

**Appendix I WSAP Opportunity Sites Land Use and
Zoning Definitions**

Appendices

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Table 1 WSAP Opportunity Sites Land Use and Zoning Changes Summary

Location ID	Location	Existing Land Use Designation (Designation: Maximum Density, FAR)	Proposed Land Use Designation (Designation: Maximum Density, FAR)	Existing Zoning Designation	Proposed Zoning Designation
1	Centinela-Green Valley (SE)	H9: 9	H50: 50	R-1	R-4
2	Ladera Center	CG: 50, 1.0	MU: 150, 3.0	C-2	MXD
3	Wateridge Business Center	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD
4a	Slauson-Fairfax/Home Depot Center	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD
4b	Slauson-Fairfax Intersection	CG: 50, 1.0	MU: 150, 3.0	C-2, C-3	MXD
5	Slauson-Heatherdale	MU:C-2MXDCG: 50, 1.0	MU: 150, 3.0	C-2	MXD
6	Slauson-Overhill North	CG: 50, 1.0	MU: 150, 3.0	C-2, R-3-P	MXD
7	Slauson East	MU:C-2C-2CG: 50, 1.0	MU: 150, 3.0	C-2	MXD
8	West 54th Street	CG: 50; 1.0	CG: 50, 1.0	C-2	C-2
9	Leimert Park Adjacent	CG:50, 1.0	MU: 150, 3.0	C-1	MXD
10	Angeles Vista-Valley Ridge	H9: 9	CG: 50, 1.0	R-1	C-2
11	Inglewood Oil Fields	MR, P	--	A-2, M-1.5	--
12	West Fox Hills (Del Rey)	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD

Notes: FAR = floor area ratio, SE = southeast

Table 2 County of Los Angeles General Plan Land Use and Zoning Definitions

Land Use	Code	Permitted Density or FAR	Purpose
General Plan Land Use Designation Definitions			
Residential 9	H9	Residential: 0-9 du/net ac	Single family residence
Residential 50	R50	Residential: 20-50 du/net ac	Single family residences, two family residences, multifamily residences.
Mixed Use	MU	Residential: 50-150 du/net ac Non-Residential FAR: 3.0 Mixed Use: 50-150 du/net ac and FAR 3.0	Pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences.
General Commercial	CG	Residential: 20-50 du/net ac Non-Residential: Maximum FAR 1.0 Mixed Use: 20-50 du/net ac and FAR 1.0	Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses.

Table 2 County of Los Angeles General Plan Land Use and Zoning Definitions

Mineral Resource	MR	N/A	Areas appropriate for mineral extraction and processing as well as activities related to the drilling for and production of oil and gas.
Public and Semi-Public	P	Residential: Density Varies* Non-Residential: Maximum FAR 3.0	Public and semi-public facilities and community-serving uses, including public buildings and campuses, schools, hospitals, cemeteries, and fairgrounds; airports and other major transportation facilities. Other major public facilities, including planned facilities that may be public-serving but may not be publicly accessible, such as landfills, solid and liquid waste disposal sites, multiple use storm water treatment facilities, and major utilities. *In the event that the public or semi-public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted

Los Angeles County Zoning Designation Definitions

Zoning District	Code	Development Standards	Purpose
Single-Family Residence	R-1	Minimum Yard Depths: - Front: 20 feet - Corner Side: 5 feet - Corner Side – Reversed Corner Lot: 10 feet - Interior Side: 5 feet - Rear: 15 feet	Residential Zones preserve, protect, and enhance areas for residential land uses in a range of densities; provide for orderly, well-planned, and balanced growth of residential neighborhoods; and ensure adequate light, air, privacy, and open space for each dwelling. These zones also provide for the appropriate location of public and semi-public uses such as schools, parks, and religious facilities that can serve and complement residential uses.
Limited Density Multiple Residence - Parking	R-3-P	Minimum Yard Depths: - Front: 15 feet - Corner Side: 5 feet - Corner Side – Reversed Corner Lot: 7.5 feet - Interior Side: 5 feet - Rear: 15 feet	
Medium Density Multiple Residence	R-4	Minimum Yard Depths: - Front: 15 feet - Corner Side: 5 feet - Corner Side – Reversed Corner Lot: 7.5 feet - Interior Side: 5 feet where no building exceeds two stories in height; or 5 feet	

Table 2 County of Los Angeles General Plan Land Use and Zoning Definitions

		<p>plus 1 foot for each story that exceeds two stories, except the maximum required side yard depth is 16 feet</p> <p>Rear: 15 feet</p>	
Mixed Use Development	MDX	<p>FAR</p> <ul style="list-style-type: none"> - FAR: 3.0 for commercial-only, mixed use, and joint live and work developments - Minimum FAR for residential use: at least 2/3 of the square footage of the mixed-use development shall be designated for residential use <p>Yards</p> <ul style="list-style-type: none"> - Side and rear yards abutting R-1/R-2 shall have a minimum depth of 15 feet. If the side or rear lot line of the property in Zone MXD is separated from Zone R-1 or R-2 by a highway, street, alley, or an easement of at least 20 feet in width, this requirement regarding side or rear yard depth shall not apply. <p>Height</p> <ul style="list-style-type: none"> - A building or structure shall not exceed 65 feet above grade, excluding chimneys, rooftop antennas, and rooftop recreational spaces, except that the portion of any building sharing a common side or rear lot line with property located within Zone R-1 or R-2 shall have a stepback from the common side or rear lot line so that the height of the building in Zone MXD is no greater than 45 feet at the edge of the building wall facing that common lot line, and shall be recessed back one foot for every one-foot increase in building height, up to a maximum height of 65 feet. 	<p>The Mixed Use Development Zone (MXD) allows for a mixture of residential, commercial, and limited light industrial uses and buildings in close proximity to bus and rail transit stations. Zone MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. Compact development is encouraged to promote walking, bicycling, recreation, transit use, and community reinvestment, to reduce energy consumption, and to offer opportunities for employment and consumer activities in close proximity to residences.</p>

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		<p>Ground Floor Retail</p> <ul style="list-style-type: none"> - Minimum Width: The width of the street-facing retail component of the ground floor within a mixed use development shall be a minimum of 20 feet. - Minimum Height: The floor-to-ceiling height of the ground floor for a street-facing retail component of a mixed use development shall be a minimum of 14 feet. 	
Restricted Commercial	C-1	Maximum Lot Coverage (net): 90%	<p>Commercial Zones provide for the orderly, well-planned, and balanced growth of commercial districts; support commercial activity to meet the needs of the community, strengthen the County's tax base; and provide appropriate transitions between commercial and residential uses to promote commercial opportunities and preserve residential quality of life.</p>
Neighborhood Commercial	C-2	Maximum Height of Building/Structure: 35 feet (C-1/C-2), 13x buildable area (C-3)	
General Commercial	C-3	<p>Yard Depth:</p> <p>Non-residential</p> <ul style="list-style-type: none"> - Front:, Corner Side, Corner Side – Reversed Corner Lot: 20 feet where a lot fronts on a road classified as a major highway, secondary highway, or parkway; or equal to the front or corner side yard depth required on any contiguous Residential or Agricultural Zone where the property adjoins a street - Interior Side: N/A - Rear: N/A <p>Residential:</p> <ul style="list-style-type: none"> - Front: 15 feet - Corner Side: 5 feet - Corner Side – Reversed Corner Lot: 7.5 feet - Interior Side: 5 feet - Rear: 15 feet <p>Mixed Use:</p> <ul style="list-style-type: none"> - Front: N/A - Corner Side: N/A - Corner Side – Reversed Corner Lot: N/A - Interior Side: 5 feet where no building exceed two stories in height; or five feet 	

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		<p>plus one foot for each story that exceeds two stories, except the maximum required site yard depth is 16 feet</p> <ul style="list-style-type: none"> - Rear: 15 feet <p>Minimum Required Landscaping: 10% of Lot</p>	
Heavy Agriculture	A-2	<p>Minimum Yard Depths:</p> <ul style="list-style-type: none"> - Front: 20 feet - Corner Side: 5 feet - Corner Side – Reversed Corner Lot: 10 feet - Interior Side: 5 feet - Rear: 15 feet 	The Agricultural Zones (Zones A-1 and A-2) are established to permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities. Permitted uses are intended to encourage agricultural activities and other such uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, outdoor recreational uses, and public and institutional facilities.
Restricted Heavy Manufacturing	M-1.5	FAR 1.0	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.

Notes: du/net ac = dwelling unit per net acre, FAR = floor area ratio, N/A = not applicable

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