
<u>Foster family homes</u>	<u>P</u>	<u>P</u>	
<u>Group homes for children serving six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>Chapter 22.140.520</u>
<u>Joint live/work units</u>	<u>SPR</u>	<u>SPR</u>	<u>Chapter 22.140.320</u>
<u>Multifamily housing</u>			<u>Chapter 22.140.600</u>
A. <u>Apartment Houses</u>	<u>SPR</u>	<u>SPR</u>	
B. <u>Townhomes</u>	<u>SPR</u>	<u>SPR</u>	
<u>Retail and Commercial Uses</u>			
<u>Art gallery</u>	<u>SPR</u>	<u>SPR</u>	
<u>Drug store or pharmacy</u>	<u>SPR</u>	<u>SPR</u>	
<u>Farmers' Market</u>	<u>SPR</u>	<u>SPR</u>	
<u>Food and Beverage Sales</u>			
A. <u>Grocery stores and markets</u>	<u>SPR</u>	<u>SPR</u>	
B. <u>Specialty stores (deli, coffee, bakery, produce)</u>	<u>SPR</u>	<u>SPR</u>	
<u>Health clubs</u>	<u>SPR</u>	<u>SPR</u>	
<u>Home improvement, retail sales and service (hardware, lumber and building materials)</u>			
A. <u>Under 10,000 sf</u>	<u>SPR</u>	<u>--</u>	
B. <u>10,000 sf or more</u>	<u>CUP</u>	<u>--</u>	
<u>Office machines and equipment sales</u>	<u>SPR</u>	<u>SPR</u>	
<u>Pet store, including the sale of pets (sales and grooming, no boarding)</u>	<u>SPR</u>	<u>--</u>	
<u>Retail stores</u>			
A. <u>10,000 sf</u>	<u>SPR</u>	<u>SPR</u>	
B. <u>10,000 sf or more</u>	<u>SPR</u>	<u>--</u>	
<u>Secondhand stores</u>	<u>SPR</u>	<u>--</u>	
<u>Service Uses</u>			
<u>Banks and financial institutions</u>	<u>SPR</u>	<u>SPR</u>	
<u>Business support services and facilities (including graphic reproduction, computer services, etc)</u>	<u>SPR</u>	<u>SPR</u>	
<u>Catering</u>	<u>SPR</u>	<u>SPR</u>	
<u>Conference facilities</u>	<u>--</u>	<u>CUP</u>	
<u>Day care</u>			
A. <u>Adult day care</u>	<u>SPR</u>	<u>SPR</u>	

B. <u>Child care center</u>	<u>SPR</u>	<u>SPR</u>	
C. <u>Large family childcare home</u>	<u>--</u>	<u>--</u>	
D. <u>Small family childcare home</u>	<u>P</u>	<u>P</u>	
<u>Health retreat</u>	<u>--</u>	<u>CUP</u>	
<u>Medical services – clinic, medical/dental offices, medical laboratory, and urgent/express care</u>	<u>SPR</u>	<u>SPR</u>	
<u>Offices, business and professional</u>	<u>SPR</u>	<u>SPR</u>	
<u>Personal services (barber, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc)</u>	<u>SPR</u>	<u>SPR</u>	
<u>Parking lots and parking structures (stand alone)</u>	<u>SPR</u>	<u>SPR</u>	<u>Chapter 22.112</u>
<u>Repair shops, household and fix-it</u>	<u>SPR</u>	<u>--</u>	
<u>Restaurants and other establishments, including food take out and outdoor dining</u>	<u>SPR</u>	<u>SPR</u>	<u>Chapter 22.140.410</u>
<u>Transportation, Electrical, Gas, Communication Utilities and Public Service Uses</u>			
<u>Comfort stations</u>	<u>SPR</u>	<u>SPR</u>	
<u>Communications equipment buildings</u>	<u>SPR</u>	<u>SPR</u>	
<u>Earth station</u>	<u>CUP</u>	<u>CUP</u>	
<u>Electrical distribution substation, including related microwave facilities</u>	<u>SPR</u>	<u>SPR</u>	<u>Chapter 22.140.200</u>
<u>Fire station</u>	<u>SPR</u>	<u>SPR</u>	
<u>Gas metering and control stations, public utility</u>	<u>SPR</u>	<u>SPR</u>	
<u>Microwave stations</u>	<u>SPR</u>	<u>SPR</u>	
<u>Police station</u>	<u>SPR</u>	<u>SPR</u>	
<u>Post office</u>	<u>SPR</u>	<u>SPR</u>	
<u>Publicly owned uses, other than those already listed, that are necessary to maintain the public health and convenience or general welfare</u>	<u>CUP</u>	<u>CUP</u>	
<u>Public utility service center</u>	<u>SPR</u>	<u>SPR</u>	
<u>Stations or stops; bus, rail or taxi</u>	<u>SPR</u>	<u>SPR</u>	
<u>Telephone repeater station</u>	<u>SPR</u>	<u>SPR</u>	
<u>Any use normal or accessory to the storage or distribution of public water</u>	<u>CUP</u>	<u>CUP</u>	
<u>Wireless telecommunications facilities</u>	<u>CUP</u>	<u>CUP</u>	

4. Accessory uses. Table 22.412.040-C identifies accessory uses.

Table 22.412.040-C Accessory Use Regulations for Mixed Use Zones

<u>Use</u>	<u>MU-1</u>	<u>MU-2</u>	<u>Additional Regulations</u>
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<u>Accessory buildings and structures</u>	<u>SPR</u>	<u>SPR</u>	<u>Chapter 22.110</u>
<u>Alcoholic beverage sales for offsite consumption</u>	<u>CUP</u>	--	<u>Chapter 22.140.030</u>
<u>Alcoholic beverage sales for onsite consumption</u>	<u>CUP</u>	--	<u>Chapter 22.140.030</u>
<u>Home-based occupations</u>	<u>P</u>	<u>P</u>	<u>Chapter 22.140.290</u>
<u>Live entertainment</u>	<u>SPR</u>	<u>SPR</u>	<u>Chapter 22.140.330</u>
<u>Outdoor storage and display</u>	<u>SPR</u>	<u>SPR</u>	<u>Chapter 22.140.420</u>
<u>Signs</u>	<u>As specified in Chapter 22.114</u>		

5. Temporary uses. Table 22.412.040-D identifies temporary and accessory uses.

Table 22.412.040-D Temporary Use Regulations for Mixed Use Zones

<u>Use</u>	<u>MU-1</u>	<u>MU-2</u>	<u>Additional Regulations</u>
<u>Holiday and seasonal sales</u>	<u>SPR</u>	<u>SPR</u>	<u>Chapter 22.140.280</u>
<u>Special events</u>	<u>SEP</u>	<u>SEP</u>	
<u>Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for up to one year</u>	<u>CUP</u>	<u>CUP</u>	

6. Prohibited uses in the Mixed-Use Zones:

- a. Alternative financial services
- b. Bars and cocktails lounges
- c. Drive-through establishments
- d. Liquor stores
- e. Pawn shops
- f. Tobacco and vape shops

g. Vehicle-related uses, including vehicle sales, rentals, storage, washing and services)

h. Wholesale.

C. Development and Design Standards.

1. General. Table 22.412.040-E identifies the development standards applicable to all development in the Mixed-Use Zones. Additional regulations contained in Title 22 or this Specific Plan are also identified.

Table 22.412.040-E Development Standards for Mixed Use Zones

<u>Development Standards</u>	<u>MU-1</u>	<u>MU-2</u>	<u>Additional Regulations</u>
<u>Lot Area Minimum</u>	<u>1 acre</u>	<u>1 acre</u>	<u>For new lots only. Lots may be subdivided to less than one acre for buildings that are part of a larger development in which parking and access is shared.</u>
<u>Minimum Street fronting yard depth</u> A. <u>East 119th Street</u> B. <u>Willowbrook Avenue</u> C. <u>Wilmington Avenue</u> D. <u>East 117th Street</u> E. <u>East 117th Place</u> F. <u>East 118th Street</u> G. <u>Bandera Street</u> H. <u>Holmes Avenue</u> I. <u>Compton Ave</u>	<u>10 ft.</u> <u>20 ft</u> <u>5ft</u> <u>n/a</u> <u>n/a</u> <u>n/a</u> <u>n/a</u> <u>n/a</u> <u>n/a</u> <u>n/a</u>	<u>n/a</u> <u>n/a</u> <u>4 ft</u> <u>10 ft</u> <u>10 ft</u> <u>10 ft</u> <u>10 ft</u> <u>10 ft</u> <u>10 ft</u> <u>15 ft</u>	<u>Additional setback may be required depending on existing street frontage.</u>
<u>Minimum Interior Yard (side or rear)</u>	<u>0 ft</u>	<u>0 ft</u>	
<u>Minimum Interior Yard (side or rear) from residential use</u>	<u>n/a</u>	<u>20 ft</u>	<u>Not applicable to existing lots that are less than 10,000 sq ft.</u>
<u>Building Height Maximum</u>	<u>50 ft and 4 stories</u>	<u>50 ft and 4 stories</u>	<u>Chapter 22.04 and 22.110</u>
<u>Floor Area Ratio Maximum</u>	<u>1.5</u>	<u>3.0</u>	
<u>Residential Density Maximum</u>	<u>30 du/ac</u>	<u>60 du/ac</u>	
<u>Non-Residential Common Open Space Area (courtyard or plaza) Minimum</u>	<u>1000 sf /ac</u>	<u>1000 sf /ac</u>	<u>Minimum size shall be 1000 sf and minimum dimension shall be 25 ft</u>
<u>Residential Common Open Space Area Minimum</u>	<u>50 sf/du</u>	<u>50 sf/du for at least 50% of the units</u>	
<u>Residential Private Open Space Area Minimum</u>	<u>50 sf/du</u>	<u>50 sf/du</u>	<u>Required for residential uses only. Minimum dimension shall be 5 ft</u>

<u>Residential Floor Area Minimum</u>			<u>Chapter 22.140.320</u>
A. <u>Efficiency</u>	<u>500 sf</u>	<u>500 sf</u>	
B. <u>One Bedroom</u>	<u>700 sf</u>	<u>700 sf</u>	
C. <u>Two Bedroom</u>	<u>900 sf</u>	<u>900 sf</u>	
D. <u>Three Bedroom</u>	<u>1100 sf</u>	<u>1100 sf</u>	
E. <u>Each Additional Bedroom</u>	<u>200 sf</u>	<u>200 sf</u>	
F. <u>Live/work unit</u>	<u>1000 sf</u>	<u>1000 sf</u>	

2. Building height adjacent to Residential Zone or use.

a. New development in the MU-1 Zone fronting East 119th Street shall not exceed 40 feet and three stories for a depth of 50 feet from East 119th Street property line.

b. New development in the MU-2 Zone fronting Compton Avenue shall step back the fourth story of the building by a minimum of 10 feet.

c. New development sharing an interior property line with an existing single- or two- family residence shall step back the fourth story of the building by a minimum of 10 feet (see Figure 22.412.040-A).

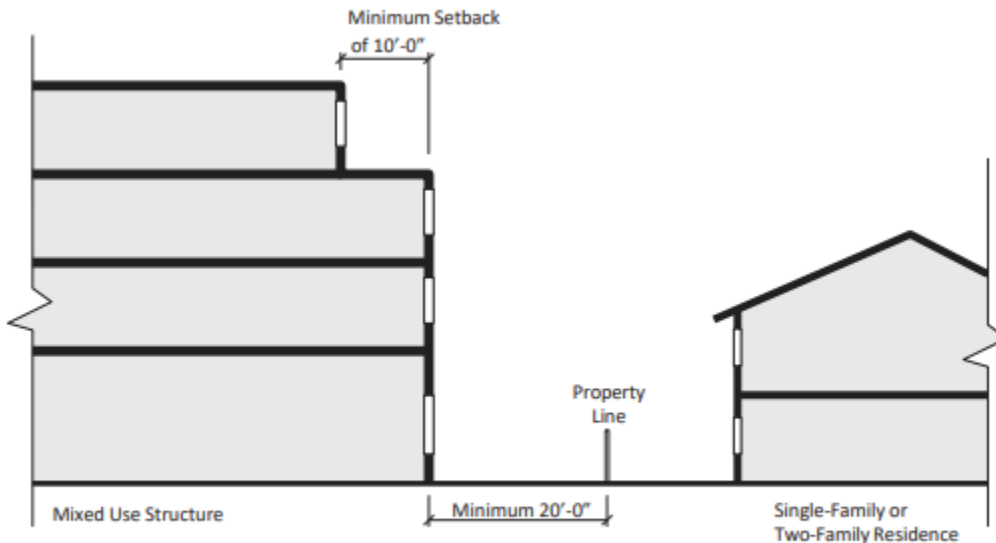


Figure 22.412.040-A: Building height step back adjacent to residential zone or use

3. Minimum transparency requirements.

a. Windows and openings facing streets shall constitute a minimum of 50 percent of street-level building facades..

b. Residential units with individual entries: Windows and openings facing streets shall constitute a minimum of 30 percent of street-level building facades.

c. On upper-floors, windows and openings facing streets shall constitute a minimum of 40 percent of building facades for commercial uses, and 20 percent of building facades for residential uses.

4. Minimum floor-to-ceiling height. Ground floor retail shall be a minimum of 15 feet.

5. Signs. Chapter 22.114 (Signs) for signs in the C-3 Zone shall apply in the Mixed-Use Zones, with the following prohibited:

a. Roof signs shall be prohibited.

b. Signs on perimeter fences shall be prohibited.

6. Standards for outdoor dining. Outdoor dining is encouraged in the Mixed-Use Zones and may be permitted within private property adjacent to the streets or public alley right-of-ways.

a. Patio dining spaces may be open or covered with temporary or permanent structures.

b. The patio dining spaces shall be separated from adjacent right-of-ways by either temporary or permanent railings, fencing, planter boxes, or movable bollards.

c. Amplified sound or music is prohibited.

7. Residential open space.

a. Required side or rear yard areas may be included in the calculated open space area, but a required front yard area shall not be included.

b. Open space areas shall have no parking, driveway or right-of-way encroachments.

c. Private open space shall be contiguous to the residential unit served.

d. All patios that front a public street shall be substantially enclosed with solid walls or fencing for screening and privacy.

e. All balconies shall have solid railings for screening and privacy.

d. Open space areas for use by residents shall not be accessible from the commercial portion of the mixed-use development.

8. Site landscaping. A minimum of 10 percent of the lot shall be landscaped with trees, ground cover, shrubbery and flowers, and shall be continuously maintained in good condition. Parking lot landscaping does not count towards this requirement. Incidental walkways may be developed in the landscaped area.

9. Pedestrian circulation.

a. Pedestrian walkways shall be a minimum of four feet in width.

b. The use of asphalt for paving walkways is prohibited.

10. Vehicular circulation. Vehicular access, drives and circulation routes shall be designed so that all movements involved in parking, turning, or loading shall occur on-site and not within the public right-of-way.

11. Parking lots shall be designed with end-stall turnarounds or a continuous circulation pattern.

a. Parking is not permitted in the required street-fronting yard.

b. Concrete curbs shall be provided as wheel stops where parking adjoins landscaping.

c. Parking areas shall be separated from buildings by a pedestrian walkway or landscape strip.

d. Separate parking facilities shall be provided for residential uses and commercial uses.

12. Fences, walls, gates, and hedges. Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features, in proportion to the length of the wall:

a. A minimum 2-foot change in horizontal plane for at least 10 feet.

b. A minimum 18-inch change in height for at least 10 feet.

c. A minimum 18-inch high raised planter for at least half the length of the wall.

d. Use of pilasters at 25-foot maximum intervals and at changes in wall planes.

13. Utility and mechanical equipment.

a. All ground, wall, and roof mounted equipment shall be screened from public view.

b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being “tacked on.”

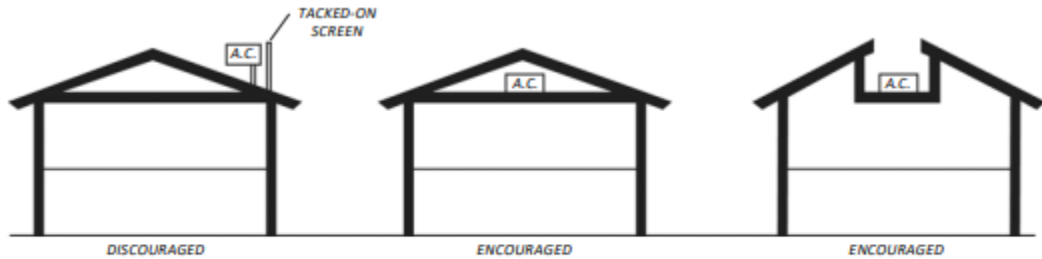


Figure 22.412.040-B: Equipment Screening

14. Refuse and recyclable collection facilities. Separate refuse collection facilities shall be provided and maintained for the residential and commercial uses.

D. Performance Standards.

1. Hours of operation (including loading): 6:00 a.m. to 11:00 p.m., daily unless modified by a conditional use permit.

2. Loading. Loading, unloading and all maintenance activities shall be conducted within the hours of operation noted above, and in such a fashion so as to prevent annoyance to adjacent residents and tenants.

3. Noise. Common walls between residential and non- residential uses shall be constructed to minimize the transmission of noise and vibration.

4. Light and Glare. Trespass of all outdoor lighting shall be prevented and minimized.

5. Prohibited activities:

a. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use;

b. Welding;

c. Machining; and

d. Open flame work.

6. Security. Residential uses shall have separate and secured entrances and exits that are directly accessible to secured parking areas. Non-residential and residential uses located on the same floor shall not have common entrance hallways or common balconies.

22.412.050 MLK Medical Zone and MLK Medical Overlay.

A. Land Use Regulations. The land use regulations for the Institutional (IT) Zone contained in Chapter 22.26 (Special Purpose Zones) shall apply to all development in the MLK Medical Zone and MLK Medical Overlay with the following modifications:

1. Senior citizen housing developments shall be permitted in the MLK Medical Zone and MLK Medical Overlay.

2. Multi-family residential uses shall be permitted in the MLK Medical Overlay.

B. Development standards for the IT Zone Chapter 22.26 (Special Purpose Zones) and Chapter 22.110 (General Site Regulations) shall apply to all development in the MLK Medical Zone and Overlay with the following modifications:

1. The maximum building height of multi-family residential buildings in the MLK Medical Overlay shall be 75 feet and six stories.

2. The maximum FAR in the MLK Medical Zone shall be 1.65.

3. The maximum FAR in the MLK Medical Overlay shall be 2.5.

4. The maximum residential density in the MLK Medical Overlay shall be 60 dwelling units/acre.

22.412.060 Drew Educational Zone.

A. Land Use Regulations. The land use regulations for the Institutional (IT) Zone contained in Chapter 22.26 (Special Purpose Zones) shall apply to all development in the Drew Educational Zone with the following additions:1. Student and faculty housing, including dormitories, shall be permitted in the Drew Educational Zone.

2. Restaurant and supportive retail uses shall be permitted in the Drew Educational Zone as an ancillary use providing necessary support to CDU's primary activities or operations.

B. Development and Design Standards. The standards for the IT Zone contained in Chapter 22.26 (Special Purpose Zones) shall apply to all development in the Drew Educational Zone, with the following modifications:

1. Maximum height. The maximum building height shall be 75 feet and six stories. New development fronting Compton Avenue shall be limited to 50 feet and four stories for the first 100 feet from the property line fronting Compton Avenue.

Development standards related to height per Chapter 22.110 (General Site Regulations) of Title 22 shall also apply.

2. The maximum FAR in the Drew Educational Zone shall be 1.5.

3. The minimum street-fronting yard depths shall be 15 feet from Compton Avenue and 10 feet from East 118th Street, East 120th Street, and Holmes Avenue.

4. The minimum open space area requirements for multi-family developments in the Drew Educational Zone shall be as follows:

a. 50 square feet/dwelling unit of common open space area with a minimum dimension of 25 feet; and

b. 50 square feet/dwelling unit of private open space area with a minimum dimension of five feet.

c. Open space areas shall have no parking, driveway or right-of-way encroachments.

d. Private useable open space shall be contiguous to the residential unit served and screened from public view for privacy. All patios that front a public street shall be substantially enclosed for screening and privacy. All balconies that front a public street shall have solid rails for screening and privacy.

e. Private open space areas that are intended for use by residents only shall not be accessible from the non-residential portion of the development.

f. A minimum of 20 percent of the lot shall be landscaped with trees, ground cover, shrubbery and flowers, and shall be continuously maintained in good

condition. Parking lot landscaping does not count towards this requirement. Incidental walkways may be developed in the landscaped area. Pedestrian walkways shall be a minimum of four feet in width. The use of asphalt for paving walkways is prohibited.

6. Vehicular circulation. Vehicular access, drives, and circulation routes shall be designed so that all movements involved in parking, loading, or turning shall occur onsite and not within the public right-of-way.

7. Parking lots.

a. Shall be designed with end-stall turnarounds or a continuous circulation pattern.

b. Parking is not permitted in the required street-fronting yard.

c. Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.

d. Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.

e. Separate parking facilities shall be provided for residential uses and institutional uses.

8. Fences, walls, gates, and hedges. Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features, in proportion to the length of the wall:

i. A minimum 2-foot change in horizontal plane for at least 10 feet.

ii. A minimum 18-inch change in height for at least 10 feet.

iii. A minimum 18-inch high raised planter for at least half the length of the wall.

iv. Use of pilasters at 25-foot maximum intervals and at changes in wall planes.

a. All ground, wall, and roof-mounted equipment shall be screened from public view.

b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being “tacked on.”

22.412.070 Imperial Commercial Zone.

A. Land Use Regulations. The land use regulations for the Unlimited Commercial (C-3) Zone contained in Chapter 22.20 (Commercial Zones) shall apply to all development in the Imperial Commercial Zone, with the following additions and exceptions:

1. A self-service storage facility shall be permitted in the Imperial Commercial Zone with a Conditional Use Permit (CUP) application (Chapter 22.158), and subject to the provisions of Section 22.140.560 (Self-Storage Facilities).

2. All schools, K-12 shall be permitted in the Imperial Commercial Zone with a Conditional Use Permit (CUP) application (Chapter 22.158), and subject to the provisions of Section 22.364.070.B.1.a.iii (Metro Planning Area Standards Districts, Development Standards for All Commercial Zones).

3. The following uses shall not be permitted in the Imperial Commercial Zone:

a. Liquor stores.

b. Tobacco and vape shops.

c. New residential uses.

C. Development standards for the C-3 Zone contained in Chapter 22.20 (Commercial Zones) shall apply to all new development in the Imperial Commercial Zone, with the following modifications:

1. The maximum lot coverage by structures of any type in the Imperial Commercial Zone shall be 50 percent.

2. The maximum building height in the Imperial Commercial Zone shall be 35 feet and two stories. Development standards related to height per Chapter 22.20.040 (Development Standards for Commercial Zones) and Chapter 22.110 (General Site Regulations) shall also apply.

3. The maximum FAR in the Imperial Commercial Zone shall be 1.0.

4. A minimum of 10 percent of the lot shall be landscaped with trees, ground cover, shrubbery and flowers, and shall be continuously maintained in good condition. Parking lot landscaping does not count towards this requirement. Incidental walkways may be developed in the landscaped area. Pedestrian walkways shall be a minimum of four feet in width. The use of asphalt for paving walkways is prohibited.

5. Vehicular access, drives and circulation routes shall be designed so that all movements involved in parking, loading or turning shall occur on-site and not within the public right-of-way.

6. Parking lots shall be designed with end-stall turnarounds or a continuous circulation pattern.

a. Parking is not permitted between the building and street.

b. Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.

c. Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.

7. Utility and mechanical equipment.

a) All mechanical ground, wall, and roof-mounted equipment shall be screened from public view.

b) Screening elements shall be an integral part of the building; no screening method shall give the appearance of being “tacked on.”

22.412.080 Willowbrook Residential 1 Zone.

A. The land use regulations for the Single-Family Residence (R-1) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the Willowbrook Residential 1 Zone, with the following modification:

1. The noncommercial keeping of chickens shall be permitted as an accessory use in the Willowbrook Residential 1 Zone, subject to the following provisions:

a. No more than five chickens per residence are allowed, located within the rear yard and kept outside the dwelling unit.

b. All such chickens shall be kept in an enclosure within the rear yard and located a minimum of 35 feet from any habitable building.

c. Roosters shall not be permitted.

d. The occasional sale of eggs or chickens incidental to the keeping of chickens as a hobby shall not constitute a commercial use.

2. Development standards related to height per Chapter 22.18.040 (Development Standards for Residential Zones) and Chapter 22.110 (General Site Regulations) shall also apply.

3. The use of asphalt for paving driveways and walkways is prohibited.

4. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

5. Fences.

a. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's review.

b. portions of fences more than three and one-half feet high shall not cause a significant visual obstruction.

c. Barbed wire and chain link fencing are prohibited.

d. Hanging, displaying or drying clothes on fencing is not permitted.

6. Clotheslines are permitted at the rear of the structure, and shall not visible from adjoining the streets.

a) All utility and mechanical equipment shall be placed in locations that are not exposed to view from the street or shall be screened from view. Satellite dishes shall also be located out of public view.

b) Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

22.412.090 Willowbrook Residential 2 Zone.

A. The land use regulations for the Two-Family Residence (R-2) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the Willowbrook Residential 2 Zone with the following modifications:

1. The maximum height permitted in the Willowbrook Residential 2 Zone shall be 35 feet and two stories. Development standards related to height per Chapter 22.18.040

(Development Standards for Residential Zones) and Chapter 22.110 (General Site Regulations) shall also apply.

2. The use of asphalt for paving driveways and walkways is prohibited.

3. With the exception of the required paved driveway, and a walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

a. Wrought iron style fences may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's review.

b. Portions of fences more than three and one-half feet shall not cause a significant visual obstruction.

c. Barbed wire and chain link fencing are prohibited.

d. Hanging, displaying or drying clothes on fencing is not permitted.

4. Clotheslines are permitted to the rear of the structure, and not visible from adjoining streets.

5. Utility and mechanical equipment.

a. All utility and mechanical equipment shall be placed in locations that are not exposed to view from the street or they shall be screened from view. Satellite dishes shall also be located away from public view.

b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

22.412.100 Willowbrook Residential 3 Zone.

A. The land use regulations for the Limited Multiple Residence (R-3) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the Willowbrook Residential 3 Zone, with the following modifications:

B. Development and Design Standards. The standards for the Limited Multiple Residence (R-3) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the Willowbrook Residential 3 Zone, with the following modifications:

1. The maximum height permitted in the Willowbrook Residential 3 Zone shall be 35 feet and three stories. Development standards related to height per Chapter 22.18.040 (Development Standards for Residential Zones) and Chapter 22.110 (General Site Regulations) shall also apply.

2. The minimum open space area requirements for multi-family developments in the Willowbrook Residential 3 Zone shall be as follows:

a. 50 square feet/dwelling unit of common open space area with a minimum dimension of 25 feet; and

b. 50 square feet/dwelling unit of private open space area with a minimum dimension of five feet.

c. Required side or rear yard areas may be included in the calculated open space area, but a required front yard area shall not be included.

d. Open space areas shall have no parking, driveway or right-of-way encroachments.

e. Private useable open space shall be contiguous to the residential unit served and screened from public view for privacy. All patios that front a public street shall be substantially enclosed for screening and privacy. All balconies shall have solid rails for screening and privacy.

3. Site landscaping.

a. A minimum of 20 percent of the lot shall be landscaped or hardscaped with open, useable outdoor space. Required common open space areas may be counted in the calculated landscaped area.

b. With the exception of the required paved driveway, and walkway(s) having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

4. Pedestrian circulation.

a. Pedestrian walkways shall be a minimum of four feet in width.

b. The use of asphalt for paving walkways is prohibited.

5. Vehicular access, drives, and circulation routes shall be designed so that all movements involved in loading, parking, or turning shall occur onsite and not within the public right-of-way.

a. Principal vehicular access into multi-family developments shall be through an entry driveway, rather than a parking aisle. Entry driveways lead to designated parking and shall not be lined with or offer direct access to parking spaces.

6. Parking for multi-family developments shall be provided on site in on-grade or underground structures, surface parking lots, carports, or attached garages.

a. Parking shall be located proximate to the building and located to the rear of the parcel wherever possible. Parking areas shall be designed with end-stall turnarounds or a continuous circulation pattern.

b. Parking shall not occupy more than 30 percent of any linear street frontage.

c. Parking is not permitted in the street-fronting yard.

d. Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.

e. Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.

f. Carports and parking structures shall be architecturally compatible with the design of the main structures in the project.

7. Fences, walls, gates, and hedges.

a. Wrought iron style fences may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's review. portions of fences more than three and one-half feet high shall not cause a significant visual obstruction.

b. Barbed wire and chain link fencing are prohibited.

c. Hanging, displaying, or drying clothes on fencing is not permitted.

d. Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features, in proportion to the length of the wall:

- i. A minimum 2-foot change in horizontal plane for at least 10 feet.
- ii. A minimum 18-inch change in height for at least 10 feet.
- iii. A minimum 18-inch high raised planter for at least half the length of the wall.
- iv. Use of pilasters at 25-foot maximum intervals and at changes in wall planes.

8. All ground, wall, and roof-mounted utility and mechanical equipment shall be screened from public view. Satellite dishes shall also be located away from public view. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being “tacked on.”

9. Refuse and recyclable collection facilities. Refuse enclosures shall be located for the convenience of the residents and collection.

22.412.110 Open Space (O-S) Zone.

A. The provisions of Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) shall apply to all development in the Open Space (O-S) Zone in the Plan Area.

22.412.120 Parking.

Parking Requirements The standards for parking requirements contained in Chapter 22.112 (Parking) shall apply to all development in the Plan Area with the following modifications:

1. This Specific Plan establishes a TOD Parking Reduction Overlay Zone with reduced parking requirements and maximum parking standards (see Figure 22.412.120-A.) where the following standards apply:

a. Residential uses. Minimum and maximum parking standards for residential uses are established in Table 22.412.120-A.

b. Non-residential uses. Maximum parking standards for non-residential uses are established in Chapter 22.112 (Parking). Minimum parking standards for non-residential uses are 40 percent of the maximum requirement.

FIGURE 22.412.120-A

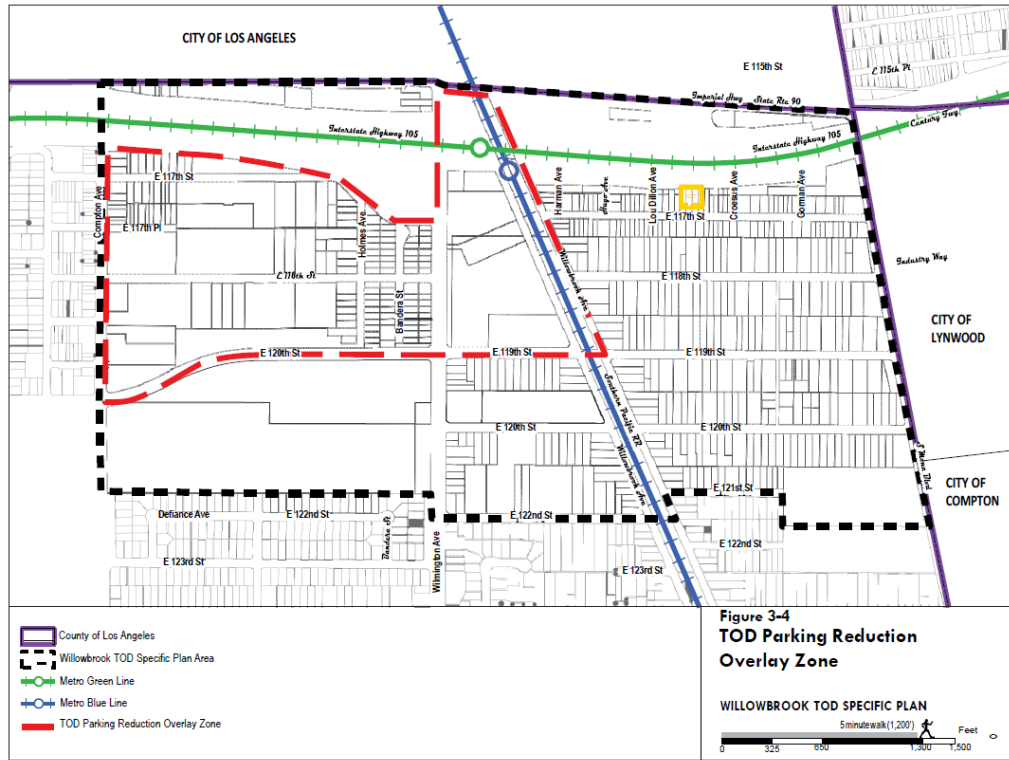


Table 22.412.120-A Parking Requirements for Residential Uses

Land Use	Minimum	Maximum
Single family	2.0/du	2.0/du
Bachelor	0.60/du	4.0/du .75/du
Efficiency and 1 Bedroom	0.90/du	4.5/du 1.125/du
2+ Bedroom	1.20/du	2.0/du 1.5/du
Guest ¹	0.15/du	0.25/du .19/du

¹Guest parking is only required when the number of required guest spaces is greater than one.

2. Parking requirements for non-residential uses may be met within 1,500 feet from the site of the development.

3. A Transportation Demand Management Program shall be implemented for all new non-residential uses in the Specific Plan Area exceeding 50,000 square feet

4. Required residential parking shall be provided on site; and is not permitted within the required front yard or corner side yard. Required parking for new single-family uses may be uncovered.

5. Tandem parking is allowed for single-family uses.

6. The provisions regarding shared parking in Chapter 22.180 (Parking Permits) of Title 22 shall apply.

SECTION 39 Chapter 22.416 is hereby amended to read as follows:

Chapter 22.416 – CONNECT SOUTHWEST LOS ANGELES TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN

~~22.416.016 – Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont.~~

~~https://www.municode.com/webcontent/16274/West_Athens-Westmont_TOD_Specific_Plan.pdf.~~

22.416.010 Purpose

22.416.020 Applicability

22.416.030 CSLA Residential 1 (CSLA R-1) Zone

22.416.040 CSLA Residential 2 (CSLA R-2) Zone

22.416.050 CSLA Residential 3 (CSLA R-3) Zone

22.416.060 CSLA Residential Planned Development - 5000-10U (CSLA RPD-5000-10U)

22.416.070 CSLA Neighborhood Commercial (CSLA NC) Zone

22.416.080 CSLA Civic Center (CSLA CC) Zone

22.416.090 CSLA Mixed Use Development 1 (MXD-1) Zone

22.416.100 CSLA Mixed Use Development 2 (MXD-2) Zone

22.416.110 CSLA Public Institutional (CSLA IT) Zone

22.416.120 CSLA Buffer Zone (CSLA B-1)

22.416.130 General Use Regulations and Standards

22.416.010 Purpose. The development standards in this Chapter are intended to achieve a specific pattern of development in accordance with the future of the West Athens-Westmont community.

22.416.020. Applicability. The Specific Plan shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. Complete applications that were filed before the effective date of this Specific Plan shall comply with the regulations and applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed.

22.416.030. CSLA RESIDENTIAL 1 (CSLA R-1) ZONE

A. Use Regulations for CSLA R-1 Zone. The land use regulations define uses that are permitted per a ministerial review and permitted per a conditional use permit in the CSLA R-1 Zone, as shown in Table 22.416.030-A. Use regulations shall remain consistent with Chapter 22.18 (Residential Zones), R-1 Single Family Residence Zone, unless otherwise specified in this section. Land uses are not limited to the general intended uses listed.

Table 22.416.030-A Use Regulations for CSLA R-1 Zone

<u>Use</u>	<u>Regulation</u>
<u>Residential</u>	
<u>Single family dwelling units and duplexes, attached/detached, residential planned unit developments</u>	<u>Permitted</u>
<u>Multifamily dwelling unit (including apartment houses)</u>	<u>Prohibited</u>
<u>Public Institutional</u>	
<u>School</u>	<u>Conditional</u>

<u>Park, open space, playground, and related accessory uses</u>	<u>Permitted</u>
<u>Juvenile Halls</u>	<u>Prohibited</u>

B. Accessory uses and structures are permitted when associated with, and subordinate to, a permitted use on the same site, and would include:

1. Accessory commercial unit, subject to provisions of Section 22.364.070.A.2.a. (Accessory Commercial Units)
2. Carport
3. Garage/garage conversions to Accessory Dwelling Units
4. Home occupation subject to provisions of Section 22.140.290 (Home Based Occupations)
5. Patio cover/trellis
6. Swimming pool, spa, jacuzzi

C. Development Standards for CSLA R-1 Zone Development standards for the CSLA R-1 Zone shall be consistent with Chapter 22.18 (Residential Zones), R-1 Single Family Residence Zone, unless otherwise specified in Table 22.416.030-B.

Table 22.416.030-B Site Development Regulations for CSLA R-1 Zone

<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Density</u>		
<u>Dwelling Units per Acre</u>	<u>1 du/ac</u>	<u>9 du/ac</u>
<u>Building Setback</u>		
<u>Front Setback</u>	<u>15 ft</u>	<u>None</u>
<u>Side Setback</u>	<u>5 ft¹</u>	<u>None</u>
<u>Rear Setback</u>	<u>10 ft</u>	<u>None</u>
<u>Building Height</u>		
<u>Floors</u>	<u>None</u>	<u>2 Stories</u>
<u>Building Height</u>	<u>None</u>	<u>35 ft²</u>
<u>Notes:</u>		
<u>¹Where a lot or parcel of land is less than 50 ft wide, such lot or parcel of land may have interior side yards equal to ten percent of the average width, but in no event less than three feet.</u>		

²Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.

1. Landscaping. With the exception of the required driveway, and a walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

2. Fences

a. Wrought-iron style fences that do not obscure views to or from the public right-of-way may be permitted up to five feet high in front yards and corner side yards, subject to a Site Plan review.

b. Fence design may include a combination solid wall and open fencing as long as over 50 percent of the wall is transparent.

c. The use of barbed wire, electrified fence, and chain-link fence in conjunction with any fence, wall, roof, or hedge is prohibited.

3. Utility and Mechanical Equipment. Utility and mechanical equipment as specified in Section 22.416.130.D.

22.416.040. CSLA RESIDENTIAL 2 (CSLA R-2) ZONE

A. Use Regulations for CSLA R-2 Zone. The land use regulations define uses that are permitted per a ministerial review and permitted per a conditional use permit in CSLA R-2 Zone, as shown in Table 22.416.040-A. Use regulations shall be consistent with Chapter 22.18 (Residential Zones), R-2 Two-Family Residence Zone, unless otherwise specified in this section. Land uses are not limited to the general intended uses listed.

Table 22.416.040-A Use regulations for CSLA R-2 Zone

<u>Use</u>	<u>Regulation</u>
<u>Residential</u>	
<u>Single family dwelling units, attached/detached; residential planned unit developments</u>	<u>Permitted</u>
<u>Public/Institutional</u>	

<u>School</u>	<u>Conditional</u>
<u>Park, open space, playground, and related accessory uses</u>	<u>Permitted</u>

B. Accessory uses and structures are permitted when associated with, and subordinate to, a permitted use on the same site, and would include:

1. Accessory commercial unit
2. Carport
3. Garage/garage conversions to Accessory Dwelling Units subject to provisions of Section 22.364.070.A.2.a. (Accessory Commercial Units)
4. Home occupation subject to provisions of County Code Section 22.140.290 (Home Based Occupations)
5. Patio cover/trellis
6. Swimming pool, spa, jacuzzi

C. Development standards for the CSLA R-2 Zone shall remain consistent with Chapter 22.18 (Residential Zones), R-2 Two-Family Residence Zone, unless otherwise specified in this section.

Table 22.416.040-B Site Development Regulations for CSLA R-2 Zone

Standard	Minimum	Maximum
Density		
Dwelling Units per Acre	10 du/ac	18 du/ac
Building Setback		
Front Setback	15 ft	None
Side Setback	5 ft	None
Rear Setback	10 ft	None
Building Height		
Floors	None	2 Stories
Building Height	None	35 ft ¹
Notes:		
<u>¹Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.</u>		

1. Landscaping. With the exception of the required driveway, and a walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be

landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

2. Fences

a. Wrought-iron-style fences that do not obscure views may be permitted up to five feet high in front yards and corner side yards, subject to a Site Plan review.

b. Fence design may include a combination solid wall and open fencing as long as over 50 percent of the wall is transparent.

c. The use of barbed wire, electrified fence, and chain-link fence in conjunction with any fence, wall, roof, or hedge is prohibited.

3. Utility and Mechanical Equipment. Utility and mechanical equipment as specified in Section 22.416.130.D.

22.416.050 CSLA RESIDENTIAL 3 (CSLA R-3) ZONE

A. Use Regulations for CSLA R-3 Zone. The land use regulations define uses that are permitted per a ministerial review and permitted per a conditional use permit in the CSLA R-3 Zone as shown in Table 22.416.050-A. Use Regulations for CSLA R-3 Zone. Use regulations shall remain consistent with Chapter 22.18 (Residential Zones), R-3 Limited Multiple Density Residence Zone, unless otherwise specified in this section.

Table 22.416.050-A Use Regulations for CSLA R-3 Zone

<u>Use</u>	<u>Regulation</u>
<u>Residential</u>	
<u>Single family dwelling units, attached/detached; residential planned unit developments</u>	<u>Permitted</u>
<u>Multi-family dwelling unit (including apartment houses)</u>	<u>Permitted</u>
<u>Public/Institutional</u>	
<u>School</u>	<u>Conditional</u>
<u>Churches, temples, and other places of worship</u>	<u>Conditional</u>
<u>Childcare center</u>	<u>Conditional</u>

<u>Park, open space, playground, and related accessory uses</u>	<u>Permitted</u>
<u>Commercial</u>	
<u>Hospital (including convalescent home, nursing home and maternity home)</u>	<u>Conditional</u>
<u>Golf Courses</u>	<u>Prohibited</u>

B. Accessory uses and structures are permitted when customarily associated with, and subordinate to, a permitted use on the same site, and would include:

1. Accessory commercial unit subject to provisions of Section 22.364.070.A.2.a. (Accessory Commercial Units)

2. Carport

3. Garage/garage conversions to Accessory Dwelling Units

4. Home occupation subject to provisions of County Code Section 22.140.290

(Home Based Occupations)

5. Patio cover/trellis

6. Swimming pool, spa, jacuzzi

C. Residential units shall not be located within 200-feet of the freeway right-of-way. Other uses such as parking are allowed. Developments north of the I-105 Freeway shall be oriented toward Imperial Highway to the extent feasible.

D. Development Standards for CSLA R-3 Zone. Standards for the CSLA R-3 Zone shall remain consistent with Chapter 22.18 (Residential Zones), R-3 Limited Density Multiple Residence Zone, unless otherwise specified in Table 22.416.050-B.

Table 22.416.050-B Site Development Regulations for CSLA R-3 Zone

<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Density</u>		
<u>Dwelling Units per Acre</u>	19 du/ac	30 du/ac
<u>Building Setback</u>		
<u>Front Setback</u>	10 ft	None
<u>Side Setback</u>	5 ft	None
<u>Rear Setback</u>	10 ft	None
<u>Interior Yard Adjacent to Single Family Residential (Side or Rear)</u>	15 ft	None

<u>Building Height</u>		
<u>Floors</u>	None	3 Stories
<u>Building Height</u>	None	40 ft ¹
<u>Notes:</u>		
¹ <u>Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.</u>		

1. Landscaping.

- a. Required Open Space: 200 sq ft per dwelling unit in either common open space, private open space, or a combination of both.
- b. Minimum dimension for private open space is 7 ft.
- c. Minimum dimension for common open space is 20 ft.
- d. Side and rear yards may be included in the calculation of open space, but not required front yard setback area.
- e. Open space shall have no parking, driveway, or right-of-way encroachments.
- f. Common open space shall be developed for either active or passive use. and professionally maintained in accordance with approved landscape and irrigation plans.
- g. Pedestrian walkways shall be a minimum of four feet in width.
- h. Private open space shall be contiguous to the units served.
- i. Balconies shall have solid railing enclosures and patios shall be walled for security and privacy.
- j. Internal courtyards and common open space enclosed on three sides shall have a minimum dimension of 40 ft.

2. Fences.

- a. Wrought-iron style fences that do not obscure views may be permitted up to five feet high in front yards and corner side yards, subject to a Site Plan review.
- b. The use of barbed wire, concertina wire, and chain-link fencing is prohibited.

3. Utility and Mechanical Equipment. Utility and mechanical equipment as specified in Section 22.416.130.D

4. Circulation and Parking

a. Parking shall not be located in required front yards or corner side yards.

b. Carports and parking structures shall be architecturally integrated in the project design.

c. Parked vehicles shall be screened from view from public right-of-ways by architectural detailing, façade treatment, artwork, landscaping, or similar visual features to enhance the street façade.

22.416.060. CSLA RESIDENTIAL PLANNED DEVELOPMENT 5000-10U (CSLA RPD-5000-10U). This zone was established to accommodate Olive Glen by Williams Homes; a planned unit development on 120th Street. The creation of this zone shall have no effect on the prior project approval beyond including it in the Specific Plan Area.

22.416.070. CSLA NEIGHBORHOOD COMMERCIAL (CSLA NC)

A. Use Regulations for CSLA NC Zone. The land use regulations define uses that are permitted per a ministerial review, permitted per a conditional use permit, and prohibited in the CSLA NC zone, as shown in Table 22.416.070-A. Use regulations for the CSLA NC Zone shall remain consistent with Chapter 22.20 (Commercial Zones), C-2 Neighborhood Business, unless otherwise specified in this section.

Table 22.416.070-A Use Regulations for CSLA NC Zone

<u>Use</u>	<u>Regulation</u>
<u>Residential</u>	
<u>Mixed use developments (retail/office)</u>	<u>Conditional</u>
<u>Multifamily dwelling unit</u>	<u>Prohibited</u>
<u>Public/Institutional</u>	
<u>School</u>	<u>Conditional</u>
<u>Fire Station</u>	<u>Conditional</u>
<u>Service Commercial</u>	
<u>Alternative financial service</u>	<u>Prohibited</u>
<u>Automobile service station</u>	<u>Prohibited</u>
<u>Automobile battery and repair shops</u>	<u>Prohibited</u>
<u>Amusement rides and devices</u>	<u>Prohibited</u>
<u>Bulk recycling</u>	<u>Prohibited</u>
<u>Car wash</u>	<u>Prohibited</u>
<u>Drive-through establishments and drive-through lanes</u>	<u>Prohibited</u>

<u>Check cashing, auto title loans, short-term lending</u>	<u>Prohibited</u>
<u>Offsite alcoholic beverage sales</u>	<u>Prohibited</u>
<u>Onsite alcoholic beverage sales</u>	<u>Conditional</u>
<u>Parking lots and parking garages as primary use</u>	<u>Prohibited</u>
<u>Shared kitchen complex</u>	<u>Conditional</u>
<u>Smoking-oriented, tobacco, pipe and vape shops</u>	<u>Prohibited</u>

B. Accessory uses and structures are permitted when associated with, and subordinate to, a permitted use on the same site, and would include:

1. Administrative office
2. Assembly/multipurpose room or building
3. Caretaker's quarters
4. Enclosed, screened trash enclosures
5. Maintenance/incidental storage structure

C. Development Standards for CSLA NC Zone Standards for the CSLA NC Zone shall remain consistent with Section 22.20.030 (Land Use Regulations for Commercial Zones), C-2 Neighborhood Business Zone, unless otherwise specified in TABLE 22.416.070-B.

Table 22.416.070-B Site Development Regulations for CSLA NC Zone

<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Floor Area Ratio</u>		
<u>All buildings</u>	<u>0</u>	<u>.35</u>
<u>Building Setback</u>		
<u>Vermont Avenue</u>	<u>10 ft</u>	<u>None</u>
<u>Imperial Highway</u>	<u>10 ft</u>	<u>None</u>
<u>Western Avenue</u>	<u>10 ft</u>	<u>None</u>
<u>Normandie Avenue</u>	<u>10 ft</u>	<u>None</u>
<u>Interior Yard (Side or Rear)</u>		
<u>Interior Yard Adjacent to Single Family Residential (Side or Rear)</u>	<u>15 ft</u>	<u>None</u>
<u>Building Height</u>		
<u>Building Height</u>	<u>None</u>	<u>45 ft¹</u>

Notes:

¹Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.

1. Landscaping. A minimum of 20 percent of the lot shall be developed and professionally maintained in accordance with approved landscape and irrigation plans. Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscape area. Landscaping required in parking lots shall not count toward this requirement.

2. Utility and Mechanical Equipment. Utility and mechanical equipment as specified in Section 22.416.130.D.

22.416.080. CSLA CIVIC CENTER (CSLA CC) ZONE

A. Use Regulations for CSLA CC Zone. The land use regulations define uses that are permitted per a ministerial review, permitted per a conditional use permit, and prohibited in the CSLA CC zone, as shown in Table 22.416.080-A.

Table 22.416.080-A Use Regulations for CSLA CC Zone

Use	Regulation
<u>Multifamily dwelling unit</u>	<u>Permitted</u>
<u>Mixed Use developments</u>	<u>Permitted</u>
<u>Emergency Shelters</u>	<u>Permitted</u>
<u>Domestic Violence Shelters</u>	<u>Permitted</u>
<u>Interim and Supportive Housing</u>	<u>Permitted</u>
<u>Public/Institutional</u>	
<u>Art and cultural facility</u>	<u>Permitted</u>
<u>Churches, temples, and other places of worship</u>	<u>Permitted</u>
<u>Fire Station</u>	<u>Conditional</u>
<u>Park, open space, playground, and related accessory uses</u>	<u>Permitted</u>
<u>School, private</u>	<u>Prohibited</u>
<u>School, public</u>	<u>Conditional</u>
<u>Shared kitchen complex</u>	<u>Conditional</u>
<u>Service Commercial</u>	
<u>Alternative financial service</u>	<u>Prohibited</u>

<u>Automobile service station</u>	<u>Prohibited</u>
<u>Automobile battery and repair shops</u>	<u>Prohibited</u>
<u>Bakery, coffee house/café, delicatessen/cafeteria</u>	<u>Permitted</u>
<u>Bank and financial institution</u>	<u>Permitted</u>
<u>Childcare facility or nursery school</u>	<u>Conditional</u>
<u>Commercial recreational facility</u>	<u>Permitted</u>
<u>Drive-through establishments and drive-through lanes</u>	<u>Prohibited</u>
<u>Check cashing, auto title loans, short-term lending</u>	<u>Prohibited</u>
<u>Grocery</u>	<u>Permitted</u>
<u>Health club</u>	<u>Conditional</u>
<u>Hotel</u>	<u>Conditional</u>
<u>Offsite alcoholic beverage sales</u>	<u>Prohibited</u>
<u>Onsite alcoholic beverage sales</u>	<u>Conditional</u>
<u>Restaurant, family, specialty, without drive through lanes</u>	<u>Permitted</u>
<u>Smoking oriented, tobacco, pipe and vape shops</u>	<u>Prohibited</u>
<u>Professional office</u>	<u>Permitted</u>
<u>Medical or Dental office</u>	<u>Permitted</u>

B. Accessory uses and structures are permitted when associated with, and subordinate to, a permitted use on the same site, and would include:

1. Administrative office
2. Assembly/multipurpose room or building
3. Caretaker's quarters
4. Enclosed, screened trash enclosures
5. Maintenance/incidental storage structure
6. Patio cover/trellis
7. Swimming pool/spa
8. Sports courts

C. Development Standards for CSLA CC Zone The site configuration regulations included in Table 22.416.080-B regulate new site and building development.

Table 22.416.080-B Site Development Regulations for CSLA CC Zone

<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Density</u>		
<u>Residential</u>	<u>None</u>	<u>30 du/ac</u>
<u>Floor Area Ratio (FAR)</u>		
<u>All buildings</u>	<u>None</u>	<u>1.0</u>
<u>Building Setback</u>		
<u>Imperial Highway</u>	<u>5 ft</u>	<u>None</u>
<u>Normandie Avenue</u>	<u>5 ft</u>	<u>None</u>
<u>Internal Roadway</u>	<u>15 ft</u>	<u>None</u>
<u>Building Height</u>		
<u>Floors</u>	<u>1</u>	<u>3-4 stories¹</u>
<u>Building height</u>	<u>None</u>	<u>50ft²</u>
<u>Floors</u>	<u>None</u>	<u>3 stories</u>
<u>Building heights</u>	<u>None</u>	<u>45ft²</u>
<u>Notes:</u>		
<u>¹Three stories maximum for standalone residential configuration, four stories allowed in a mixed use or interim/supportive housing configuration.</u>		
<u>²Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.</u>		

1. Urban Form and Landscaping

a. Building Orientation. Developments shall not be oriented toward the freeway. Permanent multi-family residential units shall not be located within 200 feet of the freeway right-of-way, although other uses such as parking, a commercial-only development, or the nonresidential component of a mixed-use development are allowed. Projects shall be oriented toward Imperial Highway to the extent feasible.

b. Large facades/walls of structures that provide no pedestrian access or only secondary access (such as for a parking structure or operations plant) that are within 20 ft. of a street shall be screened with trees, large shrubbery, and other vegetation developed and professionally maintained in accordance with approved landscape and irrigation plans.

c. Landscaping along Imperial Highway shall not create a barrier for pedestrian or bicycle access into outdoor open spaces within the CSLA-CC Zone.

2. Circulation and Parking.

a. Projects shall incorporate pedestrian and bicycle path connections into their project design.

b. Bicycle parking shall be provided as specified in Section 22.416.130.E

c. Parking facilities as specified in Section 22.416.130.F

3. Utility and Mechanical Equipment. Utility and mechanical equipment as specified in Section 22.416130.D.

22.416.090. CSLA MIXED USE DEVELOPMENT 1 (CSLA MXD-1) ZONE

A. Use Regulations for CSLA MXD-1 Zone. The land use regulations define uses that are permitted per a ministerial review, permitted per a conditional use permit, and prohibited in the CSLA MXD-1 zone, as shown in Table 22.416.090-A.

Table 22.416.090-A Use Regulations for CSLA MXD-1 Zone

<u>Use</u>	<u>Regulation</u>
<u>Residential</u>	
<u>Mixed use developments</u>	<u>Permitted</u>
<u>Multifamily dwelling unit (including apartment houses)</u>	<u>Permitted</u>
<u>Nonconforming apartments</u>	<u>Permitted</u>
<u>Emergency shelters</u>	<u>Permitted</u>
<u>Domestic violence shelters</u>	<u>Permitted</u>
<u>Interim and supportive housing</u>	<u>Permitted</u>
<u>Townhouses</u>	<u>Prohibited</u>
<u>Two Family Residences</u>	<u>Prohibited</u>
<u>Single Family Residences</u>	<u>Prohibited</u>
<u>Public/Institutional</u>	
<u>Art and cultural facility</u>	<u>Permitted</u>
<u>Churches, temples, and other places of worship</u>	<u>Permitted</u>
<u>Fire station</u>	<u>Conditional</u>
<u>Park, open space, playground, and related accessory uses</u>	<u>Permitted</u>
<u>School</u>	<u>Conditional</u>
<u>Service Commercial</u>	
<u>Alternative financial service</u>	<u>Prohibited</u>
<u>Automobile service station</u>	<u>Prohibited</u>
<u>Amusement rides and devices</u>	<u>Prohibited</u>
<u>Bakery, coffee house/café, delicatessen/cafeteria</u>	<u>Permitted</u>
<u>Bank and financial institution</u>	<u>Permitted</u>
<u>Childcare facility or nursery school</u>	<u>Conditional</u>
<u>Commercial recreational facility</u>	<u>Permitted</u>
<u>Drive-through establishments and drive-through lanes</u>	<u>Prohibited</u>
<u>Check cashing, auto title loans, short-term lending</u>	<u>Prohibited</u>

<u>Grocery stores/supermarkets</u>	<u>Permitted</u>
<u>Health clubs/gymnasium</u>	<u>Permitted</u>
<u>Hotel</u>	<u>Permitted</u>
<u>Movie theater</u>	<u>Permitted</u>
<u>Offsite alcoholic beverage sales</u>	<u>Prohibited</u>
<u>Onsite alcoholic beverage sales</u>	<u>Conditional</u>
<u>Parking lots and parking garages as primary use</u>	<u>Prohibited</u>
<u>Retail</u>	<u>Permitted</u>
<u>Restaurant, family, specialty, without drive-through lanes</u>	<u>Permitted</u>
<u>Theater, including live performance</u>	<u>Permitted</u>
<u>Smoking-oriented, tobacco, pipe and vape shop</u>	<u>Prohibited</u>
<u>Bars and Cocktail Lounges</u>	<u>Prohibited</u>
<u>Professional office</u>	<u>Permitted</u>
<u>Medical or Dental office</u>	<u>Permitted</u>

B. Accessory uses and structures are permitted when customarily associated with, and subordinate to, a permitted use on the same site, and would include:

1. Administrative office
2. Assembly/multi-purpose room or building
3. Caretaker's quarters
4. Enclosed, screened, trash enclosure
5. Maintenance/storage structure
6. Patio cover/trellis
7. Swimming pool, spa, jacuzzi
8. Sports courts

C. Development Standards for CSLA MXD-1 Zone. The following development standards apply (See Table 22.416.090-B).

Table 22.416.090-B Site Development Regulations for CSLA MXD-1 Zone

<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Density</u>		
<u>Residential</u>	<u>18 du/a</u>	<u>30 du/ac</u>
<u>Floor Area Ratio (FAR)</u>		
<u>All buildings</u>	<u>1.0</u>	<u>1.5</u>
<u>Building Setback</u>		
<u>Vermont Ave</u>	<u>5 ft</u>	<u>15 ft</u>

<u>Imperial Highway</u>	<u>5 ft</u>	<u>15 ft</u>
<u>Internal Roadway</u>	<u>15 ft</u>	<u>None</u>
<u>Interior Yard (side or rear)</u>	<u>0 ft</u>	<u>None</u>
<u>Interior Yard Adjacent to Residential (side or rear)</u>	<u>15 ft</u>	<u>None</u>
<u>Building Height</u>		
<u>Floors</u>	<u>None</u>	<u>3 stories</u>
<u>Building height</u>	<u>None</u>	<u>45ft¹</u>
<u>Notes:</u>		
<u>¹Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.</u>		

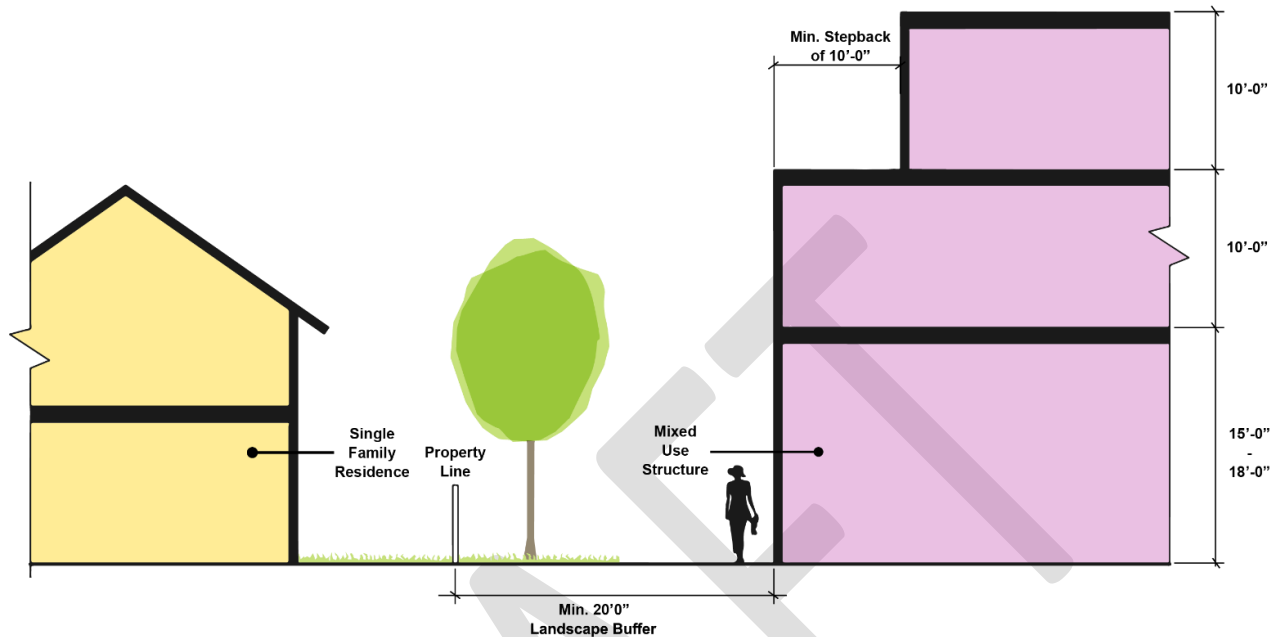
1. Urban Form & Landscaping. When sharing a property line with an existing single-family zone, the following requirements, illustrated in Figure 22.416.090-A, shall apply:

a. Windows, balconies, or similar openings shall be oriented so as to minimize any direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line.

b. The third floor shall be stepped back by a minimum of 10 feet.

c. A minimum 20 feet landscape buffer shall be installed along the inside property line of the mixed-use development to provide a visual and aesthetic buffer.

Figure 22.416.090-A: Building Height and Setback Requirement for CSLA MXD-1 Zone



2. Building Orientation. Developments shall not be oriented toward the freeway. Residential units shall not be located within 200 feet of the freeway right-of-way, although other uses such as parking, a commercial-only development, or the nonresidential component of a mixed use development are allowed.

3. Building frontages shall include variations in wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to reduce the perceived scale of the structure.

D. Façades

1. Street wall façades shall use arcades, colonnades, recessed entrances, window details, bays, and variation in building materials, color, and other details.

2. The maximum total blank wall area (without windows or entrances) shall not exceed 30 percent of the first-story wall for non-residential and 50 percent for residential

3. The façade detailing of mixed-use buildings shall visually differentiate ground-floor uses from upper-story uses. The base shall visibly anchor the building to the ground with a treatment of higher quality materials excluding stucco.

4. Commercial and residential entries shall be clearly identifiable and differentiated from one another.

E. Design Features

1. All primary ground floor entries for individual residential units and commercial units that are adjacent to the street front shall be oriented toward the street front rather than the interior or to a parking lot.

2. Buildings having 100 feet or more of street frontage shall be designed to provide roofs of varying heights.

3. All glass in windows or entrances on the first two stories shall be either clear or lightly tinted to maximize visibility of building interiors from the sidewalk area. Mirrored, highly reflective, or densely tinted glass shall be prohibited for use in windows and entrances.

4. Rough-coat stucco is prohibited.

F. Utility and Mechanical Equipment. Utility and mechanical equipment information can be found in Section 22.416.130.D

G. Required Residential Open Space: 100 sq. ft. per dwelling unit in either common open space, private space, or a combination of both.

1. Minimum dimension for private open space is 7 ft.

2. Minimum dimension for common open space is 20 ft.

3. Side and rear yards may be included in the calculation of open space.

4. Open space shall have no parking, driveway, or right-of-way encroachments.

5. Common open space shall be developed and professionally maintained in accordance with approved landscape and irrigation plans.

6. Common open space shall be located on the same property as the residential use it serves and shall be available exclusively for the use of all residents of the development.

7. Rooftops used for common open space shall be developed and professionally maintained in accordance with approved landscape and irrigation plans. Mechanical equipment and/or storage areas shall not count toward open space requirements.

8. Pedestrian walkways shall be a minimum of four feet wide.

9. Private open space shall be contiguous to the unit served. Balconies shall have solid railing enclosures and patios shall be walled for security and privacy.

10. Internal courtyards and common open space enclosed on three sides shall have a minimum dimension of 40 ft.

11. Light fixtures shall be pedestrian-scaled and directed toward the ground to avoid light pollution and spill-over.

H. Required Non-Residential Open Space.

1. Projects less than 2 acres: 500 sq ft.

2. Projects 2 acres or more: 2,500 sq ft.

3. Non-residential open space requirements may be satisfied by outdoor dining areas, pedestrian plazas, pocket parks, promenades or other outdoor amenities accessible to the public.

4. Open space shall have no parking, driveway, or right-of-way encroachments.

5. Light fixtures shall be pedestrian-scaled and directed toward the ground to avoid light pollution and spill-over.

I. Circulation and Parking

1. Projects shall incorporate pedestrian and bicycle path connections into their project design.

2. Parking structures shall be underground or architecturally integrated so as to be screened from view.

3. Bicycle parking shall be provided as specified in Section 22.416.130.E

4. Parking facilities as specified in Section 22.416.130.F

22.416.100. CSLA MIXED USE DEVELOPMENT 2 (CSLA MXD-2) ZONE

Figure 22.416.100-A:

A. Use Regulations for CSLA MXD-2 Zone. The land use regulations define uses that are permitted per a ministerial review, permitted per a conditional use permit, and prohibited in the CSLA MXD-2 zone, as shown in Table 22.416.100-A.

Table 22.416.100-A Use Regulations for CSLA MXD-2 Zone

Use	Regulation
<u>Residential</u>	
<u>Mixed use developments</u>	<u>Permitted</u>
<u>Multifamily dwelling unit (including apartment houses)</u>	<u>Permitted</u>
<u>Nonconforming apartments</u>	<u>Permitted</u>
<u>Emergency shelters</u>	<u>Permitted</u>
<u>Domestic violence shelters</u>	<u>Permitted</u>
<u>Interim and supportive housing</u>	<u>Permitted</u>
<u>Townhouses</u>	<u>Prohibited</u>
<u>Two Family Residences</u>	<u>Prohibited</u>
<u>Single Family Residences</u>	<u>Prohibited</u>
<u>Public/Institutional</u>	
<u>Art and cultural facility</u>	<u>Permitted</u>
<u>Churches, temples, and other places of worship</u>	<u>Permitted</u>
<u>Fire station</u>	<u>Conditional</u>
<u>Park, open space, playground, and related accessory uses</u>	<u>Permitted</u>
<u>School</u>	<u>Conditional</u>
<u>Service Commercial</u>	
<u>Alternative financial service</u>	<u>Prohibited</u>
<u>Automobile service station</u>	<u>Prohibited</u>
<u>Automobile battery and repair shops</u>	<u>Prohibited</u>
<u>Amusement rides and devices</u>	<u>Prohibited</u>
<u>Bakery, coffee house/café, delicatessen/cafeteria</u>	<u>Permitted</u>
<u>Bank and financial institution</u>	<u>Permitted</u>
<u>Childcare facility or nursery school</u>	<u>Conditional</u>
<u>Commercial recreational facility</u>	<u>Permitted</u>
<u>Drive-through establishments and drive-through lanes</u>	<u>Prohibited</u>
<u>Check cashing, auto title loans, short-term lending</u>	<u>Prohibited</u>
<u>Grocery stores/supermarkets</u>	<u>Permitted</u>
<u>Health clubs/gymnasiums</u>	<u>Permitted</u>
<u>Hotel</u>	<u>Permitted</u>
<u>Movie theater</u>	<u>Permitted</u>
<u>Offsite alcoholic beverage sales, establishment less than 10,000 sf</u>	<u>Prohibited</u>
<u>Offsite alcoholic beverage sales, establishment more than 10,000 sf</u>	<u>Conditional</u>
<u>Onsite alcoholic beverage sales</u>	<u>Conditional</u>
<u>Parking lots and parking garages as primary use</u>	<u>Prohibited</u>
<u>Retail</u>	<u>Permitted</u>

<u>Restaurant, family, specialty, without drive-through lanes</u>	<u>Permitted</u>
<u>Theater, including live performance</u>	<u>Permitted</u>
<u>Smoking-oriented, tobacco, pipe and vape shop</u>	<u>Prohibited</u>
<u>Bars and Cocktail Lounges</u>	<u>Prohibited</u>
<u>Professional office</u>	<u>Permitted</u>
<u>Medical/Dental office</u>	<u>Permitted</u>

B. Accessory uses and structures are permitted when customarily associated with, and subordinate to, a permitted use on the same site, and would include:

1. Administrative office
2. Assembly/multi-purpose room or building
3. Caretaker's quarters
4. Enclosed, screened, trash enclosures
5. Maintenance/incidental storage structure
6. Patio cover/trellis
7. Swimming pool/spa
8. Sports courts

C. Development Standards for CSLA MXD-2 Zone. Development standards are specified in Table 22.416.100-B.

Table 22.416.100-B Site Development Regulations for CSLA MXD-2 Zone.

Standard	Minimum	Maximum
Density		
Residential	31 du/a	60 du/ac
Floor Area Ratio (FAR)		
All buildings	.5	2.0
Building Setback		
Vermont Ave	10 ft	25 ft
Imperial Highway	10 ft	25 ft
Western Avenue	10 ft	25 ft
Interior Yard Adjacent to Residential (side or rear)	15 ft	None
Building Height		
Floors	None	4-5 stories ¹
Building heights	None	65ft ²
Notes:		
¹ Four stories maximum for residential only configuration, five stories allowed in a mixed use or interim/supportive housing configuration.		

²Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.

D. Urban Form & Landscaping. When sharing a property line with an existing single-family zone, the following requirements illustrated in Figure 4.9, shall apply:

1. Windows, balconies, or similar openings shall be oriented so as to minimize any direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line

2. The third floor shall be stepped back by a minimum of 10 feet.

3. A minimum 20 feet landscape buffer shall be installed along the inside property line of the mixed use development to provide a visual and aesthetic buffer.

4. Building frontages shall include variations in wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to reduce the perceived scale of the structure.

5. New development at the intersections of Vermont Avenue and Imperial Highway and Western Avenue and Imperial Highway shall provide an articulated corner entrance, or articulated entrances oriented toward each street, that incorporate a tall first story or prominent roof forms.

E. Façades

1. Street wall façades shall be architecturally enhanced by the use of arcades, colonnades, recessed entrances, window details, bays, and variation in building materials, color, and other details.

2. The maximum total blank wall area (without windows or entrances) shall not exceed 30 percent of the first story wall for non-residential and 50 percent for residential.

3. The façade detailing of mixed-use buildings shall visually differentiate ground-floor uses from upper-story uses. The base shall visibly anchor the building to the ground with a treatment of higher quality materials.

4. Commercial or retail and residential entries shall be distinct from each other and clearly identifiable.

F. Design Features

1. All primary ground floor entries for individual residential units and commercial units that are adjacent to the street front shall be oriented toward the street front rather than the interior or to a parking lot.

2. Buildings having 100 feet or more of street frontage shall be designed to provide façade articulation and roofs of varying heights.

3. All glass in windows or entrances on the first two stories shall be either clear or lightly tinted to maximize visibility of building interiors from the sidewalk area. Mirrored, highly reflective, or densely tinted glass shall be prohibited for use in windows and entrances.

4. Rough-coat stucco is prohibited.

G. Utility and Mechanical Equipment. Utility and mechanical equipment as specified in Section 22.416.130.D.

H. Required Residential Open Space: 100 sq. ft. per dwelling unit in either common open space, private space, or a combination of both.

1. Minimum dimension for private areas is 7 ft.

2. Minimum dimension for common areas is 20 ft.

3. Side and rear yards may be included in the calculation of open space.

4. Open space areas shall have no parking, driveway, or right-of-way encroachments.

5. Common open space shall be developed and professionally maintained in accordance with approved landscape and irrigation plans.

6. Rooftops used for common open space shall be developed and professionally maintained in accordance with approved landscape and irrigation plans. Mechanical equipment and/or storage areas shall not count toward open space requirements.

7. Pedestrian walkways shall be a minimum of four feet wide.

8. Private open space shall be contiguous to the unit served. Balconies shall have solid railing enclosures and patios shall be walled for security and privacy.

9. Internal courtyards and common open space enclosed on three sides shall have a minimum dimension of 40 ft.

10. Light fixtures shall be pedestrian-scaled and directed toward the ground to avoid light pollution and spill-over.

I. Required Non-Residential Open Space.

1. Projects less than 2 acres: 500 sq ft. Projects 2 acres or more: 2,500 sq. ft.

2. Non-residential open space requirements may be satisfied by outdoor dining areas, pedestrian plazas, pocket parks, promenades or other outdoor amenities accessible to the public.

3. Open space shall have no parking, driveway, or right-of-way encroachments.

4. Light fixtures shall be pedestrian-scaled and directed toward the ground to avoid light pollution and spill-over.

J. Circulation and Parking.

1. Projects shall incorporate pedestrian and bicycle path connections into their project design.

2. Parking structures shall be architecturally integrated or underground so as to be screened from view.

3. Bicycle parking shall be provided as specified in Section 22.416.130.E.

4. Parking facilities as specified in Section 22.416.130.F.

22.416.110. CSLA PUBLIC INSTITUTIONAL (CSLA IT) ZONE. The CSLA IT Zone shall accommodate development, redevelopment, and expansion contemplated in an adopted or approved campus and/or facilities master plan for accredited public schools and colleges, as well as for public facilities,

A. Permitted uses include public schools; government buildings and offices; and park, open space, playground, and related accessory uses.

B. Accessory uses and structures are permitted when associated with, and subordinate to, a permitted use on the same site, and would include:

1. Restaurants, Service Retail, and other vendors a campus deems appropriate

3. Administrative office

4. Assembly/multi-purpose room or building

5. Caretaker's quarters

- 6. Dormitories
- 7. Student and/or faculty housing including in mixed use configurations.
- 8. Enclosed, screened, trash enclosures
- 9. Enclosed, screened incidental outdoor storage
- 10. Incidental maintenance/storage structure
- 11. Patio cover/trellis
- 12. Swimming pool/spa
- 13. Sports courts

C. Development Standards for CSLA IT Zone. The development standards in Table 22.416.110-A, Site Development Regulations for CSLA IT Zone, regulate new development by establishing standards for intensity, open space, and other elements.

Table 22.416.110-A Site Development Regulations for CSLA IT Zone

Standard	Minimum	Maximum
<u>Density</u>		
<u>Residential</u>	<u>31 du/a</u>	<u>60 du/ac</u>
<u>Floor Area Ratio (FAR)</u>		
<u>All buildings</u>	<u>None</u>	<u>3.0</u>
<u>Building Setback</u>		
<u>Front</u>	<u>None</u>	<u>15 ft</u>
<u>Rear</u>	<u>10 ft</u>	<u>None</u>
<u>Side</u>	<u>10 ft</u>	<u>None</u>
<u>Interior Yard Adjacent to Residential (side or rear)</u>	<u>15 ft</u>	<u>None</u>
<u>Building Height</u>		
<u>Floors</u>	<u>None</u>	<u>6 stories</u>
<u>Height</u>	<u>None</u>	<u>80ft¹</u>
<u>Notes:</u>		
<u>¹Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.</u>		

1. Urban Form and Landscaping

a. Building Orientation. Developments shall not be oriented toward the freeway. Permanent multi-family residential units shall not be located within 200 feet of the freeway right-of-way, although other uses such as parking, a commercial-only

development, or the nonresidential component of a mixed-use development are allowed. Projects shall be oriented toward Imperial Highway to the extent feasible.

b. Large facades/walls of structures that provide no pedestrian access or only secondary access (such as for a parking structure or operations plant) that are within 20 ft. of a street shall be screened with trees, large shrubbery, and other vegetation developed and professionally maintained in accordance with approved landscape and irrigation plans.

c. Landscaping along Imperial Highway shall not create a barrier for pedestrian or bicycle access

2. Circulation and Parking

a. Projects shall incorporate pedestrian and bicycle path connections into their project design.

b. Bicycle parking shall be provided as specified in Section 22.416.130.E

c. Parking facilities as specified in Section 22.416.130.F

3. Utility and Mechanical Equipment. Utility and mechanical equipment as specified in Section 22.416.130.D.

22.416.120. CSLA BUFFER ZONE (CSLA B-1). Allowed uses in this zone include passive recreation, bike lanes and walking paths, landscaping, wholesale nursery operations, and parking lots. Buildings or permanent structures are not permitted.

B. Development Standards for CSLA B-1 Zone. Standards for the CSLA B-1 Zone shall remain consistent with Section 22.22.050 (Land Use Regulations for Zone B-1 and B-2), B-1 Zone in Title 22 of the County Code.

22.416.130. GENERAL USE REGULATIONS AND STANDARDS. The following general use regulations and standards shall apply to new development and the reuse of existing structures and facilities.

A. Alcohol Beverage Sales. Los Angeles County established standards for all on- and off-site alcoholic beverage sales establishments to promote and protect the public health, safety, and general welfare and preserve and enhance the quality of the community. Applicants shall refer to County Code Section 22.140.030 (Alcoholic Beverage Sales), for standards and guidelines relating to establishments that include the sales of alcoholic beverages for on- and off-site consumption.

B. Outside Storage. All uses shall be conducted within a completely enclosed building, except for off-street parking, loading, approved nursery accessory uses, approved temporary uses, and any outdoor dining specifically permitted in conjunction with eating establishments.

C. Interim and Temporary Uses. Interim and temporary uses on County-owned properties shall be permitted subject to a license agreement or formal contract. Interim and temporary uses on private property shall require approval of a temporary use permit or a special event permit regulated pursuant to County Code.

D. Utilities and Mechanical Equipment.

1. All utility lines serving a new development, with the exception of approved interim and temporary uses, shall be placed underground by the developer in accordance with the County's policies for locating utilities underground.

a. Existing utility lines shall also be placed underground with development as required by Los Angeles County.

b. All ground mounted utility boxes and satellite dishes shall either be placed in locations that are not exposed to view from the street or screened from view. Utility screening elements shall be an integral part of the buildings design.

c. Utilities and mechanical equipment shall be screened by landscaping or site-appropriate materials and shall not be located within any front setback areas, or adjacent to any public right-of-way or private street or pedestrian/bicycle path, or within 50 feet of a corner.

2. Mechanical Equipment. Compressors, air conditioning units, vents, exhausts, or similar mechanical equipment located outside a building shall comply with the following:

a. All such equipment shall be screened from view from any abutting street or adjacent use. Screening shall be an integral part of the overall architectural design of the project. The top of any screening shall be a minimum of six inches above the top of any mechanical equipment.

b. All mechanical equipment shall be maintained in a clean and proper condition to prevent breakdown that might release noxious or toxic materials or create excessive noise, and to avoid accumulation of litter, filth, and materials that would be noxious or unsafe.

c. Equipment, including ground mounted air conditioners, may be located within the side and rear yard setbacks if a 3-foot minimum setback to the property line is maintained.

d. Ground-mounted air conditioners are not permitted in any portion of the front yard setback or between the front of the structure and the public right of way.

3. Roof-Mounted Solar Collector Panels. Roof-mounted solar collector panels shall be mounted flush with the surface where possible. Where panels cannot effectively perform if flush mounted, justification in the form of efficiency calculations may be submitted to the DRP for consideration of alternative mounting configurations.

4. Refuse Collection Facilities. All outdoor refuse collection facilities shall be screened from public rights of way. Collection areas shall be shielded from view in all directions, either within a building or within a solid masonry wall of sufficient height to conceal materials temporarily accumulated for collection. The enclosure shall be designed to complement the main building materials.

E. Bike Parking and Related Facilities.

1. Bike parking and related facilities shall follow the Los Angeles County Zoning Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities) with exception of the following specified in Table 22.416.130-A. For a combination of uses on a single lot, the number of required bicycle parking spaces shall be equal to the combined total of the required bicycle parking spaces for each of the individual uses.

Table 22.416.130-A Number of Bicycle Parking Spaces Required

<u>Use</u>	<u>Short-term</u>	<u>Long-term</u>
<u>Residential</u>		-
<u>Mixed use developments, Multifamily residential including apartments, attached condominiums, and townhouses (five dwelling units or more)</u>	<u>One space per five dwelling units (two spaces minimum)</u>	<u>One space per 2 dwelling units (one space minimum)</u>

2. Showers and Changing Facilities. All new commercial and mixed-use projects shall provide and continually maintain secured, ground-floor restrooms that are accessible to the public and available for changing. A minimum of one shower shall be provided for developments with a gross non-residential area between 10,000 and 24,999 square feet, two showers for projects between 25,000 square feet and 124,999 square feet, and four showers for projects over 125,000 square feet. Accompanying dressing facilities shall be provided with lockers for clothing and personal effects at a rate of one per every long-term bicycle parking space required.

F. Parking Facilities.

1. The perimeter of parking areas and driveways adjacent to streets and pedestrian pathways shall be screened from street views with a low street wall, berms, fences, or landscaping.

2. The façade of parking structures shall include vertical features to break up those façades and horizontal features to separate each floor.

3. Projecting elements, awnings, lighting, signs, or other features shall be used to highlight pedestrian entrances into parking structures.

4. Shared parking structures for mixed use developments shall provide secure access and parking areas for residential tenants.

5. Parking structures shall have shaded structures, preferably photovoltaic arrays, on the top deck to reduce heat island effects.

6. Off-street Parking Requirements. Unless otherwise permitted by State law, the Specific Plan provides modifications to the parking requirements contained in Chapter 22.112 (Parking), as specified in Table 22.416.130-B.

Table 22.416.130-B Parking Requirements

Standard	Minimum	Maximum
CSLA R-1 Zone (otherwise refers to R-1; 22.18)		
Single Family Residence	2.0/du	2.0/du
CSLA R-2 Zone (otherwise refers to R-2; 22.18)		
Two Family Residence	1.0/du	1.0/du
CSLA R-3 Zone (otherwise refers to R-3; 22.18)		
Bachelor	0.60/du	0.75/du
Efficiency and 1 Bedroom	0.90/du	1.125/du
2+ Bedroom	1.20/du	1.5/du
Guest ¹	0.15/du	0.19/du
CSLA-RPD-5000-10U Zone		
Single Family Residence	2.0/du	2.0/du
CSLA-MXD-1 Zone		
Bachelor	0.60/du	0.75/du
Efficiency and 1 Bedroom	0.90/du	1.125/du
2+ Bedroom	1.20/du	1.5/du
Guest ¹	0.15/du	0.19/du
Commercial, Retail, Service, Medical/Dental Office	0.5/250 sq ft	0.5/250 sq ft
Business Office excluding Medical/Dental Office	0.75/400	0.75/400
Restaurant	0.75/person based on OL; minimum 7.5.	0.75/person based on OL; minimum 7.5.
CSLA-MXD-2 Zone		
Bachelor	0.60/du	0.75/du
Efficiency and 1 Bedroom	0.90/du	1.125/du
2+ Bedroom	1.20/du	1.5/du
Guest ¹	0.15/du	0.19/du
Commercial, Retail, Service, Medical/Dental Office	0.5/250 sq ft	0.5/250 sq ft
Business Office excluding Medical/Dental Office	0.75/400	0.75/400
Restaurant	0.75/person based on OL; minimum 7.5.	0.75/person based on OL; minimum 7.5.
CSLA-NC Zone (otherwise refers to 22.20; C-2)		
Commercial, Retail, Service, Medical/Dental Office	0.75/250 sq ft	0.75/250 sq ft
Business Office excluding Medical/Dental Office	0.75/400 sq ft	0.75/400 sq ft

Restaurant	0.75/person based on OL; minimum 7.5.	0.75/person based on OL; minimum 7.5.
CSLA-CC Zone		
Bachelor	0.60/du	0.75/du
Efficiency and 1 Bedroom	0.90/du	1.125/du
2+ Bedroom	1.20/du	1.5/du
Guest ¹	0.15/du	0.19/du
Commercial, Retail, Service, Medical/Dental Office	0.5/250 sq ft	0.5/250 sq ft
Business Office excluding Medical/Dental Office	0.75/400	0.75/400
Restaurant	0.75/3 persons based on OL; minimum 7.5.	0.75/3 persons based on OL; minimum 7.5.
CSLA-IT Zone (otherwise refers to 22.26; IT)		
Bachelor	0.60/du	0.75/du
Efficiency and 1 Bedroom	0.90/du	1.125/du
2+ Bedroom	1.20/du	1.5/du
Guest ¹	0.15/du	0.19/du
Dormitory	0.75/100 sq ft	0.75/100 sq ft
Commercial, Retail, Service, Medical/Dental Office	0.5/250 sq ft	0.5/250 sq ft
Business Office excluding Medical/Dental Office	0.75/400	0.75/400
Restaurant	0.75/person based on OL; minimum 7.5.	0.75/person based on OL; minimum 7.5.
Schools, up to grade 6	0.75/classroom	0.75/classroom
Schools, grade 7 and up	0.75/classroom plus 0.75/5 persons based on OL of auditorium or largest assembly room.	0.75/classroom plus 0.75/5 persons based on OL of auditorium or largest assembly room.
¹ Guest parking is only required when calculated to be greater than one. The total number of guest parking spaces required shall be rounded down to the nearest whole number.		

SECTION 40.

Section 22.418.010 is hereby amended to read as follows:

Section 22.418.010

Purpose

...

B. Countywide Zones

All new development in existing Countywide Zones applied within the Florence-Firestone Community identified in Figure 22.418.010-1 and Table 22.418.010-A shall be regulated consistent with the applicable Title 22 Chapter unless modified by Section 22.418.120 (Modifications to Countywide Zones) herein.

DRAFT

Table 22.418.010-A: Overview of All Specific Plan Zones

Zone Abbreviation	Zone Name	Title 22 Reference
Florence-Firestone TOD Zones		
MU-1	Mixed-Use 1	-
MU-2	Mixed-Use 2	-
MU-3	Mixed-Use 3	-
MU-T	Mixed-Use Transit	-
RLM-1	Residential Low-Medium 1	-
RLM-2	Residential Low-Medium 2	-
RM	Residential Medium	-
RSS	Residential Slauson Station	-
IX	Industrial Mix	-
Countywide Zones, Subject to Title 22^		
A-1	Light Agricultural	Chapter 22.16
C-2	Neighborhood Commercial	Chapter 22.20
C-3	General Commercial	Chapter 22.20
C-M	Commercial Manufacturing	Chapter 22.20
IT	Institutional	Chapter 22.26
<u>M-0.5</u>	<u>Artisan Production and Custom Manufacturing Zone</u>	<u>Chapter 22.22</u>
M-1	Light Manufacturing	Chapter 22.22
M-2	Heavy Manufacturing	Chapter 22.22
MXD*	Mixed-Use Development	Section 22.26.030
OS	Open Space	Chapter 22.44
R-1	Single-Family Residence	Chapter 22.18
R-2	Two-Family Residence	Chapter 22.18
R-3	Limited Density Multiple Residence	Chapter 22.18
R-4	Unlimited Density Multiple Residence	Chapter 22.18
*The MXD zone is regulated by Title 22 Section 22.26.030 and modified by the standards of Section 22.418.080 and 22.418.090 herein.		
^ All countywide zones shall be regulated by the referenced Chapter in Title 22 and modified by the standards of Section 22.418.080 or 22.418.120 herein.		

...

Section 41

Section 22.418.020 is hereby amended to read as follows:

22.418.020 Administration, Review, and Approvals

A. Applicability

The Specific Plan shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. Complete applications filed before the effective date of this Specific Plan shall comply with the regulations and applicable Title 22 provisions in effect at the time that the respective complete applications were filed.

1. Relationship to Other Provisions within Title 22. The provisions contained in the Specific Plan shall be considered in combination with the other applicable provisions of Title 22, including but not limited to any Planning Area Standards District. Where provisions of this Specific Plan conflict with any other provision of Title 22, the Specific Plan shall govern. Where provisions of the Specific Plan are silent, the other applicable provisions of Title 22 shall govern.

Section 42 Section 22.418.050 is hereby amended to read as follows:

22.418.050 TOD Mixed Use Zones

...

Table 22.418.050-A TOD Mixed Use Zones Principal Use Regulations

Use Category	MU1	MU2	MU3	MUT	Notes
...					
Schools					
Business and professional schools	SPR	SPR	SPR	SPR	
Colleges and universities, accredited, excluding trade or commercial schools	SPR	SPR	SPR	SPR	Non-profit only
Schools, grades K–12, accredited by the State of California, excluding trade or commercial schools	<u>SPR CUP</u>	<u>SPR CUP</u>	<u>SPR-CUP</u>	<u>SPR-CUP</u>	<u>Subject to standards of Section</u>

					<u>22.364.070.B.1.a.ii</u> i
Theaters and other auditoriums	CUP	CUP	AC(SPR)*	AC(SPR)*	*Indoor only
Theaters and other auditoriums having a seating capacity of up to 3,000 seats	--	--	AC*	AC*	*Indoor only
...					

...

Section 43 Section 22.418.070 is hereby amended to read as follows:

...

Table 22.418.070-A: TOD IX Zone Principal Use Regulations

Use Category	IX	Notes
...		
Restaurants and other eating establishments, including food take-out and outdoor dining		
Restaurants and other eating establishments, including food take-out	SPR	
In compliance with Section 22.140.410.B.1	SPR	
In compliance with Section 22.140.410.B.2	CUP	
Reupholsterers, furniture	SPR	
<u>Shared Kitchen Complexes, in compliance with Section §22.140.540</u>	<u>SPR</u>	

Section 44 Section 22.418.120 is hereby amended to read as follows:

22.418.120 Modifications to Countywide Zones

...

H. M-2 Zone Modifications

The following development standards shall apply to all M-2 zoned properties in Florence-Firestone, in addition to or superseding the standards of Chapter 22.22.

...

6. Use Modifications. All M-2 zoned parcels within the Florence-Firestone Community shall be regulated by use regulations of Section 22.20.030, except waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a Residential Zone or sensitive use.

I. M-0.5 Zone Modifications.

In addition to the development standards of Chapter 22.22, the following shall apply to all M-0.5 zoned properties in Florence-Firestone.

1. Development Standards

a. Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

b. Truck Access. Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.