

ARTICLE 14.
GENERAL RULES

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DIV. 14.1. GENERAL STANDARDS & MEASUREMENT

SEC. 14.1.1. COVERED AREA (%)

The measurement of how open an occupiable space is to the sky.

A. Standards

1. Covered

A space or structure is considered covered if it is covered with a horizontal projection having an area that is less than 75% open to the sky.

2. Uncovered

A space or structure is considered uncovered if it has no horizontal projection covering it or if it is covered with a horizontal projection having an area that is greater than 75% open to the sky.

B. Measurement

1. Covered area is a percentage, measured as the total area that is open to the sky divided by the total area of the occupiable space.
2. Non-solid roof structures, such as lattice and pergolas, may be measured as open to the sky provided they meet the standard in *Sec. 14.1.1.A.2. (Uncovered)*.

SEC. 14.1.2. DISTANCE, STRAIGHT LINE

The shortest distance between two points, measured horizontally.

SEC. 14.1.3. DISTANCE, WALKING

Distance measured as the most direct path of travel for a pedestrian.

A. Measurement

Walking distance is measured horizontally along the most direct route of travel on the ground in the following manner:

1. Starting at the nearest street-facing entrance accessible to the majority of tenants or residents on the subject lot;
2. In a straight line to the nearest public sidewalk, walkway, street, or road;
3. Along a public sidewalk, walkway, street, or road; and
4. In a straight line ending at the nearest pedestrian access point to the destination use.

SEC. 14.1.4. ENCLOSURE

The measurement of how closed off an occupiable space is to its surroundings.

A. Standards

1. Enclosed

A space or structure is considered enclosed when it has an enclosure of 66.7% or greater.

2. Enclosed Within Structure

[Forthcoming]

3. Unenclosed

A space or structure is considered unenclosed when it has an enclosure of less than 66.7%.

4. Open Area

The portion of the perimeter of space or the portion of the projected plane along the perimeter of a space having no obstructing structure within 5 feet measured outward from the subject space.

5. Solid Area

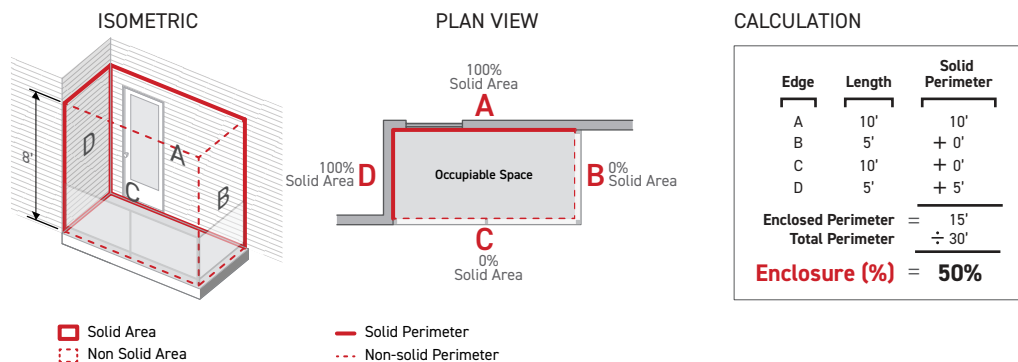
The portion of the perimeter of space or the portion of the projected plane along the perimeter of a space that does not meet the standards in *Sec. 14.1.14. (Open Area)*.

B. Measurement

Enclosure is measured as a percentage of open area on an 8-foot tall vertical plane projected along the perimeter of the occupiable space.

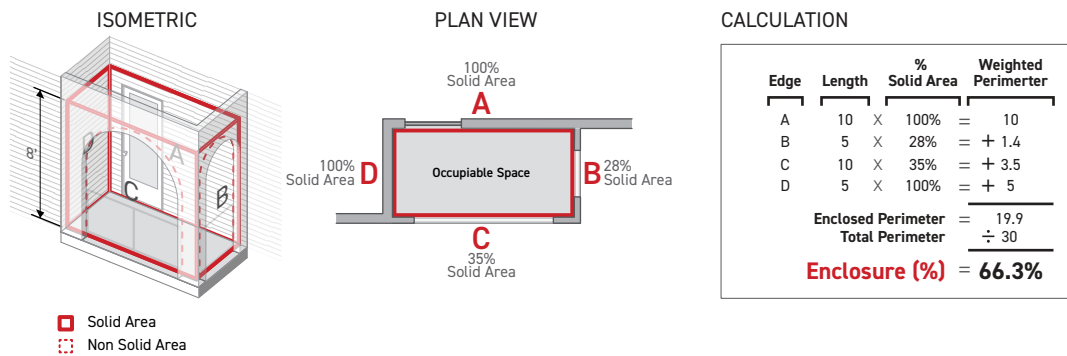
1. Solid Perimeter

For structures or spaces that do not mix solid and open area within the height of the projected plane, enclosure shall be calculated as the solid perimeter divided by the total perimeter.



2. Weighted Perimeter

For structures or spaces that mix solid and non-solid area within the height of the projected plane, enclosure shall be measured as the sum of all weighted open area for each plane, calculated as the percentage of the open area of each plane multiplied by its portion of the total perimeter.



C. Exceptions

1. Protective barriers 45 inches in height or less, measured from finished floor elevation, having an opacity of no more than 40% do not count toward enclosed perimeter.
2. Protective barriers 45 inches in height or less, measured from finished floor elevation, that are transparent with a minimum visual light transmittance of 60% and maximum external reflectance of 20% do not count toward enclosed perimeter.

SEC. 14.1.5. ENCROACHMENT, HORIZONTAL

A structure or assembly that extends horizontally into a space where structures are typically prohibited.

A. Standards

1. Architectural Details

Building elements attached to or integrated into the structure of a building, not intended for human occupation. Includes cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys.

2. Roof Projections

Roof elements that overhang or cantilever beyond the footprint of a building and do not include posts or columns. Includes eaves, roof overhangs, gutters, awnings, and canopies.

3. Unenclosed Structures (Ground Story)

Structures having all finished floors and ground surfaces at or below the maximum ground floor elevation listed in Frontage and having a total structure height less than 15 feet, measured

from grade. Includes porch, deck, stoop, landing platform, gazebo, trellis, arbor, pergola, basketball hoop, and volleyball net.

4. **Unenclosed Structures (Above Ground Story)**

Structures having finished floors or ground surfaces above the maximum ground floor elevation specified in *Part 3B. (Frontage District)* or having a total structure height of 15 feet of greater, measured from surrounding finished grade, and meets the standards in *Sec. 14.4.A.3. (Unenclosed)*. Includes balcony, upper-story light shelf, and exterior stairway.

5. **Enclosed Projecting Structures**

Structures that overhang or cantilever beyond the footprint of the building that meet the definition of enclosed. Enclosed projecting structures shall have a cumulative length less than 25% of the width of the building. Each story is measured separately. Includes bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony.

6. **Mechanical Equipment (Ground Mounted)**

Equipment supported by the ground related to privately operated systems, including related wires, conduits, and pipes. Includes gas meter, water softener, pool equipment, HVAC equipment, gas tank, cistern, wind turbine, and solar panel.

7. **Mechanical Equipment (Wall Mounted)**

Equipment attached to a wall related to privately operated systems, including related wires, conduits, and pipes. Includes gas meter, electric meter, electrical panel, water heater, HVAC equipment, and gas tank.

8. **Waste Enclosure**

Waste areas and their required screening structures. Includes trash compactor, garbage, recycling, and food waste.

9. **Utility Equipment**

Equipment related to publicly-operated or utility-operated systems, including related wires, conduits and pipes. Includes hydrant, transformer, utility cabinet, water utility device, cable television box, internet box, or phone box.

10. **Underground Structures**

Covered structures located entirely below finished grade. Includes cellar, basement, underground parking structure, stormwater storage, and cistern.

11. **Flatwork**

Structures 2.5 feet in height or less, measured from finished grade. Includes pavement, sidewalk, multi-use path, patio, low deck, and stairs or ramp 2.5 feet in height or less.

12. Fences, Walls, Hedges, and Screening

Fences, walls, and hedges, including allowed frontage yard walls and fences, allowed rear and side yard fences and walls, and required screening, may encroach into any required setback up to the lot line, provided that fences and walls in any frontage yard are allowed by the frontage yard fence and wall standards specified in *Part 3B. (Frontage District)*.

13. Vegetation

Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients. Includes tree, shrub, flower, herb, vegetable, grass, fern, and moss.

14. Outdoor Furniture

Permanent or movable furniture may encroach into any required setback up to the lot line. Includes bench, table, and bike or scooter parking rack.

15. Signs

See *Sec. 4C.12 (Signs)*.

B. Measurement

1. Encroachment

Encroachment is measured as the horizontal distance from the edge of the area where structures are restricted.

2. Distance from Lot Line

Distance from lot line is measured as the horizontal distance from a lot line. Distance from lot line is measured toward the interior of the lot along the full perimeter of the lot line.

C. Exceptions

Alterations to existing structures may encroach beyond the limitations in *Sec. 2C.2.2.E. (Exceptions)* only where such limitations prohibit compliance with California State Accessibility Standards or Fire Code. When greater encroachments are necessary, the encroachment shall extend the minimum amount necessary to achieve compliance.

SEC. 14.1.6. **ENCROACHMENT, VERTICAL**

A structure or assembly that extends vertically into a space where structures are typically prohibited.

A. **Standards**

1. **General**

- a. No vertical encroachments that contribute to floor area are allowed.
- b. Alterations to existing structures may encroach beyond the limitations of this Code only where such limitations prohibit compliance with California State Accessibility Standards or Fire Code. When greater encroachments are necessary, the encroachment shall extend the minimum amount necessary to achieve compliance.

2. **Mechanical Equipment (Roof Mounted)**

Equipment supported by a roof related to publicly-operated or privately-operated systems, including related wires, conduits, pipes and visual screens. Includes HVAC equipment, cistern, water tank, wind turbine, solar panel, solar water heater, exhaust duct, smokestack, wireless mast, communication equipment, satellite dish, ventilation fan, chimney, flue, vent stack, and generator.

3. **Architectural Elements**

Building elements attached to or integrated onto the roof of a building, not intended for human occupation. Includes skylight, steeple, spire, belfry, cupola, dome, flagpole, and lighting.

4. **Vertical Circulation**

Enclosed and covered structures used for building circulation and rooftop access. Includes elevator room and associated equipment, and stair access to roof.

5. **Safety Guards**

Vertical barriers required for safety and protection. Includes fence, wall, parapet, and railing.

6. **Unenclosed Structures**

Unenclosed areas attached to or integrated onto the roof of a building, intended for human shelter or activity. Includes shade structure, cabana, pergola, rooftop bar, outdoor dining, permanent seating, beehive, sports court, and cooking facility.

7. **Flatwork**

Constructed objects 2.5 feet in height or less. Includes decking, walkway, patio, and planter.

8. **Vegetation**

Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients. Includes tree, shrub, flower, herb, vegetable, grass, fern, and moss.

9. **Signs**

See Sec. 4C.12 (*Signs*).

B. **Measurement**

1. **Encroachment**

a. **Height in Feet**

For any Form District with a maximum height in feet standard, encroachment is measured as the vertical distance from the maximum allowed height in feet to the topmost point of the encroaching object.

b. **Height in Stories Only**

For Form Districts where height is regulated only in stories, encroachment is measured as the vertical distance from the top of the roof deck to the topmost point of the encroaching object.

2. **Setback from Roof Edge**

Setback from roof edge is measured as the horizontal distance from the outermost edge of the roof structure. Setback from roof edge is measured inward along the full perimeter of the roof structure.

SEC. 14.1.7. **FLOOR AREA**

The cumulative amount of interior floor space on a lot.

A. **Measurement**

1. **General**

- a. Floor area is calculated as the sum of all interior floor space for each story of a building.
- b. The following areas are included in the calculation of floor area:
 - i. All interior areas within the exterior walls of a building; and
 - ii. Any structure that is both enclosed as defined in *Sec. 14A.1.4.C.1. (Enclosed)* and covered as defined in *Sec. 14A.1.1.B.1. (Covered)*.
- c. The following are not included in the calculation of floor area:
 - i. Exterior walls.
 - ii. Bicycle parking areas.
 - iii. All automobile parking areas, except for RL Use Districts, as specified in *Sec. 14.1.7.A.2.*
 - iv. Spaces with ceiling heights less than 7 feet measured from finished floor, including floored attic space and space under stairs.
 - v. Basements as defined in (*Sec. 14.1.18.B.*) or underground structures, such as underground parking and cellars.
 - vi. Stairways and elevator shafts.
 - vii. Mechanical equipment that is integral or incidental to the operation of on-site buildings, provided that the equipment does not serve off-site buildings.

2. **RL Use Districts**

- a. Any floor or portion of a floor with a ceiling height greater than 14 feet counts as twice the square footage of that area.
- b. Up to 400 square feet of a detached garage is exempt from the calculation of floor area, provided the structure is:
 - i. Separated from the primary structure a minimum of 10 feet; and
 - ii. Located a minimum of 40 feet from a primary street lot line.
- c. Up to 200 square feet of an attached garage is exempt from the calculation of floor area.
- d. No more than 400 square feet of garage floor area per lot shall be exempt.

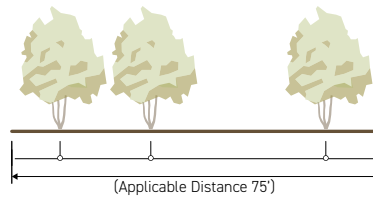
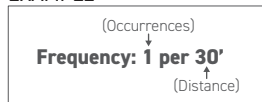
- e. Detached accessory buildings that do not exceed 18 feet in height and 200 square feet in floor area are exempt from the calculation of floor area, provided that the total combined area exempted of all the detached accessory buildings on a lot does not exceed 400 square feet in floor area.

SEC. 14.1.8. FREQUENCY

A. Measurement

1. Frequency is a ratio measured as the number of required occurrences of an object over a specified distance (displayed as occurrences:distance or occurrences per distance).
 - a. Occurrences of an object are measured as the total quantity of a required object located within the specified distance.
 - b. Specified distance is measured horizontally.
2. When calculating the number of required objects over a provided distance that is shorter or longer than that specified in a frequency ratio, divide the required occurrence of an object by the specified distance, then multiply this quotient by the provided distance. Fractional required occurrences may be rounded down to the nearest whole occurrence, so long as a minimum of one occurrence is provided.
3. Frequency standards do not preclude irregular spacing.

EXAMPLE



FORMULA

Applicable Distance (75')	X	Standard Occurrences (1)	=	Required Occurrences (3)
Standard Distance (30')				

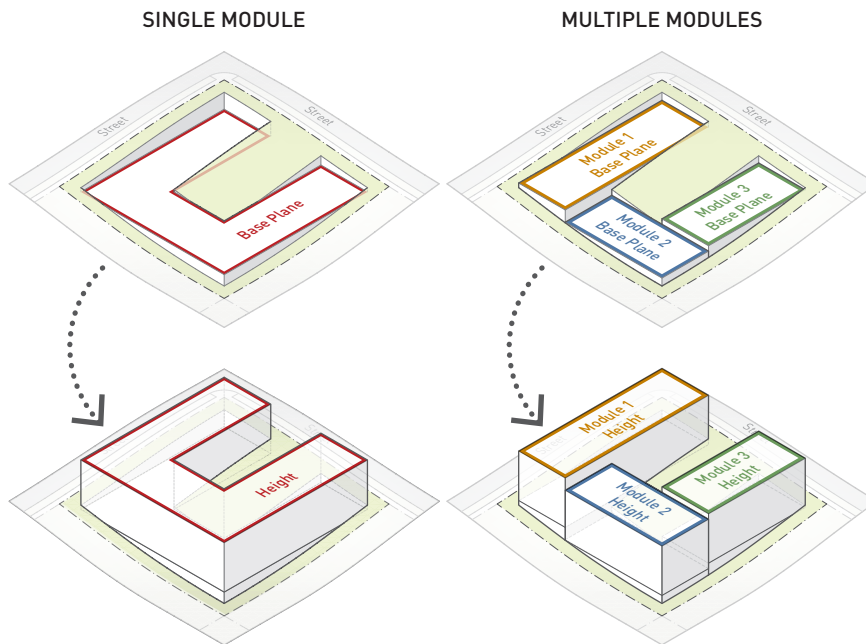
SEC. 14.1.9. GRADE PLANE

The elevation from which building and structure height is measured.

A. Measurement

1. General

Grade plane elevation is determined at the footprint of each building. Grade plane elevation for each individual building is established using one or multiple grade plane modules, as determined by the applicant.

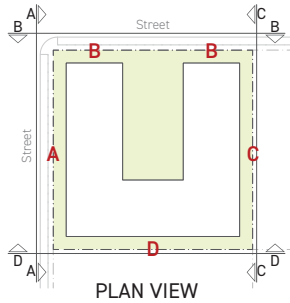


2. Grade Plane Module

Grade plane elevation for each individual grade plane module is determined by the calculation below:

- a. Measuring each building elevation average grade (see *Sec. 14.1.9.A.3.*);
- b. Calculating each building elevation weighted average grade by multiplying each building elevation average grade by the total length of the elevation;
- c. Summing the total of all weighted average grades calculated above; then
- d. Dividing the result by the total length of applicable elevations in the Module.

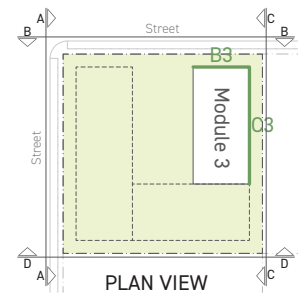
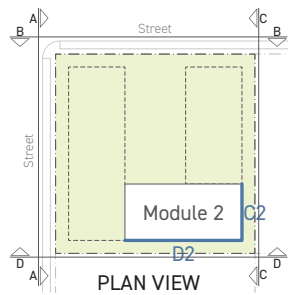
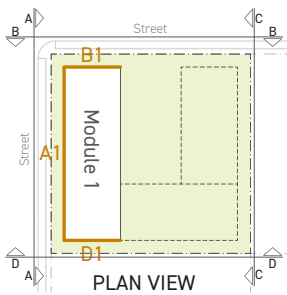
SINGLE MODULE



$$\begin{aligned}
 & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation A} \end{array} \times \begin{array}{l} \text{Elevation A} \\ \text{Length} \end{array} \right] \\
 + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B} \end{array} \times \begin{array}{l} \text{Elevation B} \\ \text{Length} \end{array} \right] \\
 + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C} \end{array} \times \begin{array}{l} \text{Elevation C} \\ \text{Length} \end{array} \right] \\
 + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D} \end{array} \times \begin{array}{l} \text{Elevation D} \\ \text{Length} \end{array} \right] \\
 & \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module} \\ \text{Elevations} \end{array} \right] = \boxed{\text{Base Plane} \\ \text{Elevation}}
 \end{aligned}$$

FORMULA

MULTIPLE MODULE



$$\begin{aligned}
 & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation A1} \end{array} \times \begin{array}{l} \text{Elevation A1} \\ \text{Length} \end{array} \right] \\
 + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B1} \end{array} \times \begin{array}{l} \text{Elevation B1} \\ \text{Length} \end{array} \right] \\
 + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D1} \end{array} \times \begin{array}{l} \text{Elevation D1} \\ \text{Length} \end{array} \right] \\
 & \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 1} \\ \text{Elevations} \end{array} \right] = \boxed{\text{Module 1} \\ \text{Base Plane} \\ \text{Elevation}}
 \end{aligned}$$

FORMULA

$$\begin{aligned}
 & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C2} \end{array} \times \begin{array}{l} \text{Elevation C2} \\ \text{Length} \end{array} \right] \\
 + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D2} \end{array} \times \begin{array}{l} \text{Elevation D2} \\ \text{Length} \end{array} \right] \\
 & \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 2} \\ \text{Elevations} \end{array} \right] = \boxed{\text{Module 2} \\ \text{Base Plane} \\ \text{Elevation}}
 \end{aligned}$$

FORMULA

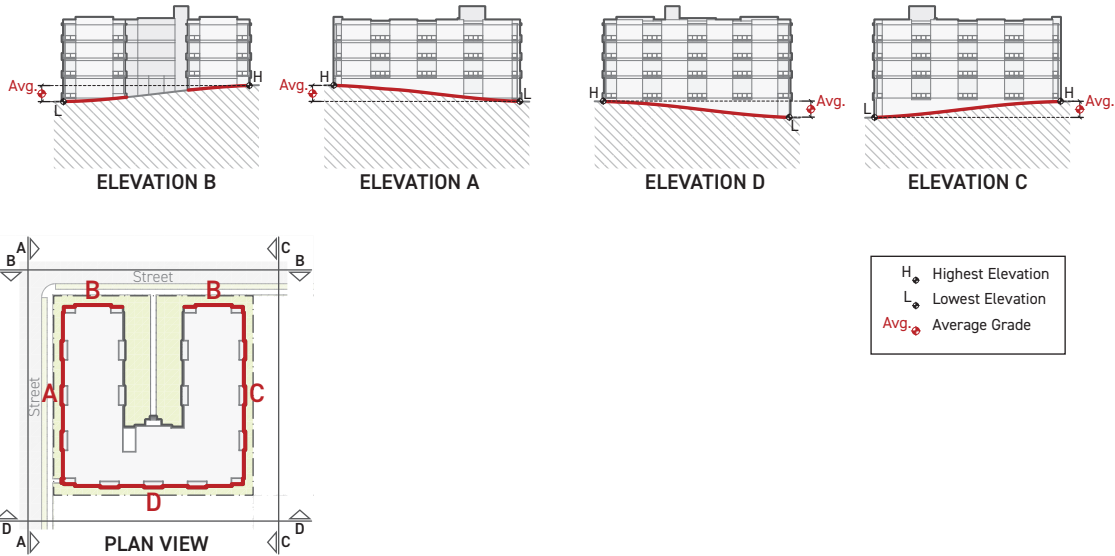
$$\begin{aligned}
 & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B3} \end{array} \times \begin{array}{l} \text{Elevation B3} \\ \text{Length} \end{array} \right] \\
 + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C3} \end{array} \times \begin{array}{l} \text{Elevation C3} \\ \text{Length} \end{array} \right] \\
 & \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 3} \\ \text{Elevations} \end{array} \right] = \boxed{\text{Module 3} \\ \text{Base Plane} \\ \text{Elevation}}
 \end{aligned}$$

FORMULA

3. Building Elevation Average Grade

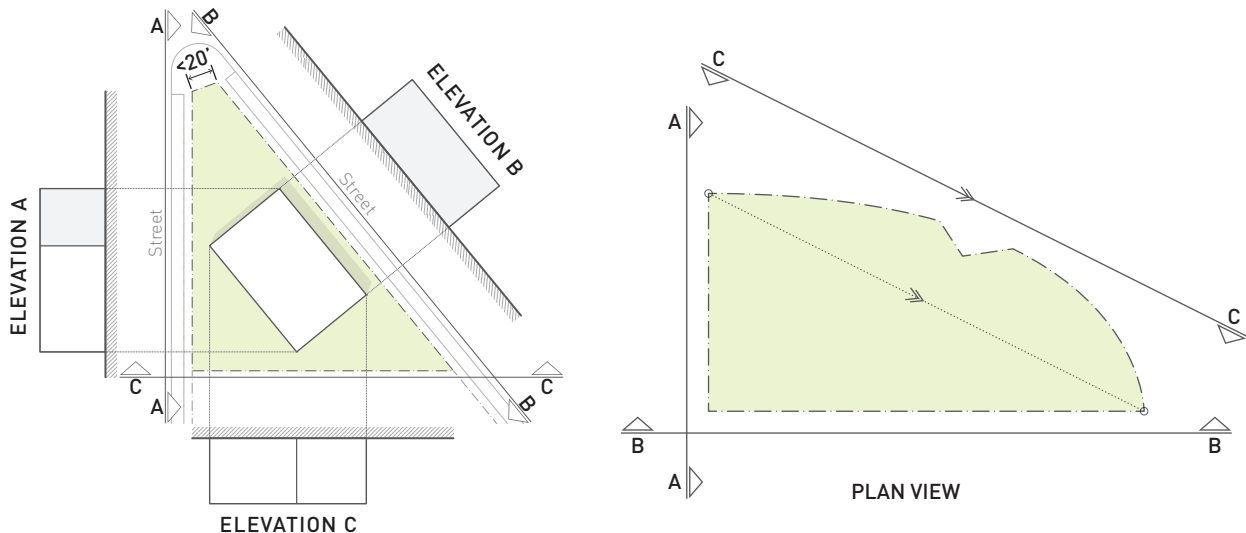
Building elevation average grade for each individual applicable building elevation (see Sec. 14.1.9.A.4.) is determined by:

- a. Averaging the highest and lowest elevation along original grade or finished grade (whichever is more restrictive) along the base of each applicable facade (see Sec.14.1.9.A.5.).
- b. For the purpose of this section, where a grading plan has been approved by the City, average grade is calculated from the finished grade.



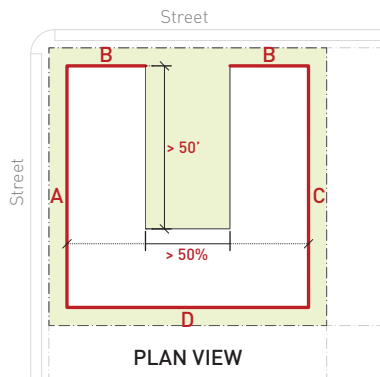
4. Applicable Building Elevations

- a. Building elevations are projected parallel to each lot line greater than 20 feet long.
- b. Building elevations along curved or complex property lines are projected parallel to a line connecting the end points of the curved or complex property line.



5. Applicable Facades

- a. All facades visible from the applicable building elevations (see *Sec.14.1.9.A.4.*) shall be included in calculating building elevation average grade (see *Sec.14.1.9.A.3.*).
- b. Building facades more than 50 feet behind the lot-line facing facade nearest to an associated property line are not included in the calculation of building elevation average grade (see *Sec.14.1.9.A.3.*), provided they are less than 50% of the total building width.



B. Standards

Retaining walls and fill cannot be used to raise grade and increase the allowable height of a structure unless established in conformance with a grading plan.

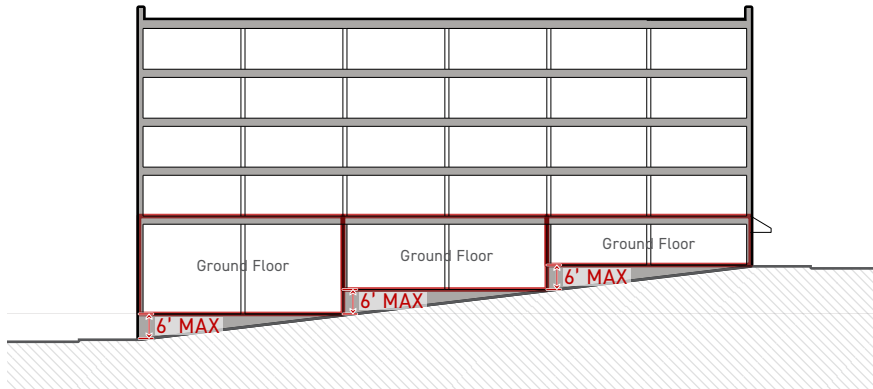
SEC. 14.1.10. GROUND STORY DETERMINATION

The lowest story of a building or structure having a minimum of 6 feet exposed above finished grade for all portions of its perimeter.

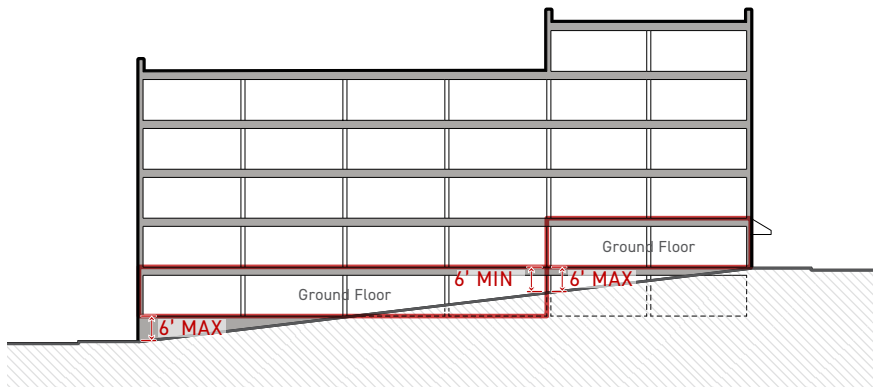
A. Measurement

Ground Story is the first story above grade plane that meets the following standards:

1. The finished ground floor elevation must not be greater than 6 feet above finished grade for any portion of the building perimeter.



2. A higher or lower floor may be designated as the ground story for different portions of a building facade. A ground story must be exposed above surrounding grade at least 6 feet for all portions of the building perimeter.



SEC. 14.1.11. LOT

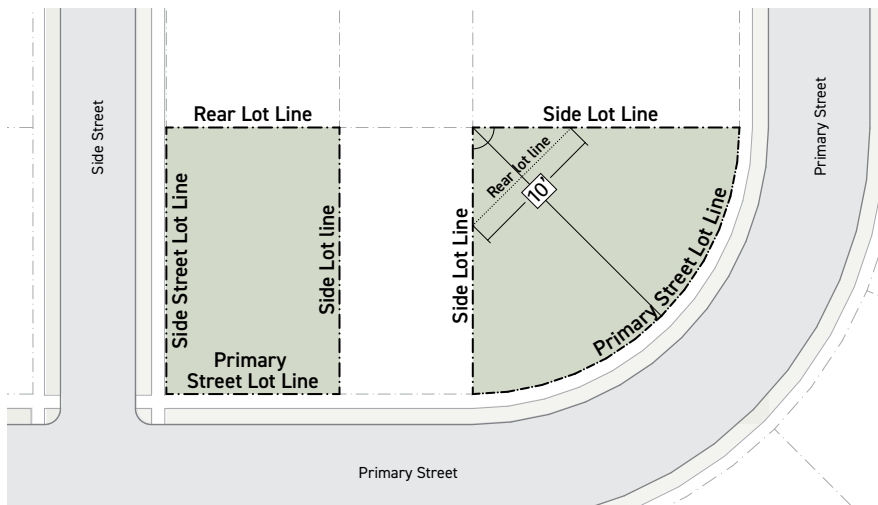
One or more parcels of land identified for the purpose of development.

- A. A lot may be composed of one or more contiguous parcels.
- B. All parcels composing a lot shall be owned by the same person or entity.
- C. For the purpose of a meeting standards associated with an applicable zone, a lot composed of multiple parcels may meet all applicable standards independently for each parcel or the lot may meet the standards treating the collection of contiguous parcels as a single parcel.
- D. A lot does not include portions of a lot required for land dedication (for example, proposed rights-of-way) with the exception of required street corner dedications. Required street corner dedications are included in all measurements of a lot.
- E. A lot includes all portions of a lot allocated to City or utility easements.

SEC. 14.1.12. LOT LINE DETERMINATION

A. General

- 1. A lot line shall have only one designation.
- 2. Each lot line shall have one of the following designations:
 - a. Primary street lot line;
 - b. Side street lot line;
 - c. Side lot line;
 - d. Rear lot line;
 - e. Alley lot line; or
 - f. Special lot line.



B. Frontage Lot Line

A frontage lot line is a lot line required to meet Frontage District requirements, and can be any combination of the lot lines below:

1. Primary street lot line;
2. Side street lot line; and
3. Special lot line.

C. Primary Street Lot Line

A lot line separating a lot from a primary street right-of-way.

1. Each lot shall have at least one primary street lot line. A lot may have more than one primary street lot line.
2. A primary street may be mapped as outlined in *Sec. 1.4.3. (Primary Street Map)*. When mapped, the lot line abutting the mapped primary street shall always be designated a primary street lot line.
3. For lots that abut multiple streets that have not been mapped as a primary street, a primary street lot line is determined using the following:
 - a. The street or streets with the highest classification (Mobility Plan Street Designation);
 - b. The established orientation of the block;
 - c. The street abutting the longest face of the block;
 - d. The street parallel to an alley within the block;
 - e. The street that the lot takes its address from;
 - f. The primary street lot line designation of adjacent development, either existing or approved; and
 - g. Whether the street faces a publicly accessible open space.
4. Where determining the primary street using the above criteria is unclear, primary street lot line may be determined by the Director of Planning according to *Sec. 13B.3.1. (Administrative Review)*.
5. Once designated for a site, a primary street lot line cannot be changed (e.g., a primary street lot line cannot, for purposes of subsequent development, be re-designated a side street lot line) unless all standards of the applicable Zoning District are met based on the proposed change in street lot line designation.

D. Side Street Lot Line

A lot line separating a lot from a side street right-of-way. Any street lot line not determined to be a primary street lot line (see *Sec.14.1.12.*) is considered a side street lot line.

E. Special Lot Line

Any lot line that is not a primary street or side street lot line that has frontage standards identified in *Div. 3B.8. (Dual Frontage District)* or in *Sec. 3B.9.4. (Daylight Factory/River Character Frontage)*. Even when a lot line qualifies as a rear lot line, side lot line, all lot lines that qualify as a Special lot line shall be designated as such. Special lot lines include:

1. Special alley lot line: a lot line adjacent to an alley.
2. Special canal lot line: a lot line adjacent to a canal.
3. Special equine trail lot line: a lot line adjacent to an equine trail.
4. Special oceanfront/beachfront lot line: a lot line adjacent to the ocean or beachfront or bike or pedestrian path that is adjacent to the ocean or beachfront.
5. Special public stairways lot line: a lot line adjacent to a public stairway.
6. Special public park/ open space lot line: a lot line adjacent to a public park or open space.
7. Special river lot line: a lot line adjacent to a river, or adjacent to a railroad right of way or bike or pedestrian path that is adjacent to a river.
8. Special walk-street/pedestrian path lot line: a lot line adjacent to a walk-street or pedestrian path.
9. Special wildlife corridor lot line: a lot line adjacent to a wildlife corridor.

F. Side Lot Line

Any lot line not determined to be a primary street, side street, rear, alley, or special lot line. When uncertainty exists, a lot line is a side lot line when it is also a side lot line on an abutting lot.

G. Rear Lot Line

A lot line that is opposite and most distant from a primary street lot line and is approximately parallel to it.

1. A lot may have only one lot line designated as a rear lot line.
2. In the case of a through-lot, a lot may have no rear lot line.
3. When uncertainty exists or where there are multiple primary street lot lines, a lot line is a rear lot line when it is also a rear lot line on an abutting lot.

H. Alley Lot Line

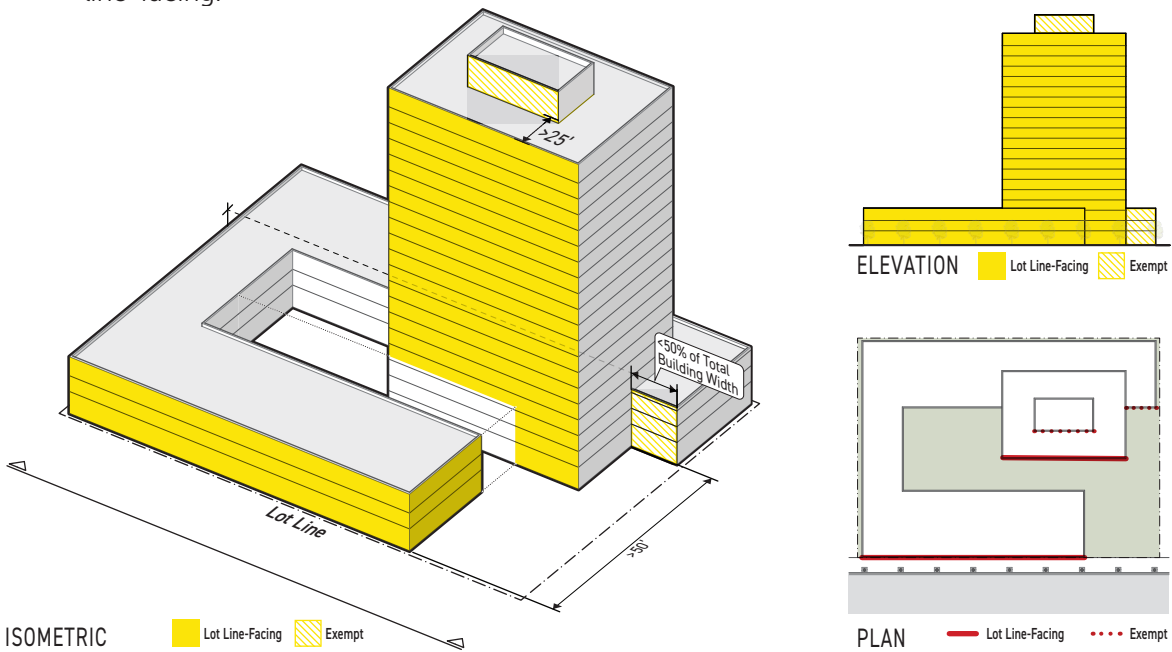
Any lot line separating a lot from an alley right-of-way. Even when a lot line qualifies as a rear lot line, or side lot line, all lot lines that abut an alley right-of-way shall be designated an alley lot line.

SEC. 14.1.13. LOT LINE-FACING FACADE

The portions of a building facade with no permanent structure located between the building facade and a street lot line.

A. Measurement

1. All facades visible from a building elevation projected parallel to the lot line are considered lot line-facing.



2. For elevations along curved or complex lot lines, see *Sec. 14-1.1.15. (Parallel or Perpendicular to Street)*.

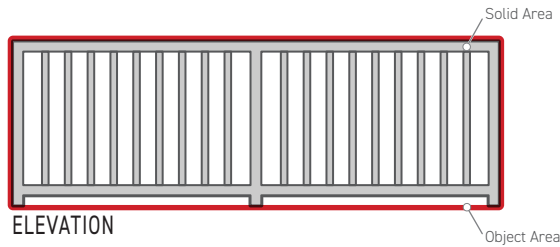
B. Exceptions

1. Building facades more than 50 feet from the building facade nearest to the lot line, are not included, provided they are less than 50% of the total building width. The distance from the nearest building face is measured perpendicular to the lot line.
2. Building facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the outer edge of the story below are not included provided the stepped-back facade is less than 10% the total building height.

SEC. 14.1.14. OPACITY (%)

A. Measurement

1. Opacity is measured as a percentage, calculated by dividing the solid portion of the object area by the total area of the object.
2. The total area of the object is measured as the smallest regular shape containing all elements of the object or assembly.



FORMULA

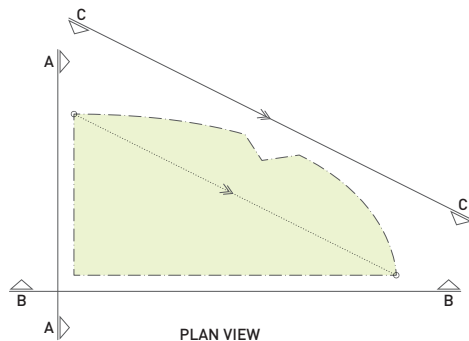
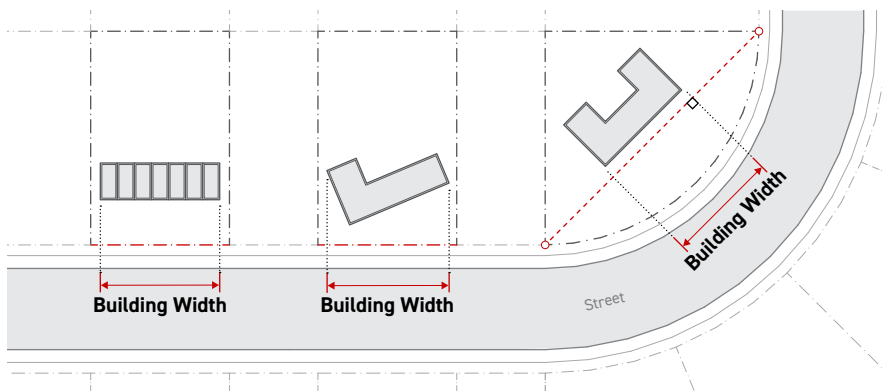
$$\frac{\text{Solid Area}}{\text{Object Area}} = \text{Opacity (\%)}$$

B. Exception

Any solid permanent structure within a distance of 5 feet from the subject object, measured perpendicular from the object area, renders otherwise non-solid areas solid for the purpose of measuring opacity.

SEC. 14.1.15. PARALLEL OR PERPENDICULAR TO STREET

Where a street lot line is curved and only abutting one street, standards measured parallel or perpendicular to that street lot line assume the angle of the lot line to be the same as a straight line connecting the endpoints of the curved lot line segment.

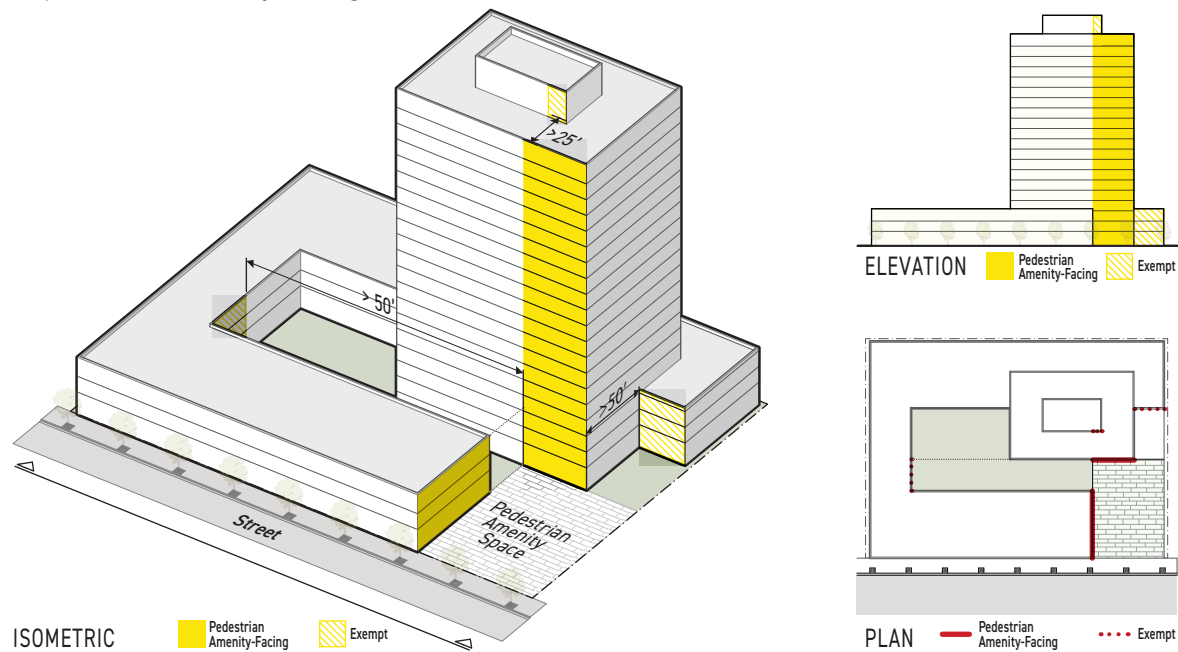


SEC. 14.1.16. PEDESTRIAN AMENITY-FACING FACADE

The portions of a building facade with no permanent structure located between the building facade and a pedestrian amenity space.

A. Measurement

All portions of a facade visible from the three required building elevations below are considered pedestrian amenity-facing.



1. An elevation from the pedestrian amenity space projected parallel to the frontage lot line,
2. An elevation from the pedestrian amenity space projected perpendicular to the frontage lot line facing to the right of the frontage lot line, and
3. An elevation from the pedestrian amenity space projected perpendicular to the frontage lot line facing to the left of the frontage lot line.
4. For elevations along curved or complex frontage lot lines, see *Sec. 14-1.1.15. (Parallel or Perpendicular to Street)*.

B. Exceptions

1. Building facades more than 50 feet from the pedestrian amenity space are not included, provided they are less than 50% of the total width of the pedestrian amenity space.
2. Building facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the outer edge of the story below are not included provided the stepped-back facade is less than 10% the total building height.

SEC. 14.1.17. PROJECT ACTIVITIES

A. Area of Work

That portion or portions of a building or lot consisting of all reconfigured spaces as indicated on the construction documents. Area of Work includes portions of the building or lot where work not initially intended by the owner is specifically required by this Chapter or the Building Code. Area of Work excludes other portions of the building or lot where incidental work entailed by the intended work shall be performed.

B. Project

Any work involving any of the activities listed in Subsection C. (Project Activities) below. A project may or may not require a building permit. The definition of project may be modified by a Community Plan Implementation Overlay or Specific Plan.

C. Project Activities

1. Subdivision

The division of land as defined in *Subdivision Map Act, Section 66424*.

2. Demolition

The removal of any of the following:

- a. More than 50% of the perimeter wall framing.
- b. More than 50% of the roof framing.
- c. More than 50% of the structural members.

3. New Construction

Any work that includes the construction of a building or structure on a lot. Where there are existing buildings on a lot, new construction is any work that includes the construction of a building or structure structurally detached from existing buildings and structures on a lot.

4. Addition

Any work that increases the floor area or the volume of enclosed space of an existing building, and is structurally attached to the existing building.

5. **Facade Alteration**

- a. Any exterior change or modification to one of the following:
 - i. The facade of a building;
 - ii. The roof of a building;
 - iii. A structure attached to the facade; or
 - iv. A structure located between the frontage lot line and the facade of a building.
- b. In an Historic Preservation Overlay Zone, includes changing exterior paint color.

6. **Site Alteration**

Any exterior modification of landscaping or the lot, including trees, fencing or walls, street furniture, lighting fixtures, grading, flatwork, and parking lot resurfacing and restriping.

7. **Relocation**

The movement of a building or structure from its existing location to another location.

8. **Major Renovation**

The alteration of the interior of any building or structure that does not expand the building or structure, and for which the aggregate value of the alterations within any 24-month period exceeds 50% percent of the replacement cost of the building or structure, as determined by the Department of Building and Safety.

9. **Minor Renovation**

The alteration to the interior of any building or structure that does not expand the building or structure, provided that the alteration does not qualify as a major renovation. Minor renovation includes interior alterations for fire, life safety, and handicapped requirements, regardless of scope of work and aggregate valuation.

10. **Change of Use/Expansion of Use**

- a. A change in the permanent use of building or site from among any of the uses defined in *Div. 5C.1. (Use Definitions)*. A change of use may involve a change in the primary use of a building or site, or the conversion of any portion of a site or building into a new use that is accessory to, in conjunction with, or incidental to, the primary use.
- b. The expansion of floor area or lot area dedicated to a use defined in *Div. 5C.1. (Use Definitions)* or an increase in the intensity of a use, such as an increase in seating capacity or the number of dwelling units.

11. Ordinary Maintenance and Repair

Ordinary maintenance and repair is any work done to correct the deterioration, decay of, or damage to a any part of a building, structure or lot, including in-kind replacement, which does not involve a change in the existing design.

SEC. 14.1.18. STORY

The portion of a building included between the upper surface of a floor and the upper surface of the floor next above, except that the topmost story is that portion of a building included between the upper surface of a floor and the upper surface of the ceiling structure above.

A. Attic

An attic is not considered a story when less than 50% of the floor area is occupiable space.

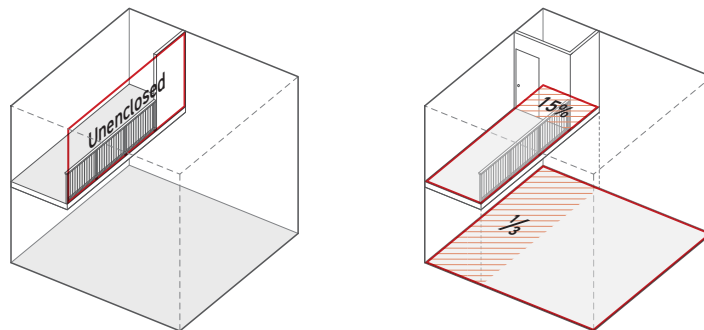
B. Basement

A basement is not considered a story when it is not exposed more than 6 feet above finished grade at any portion of its perimeter. Any story exposed more than 6 feet above finished grade is considered the ground story for that portion of the building.

C. Mezzanine

A mezzanine is not considered a story when it meets the following standards:

1. The mezzanine floor area shall not be greater than $\frac{1}{3}$ of the floor area of the room or space it is included within.
2. The mezzanine perimeter shall be unenclosed with the exception of the surrounding walls enclosing the room or space it is included within.
3. Within the mezzanine floor area, a maximum of 15% of the mezzanine floor area may be enclosed.

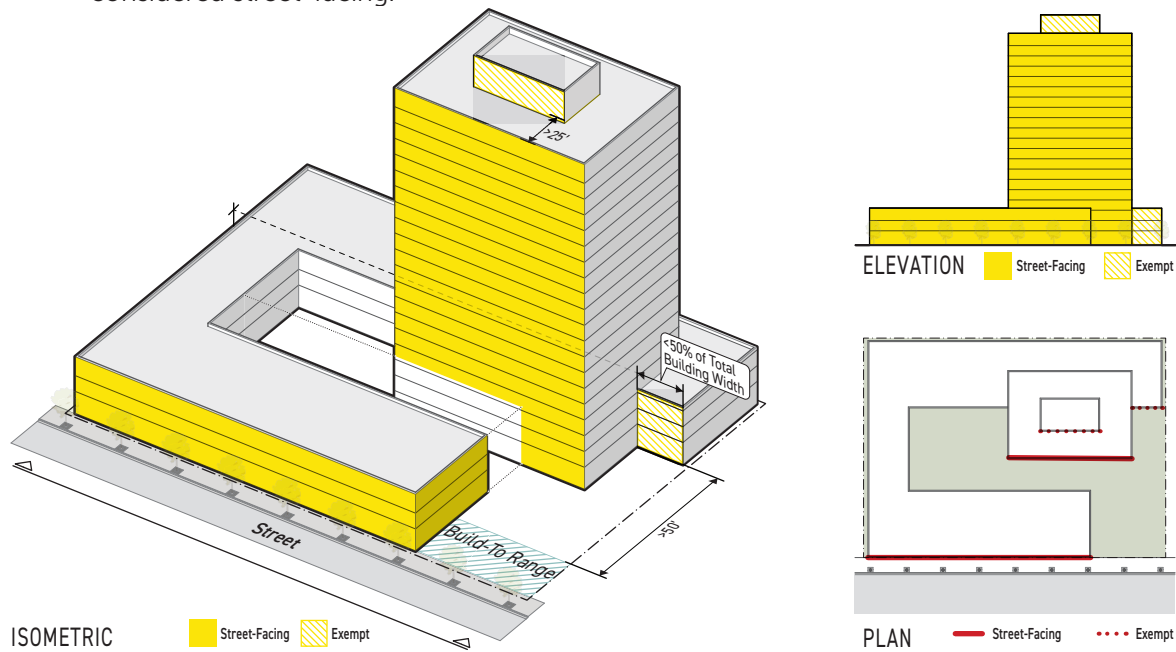


SEC. 14.1.19. STREET-FACING FACADE

The portions of a building facade with no permanent structure located between the building facade and a street lot line.

A. Measurement

1. All facades visible from a building elevation projected parallel to the street lot line are considered street-facing.



2. For elevations along curved or complex frontage lot lines, see *Sec. 14.1.15. (Parallel or Perpendicular to Street)*.

B. Exceptions

1. Building facades more than 50 feet from the maximum setback in the build-to range are not included, provided they are less than 50% of the total building width.
2. Building facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the outer edge of the story below are not included provided the stepped-back facade is less than 10% the total building height.

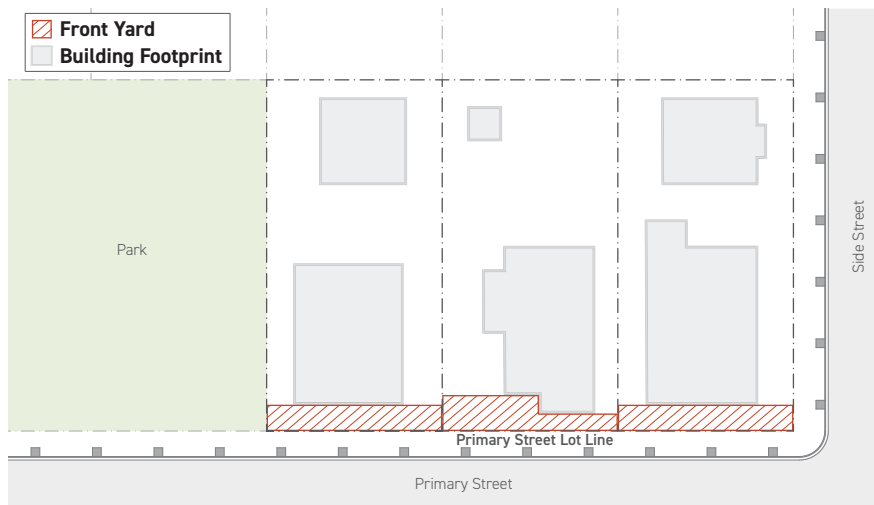
SEC. 14.1.20. YARD DESIGNATION

A. General

1. All portions of a lot between exterior walls of a building and a property line shall be designated as either a front yard, special yard, side street yard, side yard, or rear yard.
2. No portions of a lot may have more than one yard designation.

B. Front Yard

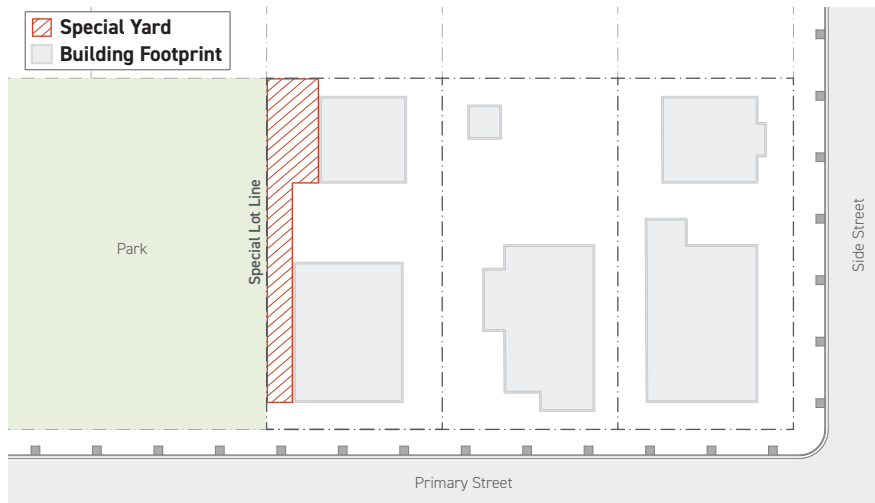
All portions of a lot between a primary street lot line and a principal structure facing a primary street lot line extending the full width of the lot.



1. No less than 80% of the width of each primary street-facing principal structure shall abut the front yard. Only portions of a building set at least 15 feet behind the front building facade, measured perpendicular to the primary street lot line, may be excluded.
2. Portions of a lot that meet the criteria for front yard designation shall not be designated as any other yard.

C. Special Yard

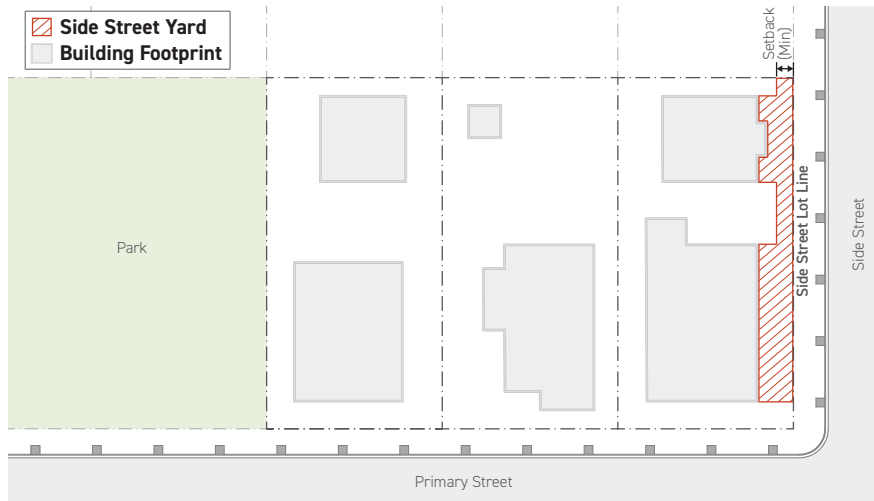
All portions of a lot between a special lot line and a principal structure facing a special lot line extending the full width of the lot.



1. Special yards include but are not limited to river, special alley, and park yards.
2. No less than 80% of the width of principal structures facing the special lot line shall abut the special yard. Only portions of a building set at least 15 feet behind the front building facade, measured perpendicular to the special lot line, may be excluded.
3. For portions of the lot width where no principal structure faces the special lot line, the special yard includes only portions of the lot included in the minimum special lot line setback as specified by *Frontage District (Part 3B)*.
4. Portions of a lot that meet the criteria for special yard designation shall not be designated as a side street yard, rear yard, or side yard.

D. Side Street Yard

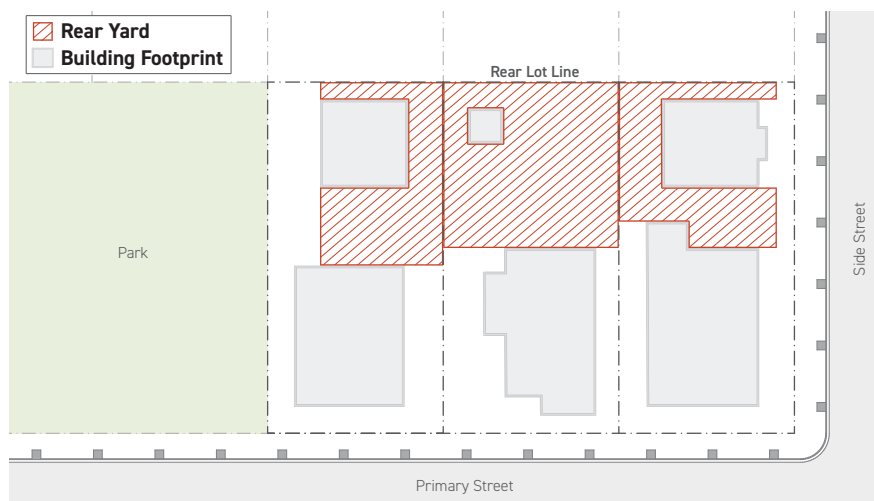
The portions of a lot between a side street lot line and a principal structure facing a side street lot line.



1. No less than 80% of the width of each side street-facing principal structure shall abut the side street yard. Only portions of a building set at least 15 feet behind the front building facade, measured perpendicular to the side street lot line, may be excluded.
2. For portions of the lot width where no principal structure faces the side street lot line, the side street yard includes only portions of the lot included in the side street setback.
3. Portions of a lot that meet the criteria for side street yard designation shall not be designated as a rear yard or side yard.

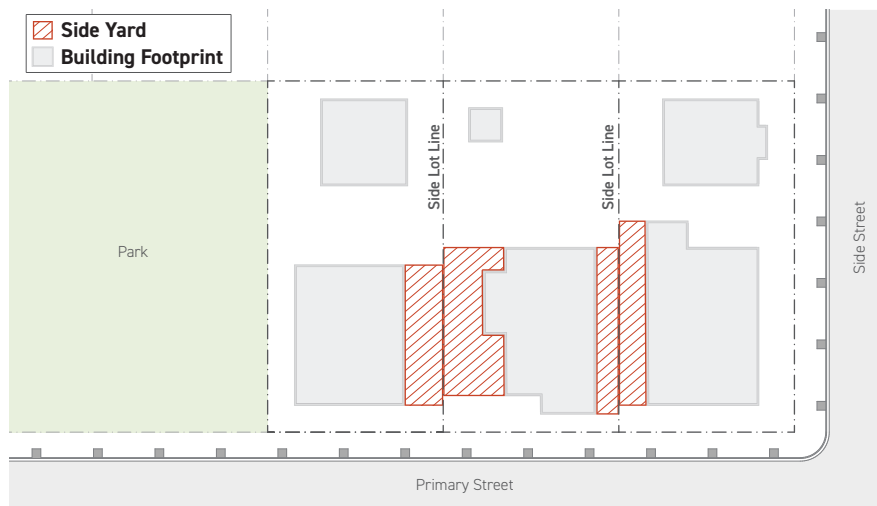
E. Rear Yard

The portions of a lot between a rear lot line and a principal structure. Portions of a lot that meet the criteria for rear yard designation shall not be designated as a side yard.



F. Side Yard

The portions of a lot between a side lot line and a principal structure. All portions of a lot that do not meet the yard designation criteria for any other yard shall be designated as a side yard.



G. Frontage Yard

Frontage yard is a category of yards referring to all yards that abut a frontage lot line including:

1. Front yards;
2. Side street yards; and
3. Special yards.

DIV. 14.2. **GLOSSARY****A**

Abutting. Lots that have a common boundary.

Above-Grade. Located higher than the surrounding finished grade.

Access. A means of approaching or entering a place.

Access, Pedestrian. A means of approaching or entering a place as a pedestrian.

Accessory Building. A detached, subordinate building, the use of which is incidental to that of the primary building or the primary use on the lot.

Accessory Dwelling Unit. An attached or detached residential dwelling unit that provides complete independent household living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Includes permanent provisions for living, sleeping, eating, cooking, and sanitation. Includes efficiency unit as defined in the *Health and Safety Code, Section 17958.1*, manufactured home as defined in the *Health and Safety Code, Section 18007*, and movable tiny house.

Accessory Material. Building products used as an exterior wall finish material to accent or support the primary material. See *Sec. 3D.10.2. (Accessory Material)*.

Accessory Use. A use that is incidental to that of the main building or the main use of the lot, located on the same lot with a main building or main use.

Adaptable Parking. See *Sec. 4C.4.5.C.3.c. (Adaptable Parking)*.

Adaptive Reuse Project. Any change of use to household living, group living, or joint living and work quarters, or any change in commercial use to another commercial use, in all or any portion of any eligible building according to *Sec. 9.4.5.B. (Applicability, Downtown Adaptive Reuse Projects)* or *Sec. 9.4.6.B. (Applicability, Citywide Adaptive Reuse Projects)*, as long as the commercial use is allowed in the zone. An adaptive reuse project includes a change of an existing use to new uses that are accessory to dwelling units, guest rooms, or joint living and work quarters, so long as the accessory uses are consistent with the definition of accessory use in this Division, and are permitted in the zone.

Addition. Any expansion or increase in floor area or height of an existing building or structure. See *Sec. 14.1.17. (Project Activities)*.

Adjacent. Located abutting or beside with no similar structure type located between.

Adult Entertainment Business. See *Sec. 5C.1.4.P. (Sexually Oriented Business)*.

Advisory Agency. The Director of Planning, which is designated as the Advisory Agency for the City pursuant to the Subdivision Map Act. See *Sec. 13A.1.9. (Advisory Agency)*.

Affordable Housing Incentives Guidelines. The guidelines approved by the City Planning Commission, pursuant to *Section 13.3.5 (Policy Action)*, under which housing development projects for which a density bonus above 35% has been requested are evaluated for compliance with *Div. 9.2. (Affordable Housing Incentive Programs)*.

Affordable Housing Incentive Program. An incentive program established in *Div. 9.2. (Affordable Housing Incentive Programs)* to increase the production of affordable housing, consistent with City policies.

Aggrieved Person. Any person or entity with standing to appeal an action on an application filed under this Code under California law, or as provided in the provisions of this Code relating to a particular appeal.

Agricultural Waste. All plant materials generated from the growing and harvesting of agricultural crops, vegetables, and fruits.

Air Space. A division of the space above or below a lot as defined in *Article 14. (General Rules)* with a finite width, length, and upper and lower elevation occupied or to be occupied by a use, building or portion of a building, unit group of buildings or portion of a unit group of buildings, and accessory buildings or portions of an accessory building, or accessory uses. An air space lot shall be identified on a final map or a parcel map recorded in the office of the County Recorder with a separate and distinct number or letter. An air space lot shall have such access to a street or private street by means of one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

Airport. See *Sec. 5C.1.3.A. (Airport)*.

Alcohol Sales, Off-Site Consumption. See *Sec. 5C.1.4.M.2. (Alcohol)*.

Alcohol Sales, On-Site Consumption. See *Sec. 5C.1.4.D.3 (Bar)*.

Alcoholic Beverage Manufacturing. See *Sec. 5C.1.7.C.2. (Alcoholic Beverages)*.

Alley. A public way, other than a street or highway, providing a means of vehicular access to abutting property.

Alley Lot Line. See *Sec. 14.1.12.G. (Alley Lot Line)*.

Alley Lot Line-Facing Facade. See *Sec. 14.1.13. (Lot Line-Facing)*.

Allowed Walls and Fences. Fences, walls, and hedges allowed in a frontage yard.

Alteration. See *Sec. 14.1.17.C.4 (Facade Alteration)* and *Sec. 14.1.17.C.5. (Site Alteration)*.

Alternative Financial Service. See *Sec. 5C.1.5.1.F.2 (Alternative)*.

Alzheimer's and Dementia Housing. Residential housing that is licensed by the California Department of Social Services and provides 24-hour care for people suffering from Alzheimer's disease or

other disorders resulting in dementia. The residential units shall be guest rooms only. The housing may be a component of an eldercare facility. See *Sec. 5C.1.1.H.2. (Medical Care)*.

Ambulance Service. Any establishment primarily engaged in providing both emergency and non-emergency medical transport services. Vehicles are typically equipped with lifesaving equipment operated by medically trained personnel. The office or dispatch component of any ambulance service use is included in the definition of office.

Amenity Design Standard. [Forthcoming]

Amenity Space, Residential. An area designed and intended to be used by occupants of residential units for recreational, domestic, or vocational purposes.

Amenity Space, Lot. An area on a lot that is open-air and designated to be used for active or passive recreation, including common open space, private open space, pedestrian amenity space and privately owned public space. See *Sec. 2.2.3.3. (Lot Amenity Space)*.

American Standard for Nursery Stock. A publication by the American Horticulture Industry Association intended to provide buyers and sellers of nursery stock with a common terminology in order to facilitate commercial transactions involving nursery stock.

Angle of Elevation. Horizontal is 0 degrees angle measured vertical from horizontal.

Animal Keeping, Bees. See *Sec. 5C.1.9.A.1. (Animal Keeping, Bees)*.

Applicant. The person or entity who files an application. Once an application has been approved, the applicant includes any successor or assignee of the original applicant.

Applicable Stories, Build-to. See *Sec. 3C.1.1 (Applicable Stories)*.

Application. An application for any process described in *Article 13. (Administration)*.

Architectural Element or Architectural Feature. The unique details and component parts that, together, form the architectural style of houses, buildings and structures.

Area Median Income. The median income in Los Angeles County as determined annually by the California Department of Housing and Community Development, adjusted for household size.

Area Planning Commission. [Forthcoming]

Articulating Element. Permanent architectural details used to embellish a facade design in order to accentuate an articulation technique or facade composition. See *Div. 3D.6. (Articulation)*.

Assembly Area or Auditorium. An indoor or outdoor facility within a post-secondary school that is intended for performing arts, motion pictures, other media arts, or presentations before an audience, and has a seating capacity of less than 10,000 seats and greater than 500 seats. Includes athletic and recreational facilities associated with post-secondary schools and have a seating capacity seating capacity of less than 10,000 seats and greater than 500 seats.

Assisted Living. Residential housing that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily living as defined in the Department of Social Services licensing requirements. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. The housing may be a component of an eldercare facility, see *Sec. 5C.1.1.A (Community Care Facility)*.

At-Grade. [Forthcoming]

Attended Bicycle Parking Service. A service by which a bicycle is left in the care of an attendant(s) with provision for identifying the bicycle's owner. Once stored, a bicycle left in the care of an attendant(s) shall be accessible only to the attendant(s), with the storage location not necessarily in the same location as the pick-up and drop-off point. (Added by Ord. No. 185,480, Eff. 5/9/18.)

Attic. The space between the ceiling framing of the top story and the underside of the roof structure.

Automobile Access. A means of approaching or entering a place in a motor vehicle.

Avenue. Any street designated as an Avenue I, II, or III on the Citywide General Plan Circulation System maps of the Mobility Plan Element.

Average Natural Slope. The average of the ungraded slopes at selected contours within a given parcel of land divided by its area as computed from either the City's Engineer's topographic maps or a topographic map prepared by a California registered civil engineer or California licensed land surveyor. Regardless of which map is used, calculations cannot be derived or interpolated from a map that originally had contour intervals of greater than 25 feet for subdivisions or greater than five feet for parcel maps. Average natural slope shall be computed by the following formula:

$$S = \frac{C \times L}{A} \times 100$$

Where:

S = average natural slope in %.

C = contour interval in feet, at no greater than 25-foot intervals for subdivisions or 5-foot intervals for parcel maps, resulting in at least 5 contour lines.

L = total accumulated length of all contours of interval "C" in feet.

A = the area being considered in square feet.

Slopes may be computed only by the entire subdivision or parcel map area. The calculation "L" (contour lengths) and "A" (area in square feet) can be computed by 500-foot grid increments, as shown on the City Engineer's topographic maps. The "L" for each grid increment shall be added to the "L" for every other grid increment and the "A" for each grid increment shall be added to the "A" for every other grid increment to determine the "L" and the "A" for the entire subdivision or parcel map, prior to calculating the average natural slope for that subdivision or parcel map. In any matter where the average natural slope is used to calculate density pursuant to *Sec. 11A.1.3*.

(*Design Standards*) or *Sec. 11A.4.1. (General)*, the subdivision file shall contain copies of all maps and all calculations so that the figures can be verified. All maps and all calculations are required to be submitted at the time of the filing of a subdivision application or the application is deemed incomplete.

Awning Sign. A sign painted, sewn, or otherwise adhered to the material of an awning as an integrated part of the awning.

B

Base-Top Articulation. The base-top articulation requirement is composed of two separate and coordinated articulating elements designed to visually break a building facade up into two separately legible layers.

Base, Middle & Top Articulation. The base, middle top articulation requirement is composed of three separate and coordinated articulating elements designed to visually break a building facade up into three separately legible layers.

Basement. An occupiable portion of a building located below a ground story.

Bee. Any stage of life of the common domestic honey bee (*Apis Mellifera*).

Bicycle Cage. A locked bicycle parking area that has been fenced off to prohibit access by the general public. Bicycle cages shall contain bicycle racks that provide a means of securing the bicycle frame at two points to a securely anchored rack.

Bicycle Corral. Any on-street public parking space in which multiple short-term bicycle parking racks have been installed.

Bicycle Share Dock. A device designed to receive a bicycle for locked storage as part of a system that directly rents bicycles on a short-term basis.

Bicycle Room. A locked bicycle parking area that has been walled off to prohibit access by the general public. Bicycle rooms shall contain bicycle racks that provide a means of securing the bicycle frame at two points to a securely anchored rack.

Bicycle Share Service Provider. An entity operating a system that directly provides bicycles for rent on a short-term basis.

Bicycle Share Station. A combination of multiple bicycle share docks, automated payment equipment, and related equipment associated with bicycle share.

Blank Wall Width. The maximum ground story facade and foundation wall width between any windows or door openings. *Sec. 3C.4.2. (Active Wall Spacing)*.

Block Face. Any number of lots that have a primary street lot line adjacent to one side of a segment of private or public street that lies between two other streets or alleys.

Boulevard. Any street designated as a Boulevard I or II on the Citywide General Plan Circulation System maps of the Mobility Plan Element of the General Plan.

Build-To Depth. The depth of the build-to-zone.

Build-To Width. The cumulative building width required to occupy the build-to zone, based on the width of the lot at the frontage lot line.

Build-To Zone. The area on a lot located behind the minimum frontage lot line building setback and continuing inward to the maximum build-to depth, and extending the full width of the lot.

Building. A covered and enclosed structure intended for human occupation.

Building Break. The minimum distance that structures are required to be separated in order to establish them as separate buildings for the purpose of measuring building width. See *Sec. 2C.6.1.E. (Building Break)*.

Building Coverage. See *Sec. 2C.2.2. (Building Coverage)*.

Building Entrance. [Forthcoming]

Building, Existing. A building existing on the date of application for any approval in *Article 13. Administration*.

Building Facade. See Facade.

Building Face. The general outer surface, not including cornices, bay windows or architectural projections, of any exterior wall of a building. See also *Building Facade*.

Building Frontage. The projection of the exterior building walls upon the street used for street frontage, as measured perpendicular to the edge of the street. For walls that are not parallel to the street, the building frontage shall be measured along the wall that, other than open parking spaces, has direct and unimpeded access to the street.

Building Setback. The area on a lot not intended for buildings and structures, except where expressly allowed as an exception. Includes primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks. See *Sec. 2C.2.2. (Building Setbacks)*.

Building Site. Any parcel of land that conforms to the definition of lot.

Building Area or Structure Area. The area of a site occupied by a building or structure, measured horizontally.

Building Width. The width of any structure or collection of structures on a site. See *Sec. 2C.6.1. (Building Width)*.

Bulk Plane. An imaginary sloping plane that rises inward over the lot that limits building height based on its proximity to site lot lines. See *Sec. 2C.5.1. (Bulk Plane)*.

C

California Coastal Act. The provisions established in *California Public Resources Code, Division 20 (California Coastal Act)*.

California Native Plant Library. A library of native plants maintained by the Theodore Payne Foundation.

California State Accessibility Standards. The provisions established in the *California Building Standards Code Title 24 (Physical Access Regulations)*.

Caliper. The diameter measurement of the stem or trunk of nursery stock. See *Sec. 4C.6.4.D.10. (Caliper)*.

Calvo Exclusion Area. Lots identified as being in a Calvo Exclusion Area, as established in *Sec. 1.4.7. (Coastal Zone Map)*.

Canes (Plants). A primary stem which starts at a point not higher than 1/4 the height of the plant.

Car Wash. See *Sec. 5C.1.6.A.1. (Car Wash)*.

Carpool. A vehicle carrying 2 to 5 persons to and from work on a regular schedule.

Cargo Container. Any container (refrigerated or non-refrigerated) that permits the storage and protection of cargo, and which may be transported by ship, rail, or truck without intermediate loading and unloading of the contents of the container.

Ceiling. [Forthcoming]

Ceiling Height. [Forthcoming]

Cemetery. See *Sec. 5C.1.2.A. (Cemetery)*.

CEQA. The California Environmental Quality Act, *California Public Resources Code, Div. 13, Sec. 21000 et seq.*, as it may be amended from time to time.

CEQA Guidelines. *California Code of Regulations, Title 14, Chapter 3, Sec. 15000, et seq.*, as it may be amended from time to time.

Chamfered Corner. An architectural feature at corner of a building adjacent to a street intersection where a tertiary building face transitions between two otherwise intersecting primary building faces at an angle between 30 and 60 degrees measured from both primary building faces.

Change/Expansion of Use. See *Use, Change of*, in this Division.

Character Frontage. A Frontage District established in *Div. 3B.9. (Character Frontages)*.

Chemical Product Manufacturing. See *Sec. 5C.1.8.B.2. (Manufacturing, Heavy, Chemical Products)*.

Child-Care Facility. See "child care center" in *Code of Regulations, Chapter 1, Section 101152 (Definitions)*.

City. The City of Los Angeles, California

City Council. See the *City Charter, Section 200 (City Officers)*.

City Engineer. See *LAMC Chapter 13, Article 6 (City Engineer)*.

City Planning Commission. See *Sec. 13A.1.3. (City Planning Commission)*.

Circulation Areas. [Forthcoming]

Clear Height. The vertical dimension of the occupiable portion of an architectural feature at the shortest point.

Circulation. [Forthcoming]

Civic. See *Sec. 5C.1.2.B. (Public and Institutional Uses, Civic)*.

Clear Depth. The horizontal dimension of the occupiable portion of a building or structure at the narrowest point. Typically measured perpendicular to the street lot line.

Clear Width. The horizontal dimension of the occupiable portion of an architectural feature at the narrowest point (unless otherwise noted). Typically measured parallel to the street lot line.

Coastal Development. Any of the following on land, in or under water: the placement or erection of any solid material or structure; the discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; the grading, removing, dredging, mining or extraction of any materials; any change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the *Subdivision Map Act* (commencing with *California Government Code Sec. 66410*), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational use; any change in the intensity of use of water or of access to the water; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations, which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with *Public Resources Code, Section 4511*).

Coastal Zone Map. See *Sec. 1.4.7. (Coastal Zone Map)*.

Collector Street. Any street designated as a Collector Street on the Citywide General Plan Circulation System maps of the Mobility Element of the General Plan.

Commercial/Industrial Conversion Project. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium or stock cooperative to be used exclusively for such purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945, or if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Commercial/Industrial to Residential Conversion Project. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium, stock cooperative or community apartment to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Commercial Message. Any message that advertises a business conducted, services rendered, or goods produced or sold.

Commercial Tenant Size. The maximum floor area permitted per commercial tenant space.

Common Indoor Amenity Space. [Forthcoming]

Common Lot Line. A lot line shared by two lots.

Common Outdoor Amenity Space. [Forthcoming]

Community Apartment Project. See *California Business and Professions Code, Section 11004*.

Community Center. Any building or group of buildings used to provide cultural, educational, recreational, or social services, which is not operated for profit. See *Sec. 5C.1.2.B. (Public and Institutional Uses)*.

Community Plan Implementation Overlay. A document established by Community Plan Area, or other Plan Area, defining applicable public benefits incentives programs available, amount of floor area awarded for public benefits incentives programs, applicable local affordable housing incentive program sets, and other items relating to the administration of this Article.

Composting. See *Sec. 5C.1.8.F.2 (Solid Waste Facility, Green Waste)*.

Concealed Parking. See *Sec. 4C.4.5.C.3.b. (Concealed Parking)*.

Condominium. See *California Civil Code, Chapter 1, Section 783*.

Construction, New. Any work including the construction of a building or structure that is structurally detached from existing buildings and structures on a lot.

Contributing Building or Contributing Element. Any building, structure, landscaping, natural feature identified on the historic resources survey as contributing to the historic significance of the Historic Preservation Overlay Zone, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the Historic Resources Survey.

Control Gate. [Forthcoming]

Controlled Drilling Site. That particular location within an oil drilling district in an Urbanized Area upon which surface operations for the drilling, deepening or operation of an oil well or any incidental

operation are permitted under the terms of this section, subject to the conditions prescribed by written determination by the Zoning Administrator.

Corner Lot. A lot situated at the intersection of two or more streets having an angle of intersection of not more than 135 degrees.

Covered Area. An area on a lot that is not open to the sky. See *Sec 14.1.1. (Covered Area)*.

Cultural. Anything pertaining to the concepts, skills, habits, arts, instruments, or institutions of a given people at any given point in time.

Cultural Heritage Commission. See *Sec. 13A.1.5. (Cultural Heritage Commission)*.

Curing. See *Sec. 5C.1.8.F.2 (Solid Waste Facility, Green Waste)*.

D

Decision-Maker. The agency or official charged with rendering a formal recommendation or decision on an application subject to *Article 13. (Administration)*. For the purposes of *Sec. 13B.11.1 (Environmental Review Procedures)*, the decision-maker is the decision-making body, as defined by the CEQA Guidelines.

Dedication of Land. A deliberate appropriation of land by its owner for any general and public uses, reserving to themselves no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Demolition. See *Sec. 14.1.17.C.2. (Demolition)*.

Density. The number of dwelling units on a lot. See *Article 6. (Density)*.

Density Bonus. A density increase over the otherwise maximum allowable residential density under the applicable Zoning Code or Specific Plan, granted pursuant to *Article 9. (Public Benefit Systems)*.

Density Bonus Procedures. Procedures to implement the City's Density Bonus program developed by the Departments of Building and Safety, City Planning, and Housing.

Department of Building and Safety. See *Sec. 13A.1.8. (Department of Building and Safety)*.

Department of City Planning. See *City Charter, Section 550*.

Design Review Board. See *Sec. 13A.1.11. (Design Review Board)*.

Destroyed. Damaged so as to not be habitable, as determined by the Department of Building and Safety.

Developer. The owner of a project and, where different from the owner, any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities that develops or causes to be developed the residential housing project and, if applicable, provides off-site

affordable units, together with their successors and assigns, but does not include a lender, any governmental entity or the general contractor working for any developer.

Development. On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivisions pursuant to the *Subdivision Map Act* (commencing with *California Government Code, Section 66410*), and any other division of land, including parcel maps and private street divisions, except where any land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg- Nejedly Forest Practice Act of 1973 (commencing with *California Public Resources Code, Sec. 4511*). As used in this definition, structure includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Digital Display. A sign face, building face, or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of, attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

Dimensional Standard. [Forthcoming]

Directly Accessed. [Forthcoming]

Director. The Director of the Department of City Planning, or the Director's designee.

Disaster. Fire, flood, wind, earthquake, or other natural or man-made disaster.

Discarded Material. [Forthcoming]

Distance, Straight Line. See *Sec. 114.1.2. (Distance, Straight Line)*.

Distance, Walking. See *Sec. 114.1.3. (Distance, Walking)*.

Display. [Forthcoming]

Divided-Lite. Separate pieces of glass glazed between muntin bars.

Drilling and Production Site in the Los Angeles City Oil Field Area. Locations within an oil drilling district in the Los Angeles City Oil Field Area upon which surface operations for the drilling, deepening or operation of an oil well or any operation incident thereto, are permitted under

the terms of *Sec. 8.2.4. (Oil Drilling Districts)*, subject to the conditions prescribed by written determination by the Zoning Administrator.

Drip Line. A line which may be drawn on the ground around a tree directly under its outermost branch tips and which identifies that location where rainwater tends to drip from the tree.

Drive Aisle. [Forthcoming]

Drive Lanes. [Forthcoming]

Drive-Through Lane. [Forthcoming]

Driveway. [Forthcoming]

Dual Frontage. A Frontage District established in *Div. 3B.8. (Dual Frontages)*.

Dwelling or Dwelling Unit. A household living unit or a group living unit.

Dwelling Units Per Lot. See *Sec. 6C.1.1. (Household Living Units Per Lot)*.

E

Easement. A right given to a person or entity to trespass upon or use land owned by another.

Economically Disadvantaged Area. A ZIP code that includes a census tract or portion of a census tract in which the median annual household income is less than \$40,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household income data by census tract in the American Community Survey. See *Sec. 13B.1.1.E.13. (Definitions)*.

Egress. [Forthcoming]

Elevation. [Forthcoming]

Elevation Projection. Projected horizontally, perpendicular to the facade area

Eligible Housing Development. A housing development that includes on-site restricted affordable units at a rate that meets or exceeds the minimum requirements to satisfy the TOC Incentives, as determined by the Department of City Planning and as set forth in *Sec. 9.2.2.C.1. (Eligibility for TOC Incentives)*.

Emergency. A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

Employment Centers Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the incentive in *Sec. 9.3.4.B.4. (Employment Centers)*.

Enclosed or Enclosure. Having a perimeter with an enclosure of 66.7% or greater. See *Sec. 14.1.1 (Enclosure)*.

Encroachment, Horizontal. See *Sec.14.1.5 (Encroachment, Horizontal)*.

Encroachment, Vertical. See *Sec.14.1.6 (Encroachment, Vertical)*.

End Stall. The last parking stall in a row, beyond which the access aisle does not continue.

Entry Feature. See *Sec. 3C.5.2. (Entry Feature)*

Environmental Protection Measures. See *Div. 4C.13. (Environmental Protection)*.

Enlargement or Expansion. [Forthcoming]

Equine. Any horse, pony, donkey, burro, or mule which is 12 months of age or older and is issued a current Equine License by the City Department of Animal Services. An animal which is under 12 months of age and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept shall not be considered an equine and shall be allowed by right on said property.

Exterior Face. [Forthcoming]

External Reflectance. See *Sec. 4C.10.2.D (Measurement)*.

Extremely Economically Disadvantaged Area. A ZIP code that includes a census tract or portion thereof in which the median annual household income is less than \$32,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household income data by census tract in the American Community Survey.

F

Facade. The above-grade, non-roof portions of the exterior building envelope.

Facade, Primary. [Forthcoming]

Facade Alteration. Any exterior modification of the facade of a building or structure. See *Sec. 14.1.17.C.5. (Facade Alteration)*.

Facade Area. [Forthcoming]

Facade Area, Ground Story. [Forthcoming]

Facade Area, Upper Story. [Forthcoming]

Facade Break. The minimum recess in a street facing facade that is required to establish a single street-facing building length as separate facades for the purpose of measuring facade width. See *Sec. 2C.6.3. (Facade Break)*.

Facade Width. The horizontal dimension of street-facing facade, uninterrupted by a facade break. See *Sec. 2C.6.2. (Facade Width)*.

Farmers' Market, Certified. See *Sec. 5C.1.5.M.3. (Farmers' Market, Certified)*.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fence. A constructed vertical barrier of wood, masonry, wire, metal, or other manufactured material, or combination of materials erected to enclose, screen, or separate areas. A fence differs from a wall in not having a solid foundation along its entire length.

Fill. See Fill in *LAMC Chapter 9, Sec. 91.7003. (Definitions)*.

Final Map. A map prepared in accordance with the provisions of *Div. 13B.7 (Division of Land)*, and with any applicable provisions of the *Subdivision Map Act*, designed to be recorded in the Office of the County Recorder of Los Angeles.

Finished Floor. [Forthcoming]

Finished Grade. [Forthcoming]

Finished Ground Floor Elevation. [Forthcoming]

Finished Ground Surface. [Forthcoming]

Fire Protection. Such fire hydrants and other protective devices as required by the Chief Engineer of the Fire Department.

Fire Stairs. A fire escape consisting of a number of horizontal platforms, one at each story of a building, with ladders or stairs connecting them. Platform and stairs are usually open steel gratings.

Flatwork. Any constructed object 2.5 feet in height or less measured from surrounding grade, including pavement.

Flood Hazard. A hazard to land or improvements due to overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

Floor Area. The total area of floor space within a building or structure meeting the definitions of covered and enclosed. See *Sec. 14.1.7 (Floor Area)*.

Floor Area Ratio (FAR). Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot that the building is located on. See *Sec.2C.4.1. Floor Area Ratio (FAR)*.

Focal Entry Feature. Improved design standards applied to the primary entrance along the public way. See *Sec. 3D.8.3. (Focal Entry Feature)*.

Footcandle. The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot. See *Sec. 4C.10.1.D. (Measurement)*.

Foundation Wall. Any above-grade portion of a facade located below the finished ground floor.

Freeway. Property owned by the California Department of Transportation (Caltrans) that is used for highway purposes.

Frequency. See *Sec.14.1.8 (Frequency)*.

Front Yard. See *Sec. 14.1.20. (Yard Designation)*.

Frontage District. See *Part 3B. (Frontage Districts)*.

Frontage Lot Line. See *Sec. 14.1.12.B. (Frontage Lot Line, Lot Line Determination)*.

Frontage Screen. A planting area with a wall, fence, or hedge, located along a public right-of-way, and typically intended for screening surface parking lots, utilities, heavy commercial uses, and industrial uses.

Frontage Setback. An area on a lot where motor vehicle use areas are prohibited, including primary street parking setbacks, side street parking setbacks, and special lot line parking setbacks.

Frontage Yard Fence and Wall. A wall, fence, or hedge intended for front yards where a sense of privacy and enclosure is desired. See *Sec.3C.3.2. (Frontage Yard Fence and Wall Type)*.

Fueling Stations. Any facility that retails vehicle fuels, including diesel, gasoline, or alternative fuels.

Future Street or Alley. Any real property which the owner has offered for dedication to the City for street or alley purposes, but which has been rejected by the City Council of the City of Los Angeles, subject to the right of the Council to rescind its action and accept by resolution at any later date and without further action by the owner, all or part of the property as a public street or alley.

G

General Commercial Uses. See *Sec. 5C.1.4. (General Commercial Uses)*.

General Plan. A comprehensive declaration of purposes, policies and programs for the development of the City, which includes, where applicable, diagrams, maps and text setting forth objections, principles, standards and other features, and which has been adopted by the City Council. See *Div. 13C.1. (Administrative Definitions)*.

Geological Exploratory Core Hole. See *Sec. 5C.1.8.E.2. (Exploratory Core Hole)*.

Glare. See *Sec. 4C.10.2. (Glare)*.

Grade. The elevation or contour of the ground surface of a site.

Grade, Finished. Grade as established after a grading permit or where no grading permit is required, the original grade.

Grade, Original. Grade as established before a grading permit. Original grade does not include fill material or retained soil established without a grading permit.

Grade Plane. The elevation from which building and structure height is measured. See *Sec. 14.1.9. (Grade Plane)*.

Grade, Surrounding. The elevation of grade measured along the outside perimeter or an object, assembly, or structure.

Grading. Grading is any cut or fill, combination of cut and fill, or recompaction of soil, rock or other earth materials.

Green Waste. All yard trimmings or leaves, grass clippings, agricultural wastes, and vegetative landscaping materials generated from the maintenance of yards, parks, or other similar facilities. See *Sec. 5C.1.7.F.2 (Green Waste)*.

Grocery Store Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to use *Sec. 9.3.4.B.2. (Full-Service Grocery Store)*.

Gross Vehicle Weight Rating. The maximum weight a vehicle can carry, including driver, passengers, and cargo.

Ground Floor. The floor surface associated with the ground story.

Ground Floor Elevation. The finished floor height associated with the ground story. See *Sec. 3C.6.2. (Ground Floor Elevation)*.

Ground Story. See *Sec. 14.1.10. (Ground Story Determination)*.

Ground Story Facade Area. The portion of an above-grade building facade located on the ground story.

Ground Story Height. The floor-to-floor height of the ground story. See *Sec. 3C.6.1. (Ground Story Height)*.

Ground Surface. [Forthcoming]

Groundcover. See *Sec. 4C.6.4.C.3.c. (Groundcover & Turf Plants)*.

Ground-Mounted Equipment. See *Sec. 4C.8.6 (Ground-Mounted Equipment)*.

Group Living Unit. Any habitable room except a kitchen, designed or used for occupancy by one or more persons, and not part of a household living unit.

H

Habitable Space. Any occupiable space designed and intended for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

Health Center Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to use *Sec. 9.3.4.B.3. (Health Centers)*.

Hearing Officer. Any Department of City Planning planner conducting a public hearing on behalf of the Director or the City Planning Commission.

Heavy Commercial Uses. See Sec. 5C.1.5. (*Heavy Commercial Uses*).

Heavy Industrial Uses. See Sec. 5C.1.8. (*Heavy Industrial Uses*).

Hedge. See Sec. 4C.6.4.C.3.d. (*Hedges*).

Height in Feet. The vertical dimension of a building or structure, measured in feet. See Sec. 2C.4.2. (*Height in Feet*).

Height in Stories. The height of a building measured in stories. See Sec. 2C.4.3. (*Height in Stories*).

Height Transition. A reduction in the maximum height allowance of buildings and structures for a limited depth along non-street lot lines. See Sec. 2C.5.3. (*Height Transition*).

Height Transition Depth. See Sec. 2C.5.3.D.2. (*Height Transition Depth*).

Heliport. See Sec. 5C.1.3.E. (*Heliport*).

High-Rise Sign. A sign located at least 100 feet above grade and attached to the wall of a building. See Sec. 4C.11.2.C.3.b.

Hillside Area. Lots identified as being in a Hillside Area, as established in Sec. 14.6. (*Hillside Area Map*).

Historic. Any building, structure, landscaping, natural feature, or lot, including street features, furniture or fixtures, which depicts, represents or is associated with persons or phenomena which significantly affect or which have significantly affected the functional activities, heritage, growth or development of the City, State, or nation.

Historic-Cultural Monument. Any building, structure, landscaping, natural feature, or lot designated by the City as a City Historic-Cultural Monument.

Historic Preservation Overlay Zone. Any area of the City containing buildings, structures, Landscaping, Natural Features or lots having Historic, architectural, Cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone under the provisions of this Division.

Historic Resources Survey. A document, which identifies all contributing and non-contributing buildings, structures and all contributing Landscaping, Natural Features and lots, individually or collectively, including street features, furniture or fixtures, and which is certified as to its accuracy and completeness by the Cultural Heritage Commission.

Historical Property Contract. A contract between an Owner or Owners of a Historical-Cultural Monument or a Contributing Element and the City, which meets all requirements of Sec. 50281 and 50282 of the California Government Code and Sec. 19.140 et seq. of the Los Angeles Administrative Code.

Hive. A structure that houses a bee colony.

Home-Sharing. See *Sec. 5C.1.4.1.2. (Home-Sharing)*.

Horizontal Bands. A continuous band of material running horizontally across a facade. See *Sec. 3D.6.3. (Horizontal Bands)*.

Horizontal Illuminance. The amount of light falling on a horizontal plane at finished grade, as measured with a light meter.

Horizontal Bicycle Storage. See *Sec.4C.3.2.C.2.b. (Horizontal Storage)*.

Hours of Operation. The hours in which a business is open to the public. See *Sec.5C.3.9. (Hours of Operation)*.

Household. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

Household Living. Living in a household living unit.

Household Living Unit. Living quarters with a full kitchen, serving as a primary residence or having a tenancy of 30 days or more. See also *group living unit*.

Housing Development. The construction pursuant to a building permit, or the proposed conversion to condominium ownership pursuant to a final subdivision tract map, submitted for approval, of any multiple dwelling or group dwelling, residential condominium development or cooperative apartment home having 5 or more dwelling units.

Housing Development Project. The construction of 5 or more new dwellings units, the addition of 5 or more residential dwelling units to an existing building or buildings, the remodeling of a building or buildings containing 5 or more residential dwelling units, or a mixed use development containing residential dwelling units. For the purpose of establishing the minimum number of 5 dwelling units, restricted affordable units shall be included and density bonus units shall be excluded.

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Illuminated Canopy Sign. A sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building. See *Sec. 4C.11.2.C.3.c.*

Improved Alley.

Incentive. The granting of additional development potential or relief from a zoning regulation through a participation in an incentive program established in *Article 9. (Public Benefit Systems)*.

Incidental To. See *Sec. 5C.3.14. (Incidental To)*.

Individual with a Disability. A person who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having that type of impairment, or anyone who has a record of that type of impairment.

Inflatable Device. A sign that is a cold-air inflated object, of various shapes, made of flexible fabric, resting on the ground. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable, or similar method. Does not include any object that contains helium, hot air, or a lighter-than-air substance.

Ingress. [Forthcoming]

In-Kind. A replacement with the same material type, design, dimension, texture, detailing, and exterior appearance.

Integrated Parking. Structures with 50% or less of the gross floor area devoted to vehicular use area.

Interim Motel Housing Project. The physical re-purposing or adaptation of an existing transient residential structure, such as a motel, hotel, apartment hotel, transient occupancy residential structure, or hostel, for use as supportive housing or transitional housing for persons experiencing homelessness or those at risk of homelessness.

Interim Use. [Forthcoming]

Interior. All enclosed and covered areas included within surrounding exterior walls of a building.

Interior Walls. [Forthcoming]

Inundation. Ponded water, or water in motion, of sufficient depth to damage property due to the presence of the water or to deposit of silt.

J

Joint Living and Work Quarters. The conversion of an existing building to a residential occupancy of one or more rooms or floors used as a dwelling unit, with adequate work space reserved for, and regularly used by, one or more persons residing there, as defined in the *Health and Safety Code*. For the purposes of this use, an existing building is a building for which a building permit was issued prior to April 1, 1994.

Junior Accessory Dwelling Unit. A unit no more than 500 square feet in size and contained entirely within a single-unit dwelling. A junior accessory dwelling unit may include separate sanitation facilities or share sanitation facilities with the existing structure.

Junk. [Forthcoming]

K

Kitchen. Any room or portion of a dwelling unit, whether an enclosed room or otherwise, used, intended, or designed to be used, for cooking and preparing food. Does not include a light housekeeping room or that portion of a recreation room in a multiple residential use, or in an accessory building, containing facilities for cooking and food preparation.

L

Landing Platforms. The portion of a floor adjacent to an elevator, ramp, stair, or door, designed to provide a stable space to stand.

Landscaping. The design and organization of landforms, hardscape, and softscape, including individual groupings of trees, shrubs, groundcover, vines, pathways, arbors, and similar materials.

Large Species Tree. A tree with a minimum 30-foot canopy spread at maturity.

Leachates. Any liquid which has come into contact with or percolated through composting or curing materials and contains extracted or dissolved substances therefrom, or any other liquid which has been generated by the decomposition process.

Leader (Plants). The tip of the main stem of a plant.

Light Housekeeping Room. Any group living unit which is designed and used as a bedroom and for the cooking and preparing of food, in a conformance with the provisions of *Chapter 9, Sec. 91.8116. (Special Provisions for Light-Housekeeping Rooms)*. For the purpose of applying lot area, automobile parking spaces, and other requirements of the various zones, each light housekeeping room shall be considered a separate group living unit.

Light Trespass. Light that falls beyond the property it is intended to illuminate.

Living Wall. A system permanently attached to the exterior building facade, supporting vegetation, with its growing medium and integrated irrigation system.

Loading Area. Areas designed and intended for the loading and unloading of goods to and from commercial vehicles.

Loading Space. An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which is served by a street, alley, or other appropriate means of access.

Local Affordable Housing Incentive Map. A map as defined in *Sec. 1.4.4. (Local Housing Incentive Map)*.

Local Coastal Program. The City's land use plans and other applicable general plan elements, zoning ordinances, zoning district maps, and proposed implementing actions, which when taken together, meet the requirements of, and implement the provisions and policies of, the *California Coastal Act*.

Local Public Agency. An agency, identified on a list maintained by the Department of City Planning, that funds Supportive Housing and Transitional Housing for persons experiencing homelessness or at risk of homelessness.

Local Street. A street providing access to abutting property and serving local traffic, as distinguished from through traffic. Does not include collector street, avenue, boulevard, or freeway.

Long-Term Bicycle Parking. See *Sec. 4C.3.3 (Long-Term Bicycle Parking Design)*.

Los Angeles County River Master Plan's Landscaping Guidelines. [Forthcoming]

Los Angeles Fire Department Equipment. Any equipment owned or installed for the use of the Los Angeles Fire Department.

Lot. A parcel of land conforming to the standards in *Section 14.1.11 (Lot)* for identifying a lot, and which is identified on a final tract map as required in *Div. 11.3. (Final Tract Maps)* or a parcel map as required in *Div. 11.4. (Parcel Maps)*, recorded in the Office of the County Recorder with a separate and distinct letter or number.

Lot Area. The amount of land area within the boundaries of a lot.

Lot Line. The boundaries of a lot. See *Sec. 14.1.12. (Lot Line Determination)*.

Lot Line-Facing Facade. See *Sec. 14.1.13. (Lot Line-Facing)*.

Lot Tie. A set of lots group together as a single lot for the purpose of development. See also *Sec. 14.1.11. (Lot)*.

Lot Width. The length of the primary street lot lines bounding a lot.

Lower Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in *California Health and Safety Code, Section 50079.5 (Definitions)*.

Luminaire. The complete lighting unit (fixture), consisting of a lamp or lamps, and ballasts (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

M

Main Traveled Roadway of a Freeway. The portion of a freeway, including interchange roadways connecting one freeway with another, which is designed for the movement of large volumes of vehicular traffic, efficiently and safely at high speed. Does not include service roadways, landscape areas, or ingress or egress ramps connecting the freeway with other streets.

Maintenance, or Maintenance and Repair. See *Sec. 14.1.17.C.11 (Ordinary Maintenance and Repair)*.

Major Renovation. See *Sec. 14.1.17.C.8. (Major Renovation)*.

Major Transit Stop. As defined in *California Public Resources Code, Section 21155(b)*.

Marquee Sign. A sign displayed on the periphery of a marquee. See *Sec. 4C.11.2.C.3.d*.

Mechanical and utility equipment. [Forthcoming]

Mechanical Exhaust Outlets. [Forthcoming]

Mezzanine. An intermediate level within a story of a building. See *Sec. 14.1.19.C. (Mezzanine, Story)*.

Ministerial Action. Any action involving only the non-discretionary application of objective standards, including the processes described in *Sec. 13A.2.1.B. (Procedural Categories)*.

Ministerial Decision. A decision based on the non-discretionary application of objective standards. See *Sec. 13A.2.1.B. (Procedural Categories)*.

Minor Renovation. See *Sec. 14.1.17.C.9. (Minor Renovation)*.

Mobilehome. As defined by *California Health and Safety Code, Section 18008*.

Mobilehome Park. Any lot or portion of a lot used to provide rental or lease sites for two or more individual manufactured homes, mobilehomes, park trailers, or recreational vehicles.

Mobilehome Site. That portion of a mobilehome park set aside and designated for the occupancy of manufactured homes, mobilehomes, park trailers, or recreational vehicles. Includes the area set aside or used for parking, and accessory buildings or structures such as awnings, cabanas, or ramadas.

Model Dwelling. A structure including a maximum of one dwelling unit having all the following characteristics:

1. The unit is constructed on a proposed lot or in a proposed building previously designated as a model dwelling site by the Advisory Agency in a subdivision or a multiple unit development for which the Advisory Agency has approved or conditionally approved a tentative map, but for which a final map has not yet been recorded.
2. The proposed lot upon which the unit is constructed is recognized as a legal building site for the duration of the model dwelling permit.
3. No Certificate of Occupancy for such unit has been issued by the Superintendent of Building.
4. Where applicable, temporary access to the lot is permitted over future streets previously restricted to public access.
5. The unit is intended to be temporarily used as an example of the dwellings which have been built or are proposed to be built in the same subdivision or multiple unit development.

Moderate Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in the *California Health and Safety Code, Section 50052.5*.

Module. [Forthcoming]

Monument Sign. A freestanding sign which is wholly independent of a building for support, erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the grade to the bottom of the sign. See *Sec. 4C.11.6.C.e. (Monument Sign)*.

Motor Vehicle. A vehicle that is self-propelled, with the ability to reach speeds over 20 miles per hour. Does not include a self-propelled wheelchair, motorized tricycle, or motorized quadricycle

operated by a person who, by reason of physical disability, is otherwise unable to move about as a pedestrian.

Motor Vehicle Use Area. An area designed and intended for use by motor vehicles that is not normally open to public vehicular use. Includes loading dock, service bay, repair yard, bus bay, trucking terminal, rail yard, transit platform, and motorhome storage area.

Movable Tiny House. An enclosed space intended for separate, independent living quarters, that meets all of the following:

1. Is licensed and registered with the California Department of Motor Vehicles;
2. Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, and is certified for ANSI or NFPA compliance;
3. Cannot move under its own power;
4. Is no larger than allowed by California State Law for movement on public highways; and
5. Is no smaller than 150 and no larger than 430 square feet as measured within the exterior faces of the exterior walls.

Mulch. A woody vegetative material used as a non-nutritive ground cover to control erosion, improve water retention and retard weed growth.

Mullion. [Forthcoming]

Multi-Story Building. A building with at least one additional story above the ground story.

Muntins. [Forthcoming]

N

Native Plants. Any tree, shrub or plant species specified by Water Use Classification of Landscape Species (WUCOLS) as native to the South Coastal region.

New Construction. See *Sec. 14.1.17.C.3. (Project Activities)*

Non-Residential Project. A development project that does not contain any household living units, group living units, joint living and work quarters or live/work units.

Nonconforming. An existing lot, building or structure, or use, that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Chapter.

Nonconforming Lot. A lot that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Chapter.

Nonconforming Structure. A structure that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Chapter.

Nonconforming Use. A use that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Chapter.



Occupiable Space. Any area designed and intended for human occupancy with a minimum clear height of 7.5 feet.

Off-Site Sign. A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution, or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located.

Oil Well. Any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring, or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of *Chapter 5, Article 7 (Fire Prevention and Prevention)* except that oil well does not include temporary geological exploratory core hole as defined in *Div. 14.2 (Glossary)*. See *Sec. 5C.1.8.E. (Resource Extraction)*.

Oil Well Class A. Any oil well drilled, conditioned arranged, used or intended to be used for the production of petroleum.

On-Site Sign. [Forthcoming]

Opacity. See *Sec. 14.1.14 (Opacity %)*.

Open Space. See *Amenity Space, Lot*.

Open Space Depth. [Forthcoming]

Open to the Sky. Having no intervening structure between the finished floor or ground surface and the sky.

Ordinary Maintenance and Repair. See *Sec. 14.1.17.C.11 (Ordinary Maintenance and Repair)*.

Original Art Mural. A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message.

Outdoor Amenity Space. See *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.

Outdoor Dining. Any covered or uncovered portion of an eating and drinking establishment which is unenclosed and which is used primarily for the consumption of food or drinks by the patrons of the eating and drinking establishment. Includes outdoor dining areas that are on or above the ground floor. Does not include rooftop dining.

Outdoor Room. [Forthcoming]

Owner. Any person, association, partnership, firm, corporation, or public entity, identified as the holder of title on any property as shown on the records of the City Engineer or on the last assessment roll of the County of Los Angeles, as applicable. For purposes of this Chapter, Owner also refers to an appointed representative of an association, partnership, firm, corporation, or public entity, which is a recorded owner.

P

Parallel Parking. A parking stall having its length parallel to its access drive aisle.

Parallel Parking End Stall. [Forthcoming]

Parcel. A piece of land with defined boundaries intended for the purpose of ownership

Parcel Map. A map showing a division of land other than those divisions which require a final tract map as defined by the *Subdivision Map Act*.

Parking. Any facility intended for the parking of vehicles as a principal use. Includes parking structures and surface parking lots. Does not include vehicle storage.

Parking Area. [Forthcoming]

Parking Bay. The width of two rows of parking stalls including the width of the access drive aisle in-between, or for a single-loaded aisle, the width of a single row of parking stalls including the width of the access drive aisle.

Parking Garage. Any parking structure that is primarily used for parking. For a parking structure to be considered a parking garage, vehicle use area in a building shall be greater than or equal to the floor area, see *Sec. 14.1.7. (Floor Area)* of the building. See *Sec. 4C.4.5. (Parking Structure Design)*.

Parking Stall. Space within a building, or a private or public parking area, exclusive of driveways, ramps, columns, office, and work areas, for the parking of one automobile. Does not include bicycle parking stall.

Parking Structure. A building that includes parking uses. Includes parking garages and integrated parking structures. See *Sec. 4C.4.5. (Parking Structure Design)*.

Parking Structure, Integrated. Structures with less than 50% of their floor area dedicated to parking use. See *Sec. 4C.4.5. (Parking Structure Design)*.

Parkway. [Forthcoming]

Partial Kitchen. [Forthcoming]

Paseo. [Forthcoming]

Pedestrian Access. [Forthcoming]

Pedestrian Accessway. [Forthcoming]

Pedestrian Amenity Allowance. The width of pedestrian amenity space in the build-to range that is allowed to count toward the build-to width requirement.

Pedestrian Amenity-Facing Facade. See Sec. 14.1.16. (*Pedestrian Amenity-Facing Facade*).

Pedestrian Amenity Space. [Forthcoming]

Pedestrian Passageway. [Forthcoming]

Pedestrian Sign. A small sign attached perpendicular to the building facade that hangs from a bracket or support extending more than 1 foot from the outside wall of the building. See Sec. 4C.11.2.C.3.f.

Permanent Structure. A structure designed, intended, and constructed to remain at one location.

Permit. Any license, certificate, approval, or other entitlement for use granted, conditionally granted, or denied by any public agency, that is subject to the provisions of this Section.

Perennial. A plant that lives more than two years, including woody species and other plants that do not die back annually.

Person. An individual, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, or organization, or the manager, lessee, agent, servant, officer, or employee of any of them.

Plant. [Forthcoming]

Plant Type. [Forthcoming]

Planting Area. The area on a lot designated and designed for plants.

Planting Area Map. [Forthcoming]

Planting Guide. [Forthcoming]

Planting Hole. [Forthcoming]

Pole Sign. A freestanding sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a monument sign or a pillar sign. See Sec. 4C.11.2.C.3.g.

Preliminary Parcel Map. A map made for the purpose of showing the design of a proposed subdivision creating 4 or fewer parcels, 4 or fewer condominiums, or 4 or fewer units in a community apartment project or stock cooperative, and showing the existing conditions in and around it. Does not need to be based on an accurate or detailed final survey of the property.

Prepare. Whenever this Chapter directs an agency or official to prepare a document, it means that the agency or official may actually prepare the document, or cause the document to be prepared by its staff, consultants, or other authorized third parties.

Primary or Side Street. [Forthcoming]

Primary Street Lot Line. See *Sec. 14.1.12.C. (Lot Line Determination)*.

Principal Material. The building product used as the exterior wall finish material for the majority of the exterior building facade.

Private. Land or facilities not owned by the Federal, State, County, or City government.

Private Club. Any facility organized solely for the promotion of some common interest and which is accessible to club members and their guests only. Includes business, fraternal, political, and social organizations.

Private Road Easement. A parcel of land not dedicated as a public street, over which a private easement for road purposes is proposed to be, or has been, granted to the owners of property contiguous or adjacent to the road, that intersects or connects with a public street or a private street. The instrument creating such easement shall be, or shall have been, duly recorded or filed in the Office of the County Recorder of Los Angeles.

Private Street. An ingress/egress easement, roadway, walkway, or other right-of-way, open to travel by pedestrians, non-motorized vehicles, or motor vehicles, that is not a public street or way, whether or not the instrument creating it has been recorded or filed in the Office of the Recorder of Los Angeles County. Includes a private road easement that has been determined by the Advisory Agency or the Director of Planning to be adequate for access, and for the purposes set forth in *Article 7. (Division of Land)*, or *Chapter 1, Article 8 (Private Street Regulations)*.

Problem Areas. Those portions of the City of Los Angeles determined by resolution of the Board of Public Works to be actually or potentially dangerous by reason of geological conditions, being subject to inundation or overflow by stormwater, or because of any other potentially dangerous condition, including areas subject to rapid spread of fire.

Producing Zone. A reservoir or series of reservoirs of sufficient thickness and productivity of hydrocarbons as to form an economic source of supply and which is segregated from other reservoirs, or series of reservoirs, by natural boundaries or barriers to such an extent as to make its separate development either economically or mechanically desirable in accordance with good oil field practice.

Project. New construction, addition, structural alteration, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure or landscaping and the installation of any sign, fence or wall. Project also includes any use of land or change in use. A project may or may not require a building permit. The definition of project may be modified by a Community Plan Implementation Overlay or Specific Plan. See *Sec. 14.1.17.B. (Project Activities)*.

Project Activities. See *Sec. 14.1.17. (Project Activities)*.

Project Adjustment. See *Div. 13B.4. (Specific Plan Implementation)*.

Project Compliance. A decision by the Director that a project complies with the regulations of the applicable Specific Plan, either as submitted, or with conditions imposed to achieve compliance.

Project Review Thresholds. [Forthcoming]

Project Site. The lot or parcel on which a development project is located.

Projecting Sign. See *Sec. 4C.11.2.C.3.h.*

Projection. The distance by which a sign extends beyond the building face.

Protected Tree. See *LAMC Chapter 4, Section 46.01 (Definition), LAMC Chapter 4, Section 46.02. (Requirements for Public Works Permits to Relocate or Remove Protected Trees), and Sec. 11.1.3.P. (Protected Tree Regulations).*

Protective Barrier. A building component or assembly located at, or near, the open sides of elevated occupiable space floor surfaces, that is designed to reduce the risk of fall from the occupiable space. Includes guardrails, railings, and parapets.

Public Art Installation. A facility, amenity or project that does not contain any commercial message and which is either an approved public arts project, as defined by the *Los Angeles Administrative Code, Section 19.85.4*, or approved pursuant to *LAMC Chapter 9, Section 91.107.4.6*.

Public Benefits Incentive Program. An Incentive Program established in Division 9.4 of this Chapter to promote the production of improvements, facilities, resources, and services beyond affordable housing for the benefit and enjoyment of the general public.

Public Project. Any development initiated by the Department of Public Works or any of its bureaus, any development initiated by any other department or agency of the City, and any development initiated or to be carried out by any other governmental agency, which is required to obtain a local government permit. Public project does not include any development by any department or agency of the City or any other governmental entity which otherwise requires action by or approval of the City Planning Commission, Area Planning Commission or the Office of Zoning Administration, or any development by any department or agency of the City, or any other governmental entity, for which a permit from the Department of Building and Safety is required. Public project shall also not include any development on tidelands, submerged lands, or on public trust lands, whether filled or unfilled.

Public Realm. [Forthcoming]

Public Way. A street, alley or other parcel of land leading to a street or public right-of-way, that has been deeded, dedicated, or otherwise permanently appropriated to the public, for public use, that has a clear width and height of not less than 10 feet. Includes any street, channel, viaduct, subway, tunnel, bridge, easement, right-of-way, or other way, in which a public agency has a right of use.

Q

Qualified Permanent Supportive Housing Project. The construction of, addition to, or remodeling of, a building or buildings offering Supportive Housing located in a zone in Density District 15, or any Density District allowing greater density, and where all of the total combined household living units

and group living units, exclusive of any manager's units, are affordable. For the purposes of this definition, affordable means that rents or housing costs to the occupying residents do not exceed 30% of the maximum gross income of Extremely Low, Very Low or Low Income Households, as those income ranges are defined by the US Department of Housing and Urban Development (HUD) or any successor agency, as verified by the Housing & Community Investment Department. A minimum of 50% of the total combined household living units or group living units, is occupied by the target population.

Quasi-Judicial Approval. An action that applies rules to specific facts and is subject to procedural due process principles. Includes the processes described in *Div. 13B.2. (Quasi-Judicial Review)*, *13B.4. (Specific Plan Implementation)*, and *13B.5. (Quasi-Judicial Relief)*.

Quasi-Judicial Decision. See *Sec. 13A.2.1.B. (Procedural Categories)*.

Queuing. [Forthcoming]

Queuing Space. [Forthcoming]

R

Rear Lot Line. See *Sec. 14.1.12. (Lot Line Determination)*.

Reasonable Accommodation. Providing an individual with a disability, or developers of housing for an individual with a disability, flexibility in the application of land use and zoning regulations or policies (including the modification or waiver of certain requirements), when it is necessary to eliminate barriers to housing opportunities.

Recreational Vehicle. As defined in *California Health and Safety Code, Section 18010*.

Recyclable Materials. Items or materials to be recycled or reused, including yard waste, paper, plastic, glass, metal, newspaper, and cardboard.

Recycling Center. Any recycling collection or buyback site, recycling sorting facility, or other recycling oriented site, that does not do any processing other than mechanical compaction to reduce the volume of recyclable containers for economy of storage.

Recycling Receptacle. A container which is suitable for the collection of recyclable materials. Containers shall be covered, durable, waterproof, rustproof, and of incombustible construction, and shall provide protection against the environment or be in completely enclosed indoor recycling areas. Containers must be clearly labeled to indicate the type of material to be deposited.

Rehabilitation. The act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Relocation. The movement of a building or structure from its existing location to another location. See *Sec. 14.1.17.C.7. (Relocation)*.

Renter. Any person, association, partnership, firm, corporation, or public entity, which has rented or leased a dwelling unit or other structure within an HPOZ for a continuous time period of at least three years. For purposes of this Chapter, the “renter” also refers to an appointed representative of an association, partnership, firm, corporation, or public entity which is a renter.

Replacement Unit. Any unit that would need to be replaced pursuant to California Government Code, Section 65915(c)(3), if the project was seeking a density bonus.

Resident. [Forthcoming]

Residential Amenity Space. An area which is designed and intended to be used by occupants of household living units and group living units for recreational, domestic, or vocational purposes.

Residential Building. A building, or portion of a building, designed or used for human habitation.

Residential Conversion Project. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium, stock cooperative, or community apartment project to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, where built after 1945, a certificate of occupancy has been issued for the building prior to the time of map application.

Residential Dwelling Unit. See Residential Unit in this Division. [Forthcoming]

Residential Project. A development project containing any number of household living units, group living units, joint living and work quarters, live/work units, or any type of lodging, not intended for transient occupancy.

Residential to Commercial/Industrial Conversion Project. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium or stock cooperative which is to be used exclusively for commercial or industrial purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, where built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Residential Unit. A household living unit, group living unit, or joint living and work quarters; a mobilehome, as defined in *California Health and Safety Code, Section 18008*; a mobilehome lot in a mobilehome park, as defined in *California Health and Safety Code, Section 18214*.

Residential Use. See *Div. 5D.2. (Definitions, Use)*.

Retaining Wall. [Forthcoming]

Restoration. The act or process of accurately recovering the form, features, and details of a property as it appeared at a particular period of time, by means of the removal of later work, or by the replacement of missing earlier work.

Restricted Affordable Unit. A household living unit or group living unit for which rental amounts or mortgage amounts in compliance with *California Government Code Sec. 65915(c)* are restricted so as to be affordable to and occupied by Extremely Low, Very Low, Low or Moderate Income households, as determined by the Housing and Community Investment Department.

Reverse Vending Machine. An automated mechanical device which accepts one or more types of empty beverage containers including aluminum cans, glass and plastic bottles, and which issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State of California. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine. See *Sec. 5C.1.8.D.1. (Recycling Facility, Collection)*.

Reviewing Agency. The agency or official charged with reviewing an application, as described in *Article 13. (Administration)*. Typically, the Zoning Administrator, Planning Director, or Department of City Planning.

Right-of-Way. [Forthcoming]

Roadway. That portion of a right-of-way for a street or alley used, or intended to accommodate, the movement of vehicles. Includes on-street bike lane.

Roof Form. The shape of the external upper covering of a building, including the frame for supporting the roofing.

Roof Form, Accessory. A portion of a roof structure that deviates from the principal roof form in either shape, color, or shape and color.

Roof Materials. [Forthcoming]

Roof-Mounted Equipment. [Forthcoming]

Roof Sign. A sign erected upon a roof of a building. See *Sec. 4C.11.2.C.3.i*.

Roof Structure. [Forthcoming]

Rooftop Dining. Any covered or uncovered portion of an eating and drinking establishment which is unenclosed, located on a rooftop, and used primarily for the consumption of food or drinks by the patrons of the eating and drinking establishment.

Rooftop Planting Areas. Plants provided on or over a built structure. Includes roof, bridge, and parking structure.

Room, Habitable. An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room, or service porch. A recess from a room or an alcove (other than a dining area) having 50 square feet or more of floor area and located where it could be partitioned off to form a habitable room, shall be considered a habitable room. For the purpose of applying the automobile parking space requirements of *Part 4C. Development Standards Rules*, any kitchen as defined in

this Division shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a habitable room. For the purpose of applying the lot area requirements of this Chapter, a kitchen less than 100 square feet of room area from wall to wall shall not be considered a habitable room.

Root Ball. The intact ball of earth or growing medium containing the roots of a nursery plant.

Root Collar. [Forthcoming]

Root Flare. [Forthcoming]

Root Mass. [Forthcoming]

Rounding. [Forthcoming]

S

Safety Barriers. [Forthcoming]

Sea. The Pacific Ocean and all harbors, bays, channels, canals, estuaries, salt marshes, sloughs and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

Screened Parking. [Forthcoming]

Screening. [Forthcoming]

Screening Plants. [Forthcoming]

Screening Structure. A structure obstructing visibility from outside an enclosed area to another space, object or structure.

Service Areas. [Forthcoming]

Setback. [Forthcoming]

Senior Citizen. An individual at least 62 years of age, except that for projects of at least 35 units that are subject to *Div. 9.2 (Affordable Housing Incentive Programs)*, a threshold of 55 years of age may be used, provided all applicable City, State, and Federal regulations are met.

Senior Citizen Housing Development. See *Div. 5D.2. (Definitions, Use)*.

Service Road. That part of a major or secondary highway, containing a roadway that affords access to abutting property and is adjacent and approximately parallel to and separated from the principal roadway.

Sheltering Structure. A structure designed, intended and constructed to protect users from precipitation and inclement weather.

Shoreline Project. Any development in streams, wetlands, and other waters of the United States. Includes depositing of fill and dredged material, jetties, marinas, and piers.

Short-Term Bicycle Parking. [Forthcoming]

Shrub. A small to medium sized perennial woody plant. Unlike herbaceous plants, shrubs have persistent woody stems above the ground. They are distinguished from trees by their multiple stems and shorter height, for purposes of this Chapter, less than 15 feet.

Shuttle Service. [Forthcoming]

Side Lot Line. See Sec. 14.1.12.F. (*Side Lot Line, Lot Line Determination*).

Side Street Lot Line. See Sec. 14.1.12.D. (*Side Street Lot Line, Lot Line Determination*).

Sidewalk Grade. [Forthcoming]

Sidewalk, Public. [Forthcoming]

Sign. Any whole or part of a display board, wall, screen or object, used to announce, declare, demonstrate, display, or otherwise present a message and attract the attention of the public.

Sign Area. See Sec. 4C.11.5.D.1 (*Sign Area*).

Sign, Awning. See Sec. 4C.11.2.C.3.a.

Sign Face. The surface upon which the sign message is placed.

Sill. The bottommost horizontal exterior surface of a window opening, including a ledge or other architectural detail, that projects from the surrounding building facade.

Sign Face. The surface upon which the sign message is placed.

Supergraphic Sign. A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material, with or without written text, supported and attached to a wall by an adhesive, by using stranded cable and eye-bolts, or other materials and methods, and which does not comply with the following provisions of this Code: Sec. 4C.11.6.C.8. (*Projecting Signs*), Sec. 4C.11.6.C.4. (*Marquee Signs*), Sec. 4C.11.2. (*Temporary Signs*), Sec. 4C.11.2.C.3. (*Temporary Signs on Temporary Construction Walls*), or Sec. 4C.11.1.E.2. (*Original Art Murals*).

Simulated Divided-Lite. [Forthcoming]

Site Alteration. Site alteration is any exterior modification of site landscaping, surface parking areas, or the lot, including grading.

Site Design. [Forthcoming]

Site Plan. [Forthcoming]

Skilled Nursing Home. Residential housing that is licensed by the California Department of Health and provides acute, intermediate, or long-term skilled nursing care, and consists only of group living

units for its residents. Full-time medical services may be provided on the premises. It may be a component of an eldercare facility. See *Sec. 5C.1.1.H.2. (Medical Care)*.

Slope. The plane or incline of land, usually expressed as a percentage:

$$\% \text{ slope} = \frac{\text{vertical distance}}{\text{horizontal distance}} \times 100$$

Small Species Tree. A tree with a minimum 15-foot canopy spread at maturity.

Soil Depth. [Forthcoming]

Soil Volume. [Forthcoming]

Special Lot Line. See *Sec. 14.1.12.E. (Lot Line Determination)*.

Special Lot Line-Facing Facade. [Forthcoming]

Specific Adverse Impact. A significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Specific Plan. A specific plan is a definite statement, adopted by ordinance, of policies, standards, and regulations, together with a map or description defining the locations where such policies, standards, and regulations apply.

Spread. [Forthcoming]

Stacked Storage. [Forthcoming]

Standards Package. A group of related development standards.

Stock Cooperative. Defined by *California Business and Professions Code, Chapter 1, Section 11003.2*.

Story. The portion of a building included between the upper surface of a floor and the upper surface of the floor next above. The topmost story is that portion of a building included between the upper surface of a floor and the upper surface of the ceiling structure above. See *Sec. 14.1.18. (Story)*.

Story, Ground. See *Sec. 14.1.10. (Ground Story Determination)*.

Story, Upper. Any story of a building located above the ground story.

Street, Collector. Any street designated as a Collector Street on the Citywide General Plan Circulation System maps of the Mobility Element of the General Plan.

Street Frontage. The length of a line separating a lot from each street.

Street Step-Back. A step-like recess in the massing of a building that requires that pushes back upper stories from lower stories along one or more street lot lines. (See *Sec. 2.2.5.2*)

Street Setback Encroachment. [Forthcoming]

Street Step-Back Depth. [Forthcoming]

Street Wall. [Forthcoming]

Street-Facing. The portions of a building facade with no permanent structure located between the building facade and a street lot line. See *Sec. 14.1.19. (Street-Facing)*.

Street-Facing Entrance. A door providing access and from the public way to the interior of a building.

Street-Facing Facade. [Forthcoming]

Street Visible Area. Any portion of the front, side, and rear facades that can be seen from any adjacent street, alley, or sidewalk, or that would be visible, but are currently obstructed by landscaping, fencing, or freestanding walls. Includes undeveloped portions of the lot where new construction would be visible from the adjacent street or sidewalk, facades that are generally visible from non-adjacent streets due to steep topography, and second stories visible over adjacent one-story structures.

Streetscape. See *Sec. 4C.6.3. (Streetscape)*.

Structural Alteration. Any change which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams, or girders.

Structure. Any constructed object more than 30 inches in height that is supported directly or indirectly on the Earth. Includes unenclosed structures that are structurally integrated with a building. Does not include any vehicle that conforms to the *California State Vehicle Act*.

Structure, Parking. A building that includes parking uses. Includes parking garages and integrated parking structures. See *Sec. 4C.4.5. (Parking Structure Design)*.

Structure, Permanent. A structure designed, intended, and constructed to remain at one location.

Structure, Sheltering. A structure designed, intended and constructed to protect users from precipitation and inclement weather.

Structure, Underground. A structure located entirely below the ground floor elevation.

Subdivider. A person, firm, corporation, partnership, or association who proposes to divide, divides, or causes to be divided, real property into a subdivision for themselves or for others. Includes any assignee or designee of the subdivider.

Subdivision. As defined in *California Government Code, Section 66424*. Includes stock cooperative project.

Subdivision Approval. Any approval under *Div. 13B.8. (Division of Land)*.

Subdivision Committee. [Forthcoming]

Subdivision Design. Design of a subdivision includes:

1. Street alignments, grades and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades;
3. Location and size of all required easements and rights-of-way;
4. Fire roads and firebreaks;
5. Lot and size configuration;
6. Traffic access;
7. Grading;
8. Land to be dedicated for park and recreation purposes; and
9. Such other specific requirements in the General Plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of the General Plan or any adopted Specific Plan.

Subdivision Improvement. Such street work and utilities to be installed, or agreed to be installed by the subdivider on the land to be used for public or private streets, highways, ways, and easements as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs, and required as a condition precedent to the approval and acceptance of the final tract map or parcel map. Such street work and utilities include necessary monuments, street name signs, guardrails, barricades, safety devices, fire hydrants, grading, retaining walls, storm drains and flood control channels and facilities, erosion control structures, sanitary sewers, street lights, street trees, traffic warning devices other than traffic signals and relocation of existing traffic signal systems directly affected by other subdivision improvements, and other facilities as are required by the Bureau of Street Lighting or Bureau of Street Maintenance in conformance with other applicable provisions of this Code, or as are determined necessary by the Advisory Agency for the necessary and proper development of the proposed subdivision and to ensure conformity to or the implementation of the General Plan or any adopted Specific Plan.

Subdivision Map Act. The Subdivision Map Act found in California Government Code, Chapters 1 through 7 of Div. 2 (Subdivisions), commencing with California Government Code, Sec. 66410.

Supergraphic Sign. A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive, by using stranded cable and eye-bolts, or with other materials and methods, and that does not comply with the following provisions of this Code: *Sec. 4C.11.6.C.8. (Projecting Signs), Sec. 4C.11.6.C.4. (Marquee Signs), Sec. 4C.11.2. (Temporary Signs), Sec. 4C.11.2.C.3. (Temporary Signs on Temporary Construction Walls), Sec. 4C.11.1.E.2. (Original Art Murals, Vintage Original Art Murals and Public Art Installations).*

Supportive Services. Services that are provided on a voluntary basis to residents of supportive housing and transitional housing, including, but not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, benefits advocacy, and other services or service referrals necessary to obtain and maintain housing. See *Sec. 5C.1.1.G (Permanent Supportive Housing)*.

Surface Parking Lot. A parking area that has no floor area below or above it.

Surveyor. A licensed land surveyor authorized to practice in California.

T

Targeted Planting Areas Map. [Forthcoming]

Target Population. Persons with qualifying lower incomes who:

1. Have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, and are homeless as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines; or
2. Are chronically homeless, as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines.

Temporary Construction Wall. A wooden fence or wooden barrier that provides protection for pedestrians and is erected and maintained on the perimeter of a construction or demolition site pursuant to *California Building Code, Sections 3303 and 3306*.

Temporary Sign. Any sign that is to be maintained for a limited duration, including paper signs and other signs that are not permanently affixed to the ground or building.

Temporary Use. The use of a building or site from among any of the uses defined in *Div. 5C.1. (Use Definitions)* for a specified and limited period of time.

Tenant. [Forthcoming]

Tentative Map. Refers to a map made for the purpose of showing the design of a proposed subdivision creating 5 or more parcels, 5 or more condominiums, or 5 or more units in a community apartment project or stock cooperative, and showing the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

Tentative Tract Map. A map made for the purpose of showing the design of a proposed subdivision creating 5 or more parcels, 5 or more condominiums, or 5 or more units in a community apartment project or stock cooperative, and showing the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

Tract Map. Tract map refers to either a tentative tract map or final map.

Tract Map, Final. A map prepared in accordance with the provisions of *Div. 13B.7. (Division of Land)* and with any applicable provisions of the Subdivision Map Act, designed to be recorded in the Office of the County Recorder of Los Angeles.

Trailer or Automobile Trailer. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property. Does not include mobilehome.

Transparent Area. X-ref Frontage.

Transportation Uses. See *Sec. 5C.1.3. (Transportation Uses)*.

Transit Stop/Major Employment Center. Any one of the following:

1. A station stop for a fixed transit guideway or a fixed rail system that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority; or
2. A Metro Rapid Bus stop located along a Metro Rapid Bus route; or, for a Housing Development Project consisting entirely of restricted affordable units, any bus stop located along a Metro Rapid Bus route; or
3. The boundaries of the following three major economic activity areas, identified in the General Plan Framework Element: Downtown, LAX and the Port of Los Angeles; or
4. The boundaries of a college or university campus with an enrollment exceeding 10,000 students.

Transitional Housing. A building where housing linked to supportive services is offered, usually for a period of up to 24 months, to facilitate movement to permanent housing for persons with low incomes who may have one or more disabilities, and may include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and persons or families experiencing homelessness.

Transition Screen. A planting area with a wall located along a common lot line, typically intended for buffering residential uses from surface parking lots, utilities, heavy commercial uses, and industrial uses.

Transitional Worker. An individual who, at the time of commencing work on the project, resides in an Economically Disadvantaged Area or Extremely Economically Disadvantaged Area and faces at least two of the following barriers to employment:

3. Being homeless;
4. Being a custodial single parent;
5. Receiving public assistance;

6. Lacking a GED or high school diploma;
7. Having a criminal record or other involvement with the criminal justice system;
8. Suffering from chronic unemployment;
9. Emancipated from the foster care system;
10. Being a veteran; or
11. Being an apprentice with less than 15% of the apprenticeship hours required to graduate to journey level in a program.

Transmit or Transmitted. Notification of a decision in writing, by mail, or electronically. The date of transmittal is the date the decision is mailed (as shown by the date stamp), unless otherwise provided.

Transparency or Transparent Area. The amount of transparent area on a building facade. See Sec. 3C.4.1.C.3. (*Transparent Area*).

Transportation Demand Management. The alteration of travel behavior through programs of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work schedule that move trips out of the peak period or eliminate them altogether (such as telecommuting or compressed work weeks).

Tree Expert. A person with at least 4 years of experience in the business of transplanting, moving, caring for and maintaining trees and who is:

1. A certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor; or
2. A landscape architect; or
3. A registered consulting arborist with the American Society of Consulting Arborists.

Trip Reduction. Reduction in the number of work-related trips made by single-occupant vehicles.

Turf Plants. [Forthcoming]

U

Underground Parking. Vehicular use areas located below the ground floor elevation.

Unenclosed. A structure or space having more than 25% open area along its perimeter. See Sec. 14.1.4. (*Enclosure*).

Unified Adaptive Reuse Project. An adaptive reuse project composed of two or more buildings, so long as the project has all of the following characteristics: (a) functional linkages, such as pedestrian or vehicular connections; (b) common architectural and landscape features that

constitute distinctive design elements of the Project; and (c) a unified appearance when viewed from adjoining streets. Unified Adaptive Reuse Projects may include lots that abut or are separated only by an alley or are located across the street from any portion of each other.

Uniformity Ratio. The ratio of the average horizontal illuminance to the minimum horizontal illuminance.

Upper Stories. [Forthcoming]

Upper Story Height. The floor-to-floor height of any story of a building located above the ground story.

Use. The purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is, or may be, occupied or maintained.

Use Category. A group of use groups.

Use, Change of. See *Sec. 14.1.17.C.10. (Change of Use/Expansion of Use)*.

Use, Domestic. For use or consumption within the household that cultivates, manufactures, or generates a good. Goods may also be gifted outside of the household provided, there is no reciprocal or monetary exchange.

Use Group. A group of individual uses with common use characteristics and similar activities.

Used Vehicle Sales Area. An area or lot where any type of used motor vehicle or trailer is displayed for sale.

Utility Area. [Forthcoming]

V

Vanpool. A vehicle carrying six or more persons to and from work on a regular schedule, and on a prepaid basis.

Vehicle. Any motorized form of transportation, including but not limited to automobiles, vans, buses, and motorcycles.

Vehicle Access Package. [Forthcoming]

Vehicle, Commercial. Any vehicle, excluding household moving rental trucks, and utility rental trailers, which when operated upon a highway is required to be registered as a commercial vehicle by the Vehicle Code of the State of California, or by any other jurisdiction, and that is used or maintained for the transportation of persons for hire, compensation, or profit, or designed, used, or maintained primarily for the transportation of property.

Vehicular Access Lane. A lane located on a lot that provides motor vehicle access from a driveway in the public right-of-way to a parking lot or other motor vehicle use area on-site.

Vehicular Use Area. See Motor Vehicle Use Area in this Division.

Vertical Bands. A continuous band of material running vertically up a facade.

Vertical Circulation. [Forthcoming]

Vertical Storage. [Forthcoming]

Very High Fire Severity Hazard Zone. A geographical area identified to be at a significant risk from wildfires based on fuel loading, slope, fire weather and other relevant factors, as established in *LAMC Chapter 5, Section 57.4908 (Very High Fire Hazard Severity Zone-Requirements Specific to Los Angeles)*.

Very Low-Income Households. Households with an annual income that does not exceed the amount designated for that category as defined in *California Health and Safety Code, Sec. 50105 (Definitions)*.

Vesting Tentative Map. A tentative map for any land division that has printed conspicuously on its face the words "Vesting Tentative Map" and is characterized by certain rights to proceed with development when filed and processed in accordance with *Sec. 13B.7.3. (Tentative Tract Map)*.

Vintage Original Art Mural. An original art mural that existed prior to October 12, 2013 (the operative date of Los Angeles Ordinance No. 182706).

Visual Obstruction. [Forthcoming]

Visual Light Transmittance. [Forthcoming]

W

Wall. A constructed vertical barrier erected to enclose, screen, or separate areas. A wall differs from a fence in having a solid foundation along its whole length.

Wall, Exterior. [Forthcoming]

Wall, Interior. [Forthcoming]

Wall Plate. [Forthcoming]

Wall Sign. A sign on the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall, that has been attached to, painted on, or erected against the wall, projected onto the wall, or printed on any material which is supported and attached to the wall by an adhesive or other materials or methods. See *Sec. 4C.11.6.10. (Wall Sign)*.

Waste Receptacle. [Forthcoming]

Water Supply. The water system supply and distribution facilities necessary to provide a reliable and adequate water supply for private use and public fire protection purposes.

Watershed Wise Plant List. [Forthcoming]

Wholesale Trade and Warehousing. Any facility engaged in operating wholesale, warehousing, or storage facilities for general merchandise, refrigerated goods, food and beverage products, and other warehouse products. May also provide logistics services related to the distribution of goods.

Window. An operable or inoperable opening constructed in a wall that admits light or air into an enclosure, often framed and spanned with glass or other translucent material.

Window Assembly. [Forthcoming]

Window Display. [Forthcoming]

Window Frame. [Forthcoming]

Window Opening. [Forthcoming]

Window Sash. [Forthcoming]

Window Sign. A sign that is attached to, affixed to, leaning against, or otherwise placed, within 6 feet of a window or door in a manner so that the sign is visible from outside the building. The term window sign shall not include the display of merchandise in a store window. See *Sec. 4C.11.6.10. (Window Sign)*.

Windrow Composting. The process in which compostable material is placed in elongated piles or windrows that are mechanically turned or aerated to encourage decomposition and to reduce odors.

Wireless Telecommunication Facility. Any structure built for the sole or primary purpose of supporting FCC-licensed antennas and their associated facilities. Includes radio transceivers, antennas, a regular and backup power supply, other associated electronics, and may be in any technological configuration. Does not include satellite dish antennae, radio and television transmitters, and antennae incidental to residential uses. Wireless telecommunication embedded within or used exclusively for power devices, facilities, and infrastructure are exempt.

Wood Waste. Any untreated or unpainted wood material. Includes pallets, plywood, and other construction-related scrap lumber, stumps, and tree trimmings.

Wrapped Parking. [Forthcoming]

X

Y

Yard. See *Sec. 14.1.20. (Yard Designation)*.

Yard Sign. A small sign placed in a yard or other amenity space. See *Sec. 4C. 11.6.C.12. (Yard Sign)*.

Z

Zoning Administrator. The Chief Zoning Administrator or an Associate Zoning Administrator. The Director may appoint the Zoning Administrator to act as the Director's designee or as a Hearing Officer for the Director. See *City Charter, Section 561*.

Zoning Code Map. [Forthcoming]

DIV. 14.3. **ABBREVIATIONS**

TERMS

ADU	Accessory Dwelling Unit
AMI	Area Median Income
CEQA	California Environmental Quality Act
CPIO	Community Plan Implementation Overlay
FAR	Floor Area Ratio
HPOZ	Historic Preservation Overlay Zone
JADU	Junior Access Dwelling Unit
LADOT	Los Angeles Department of Transportation
LAMC	Los Angeles Municipal Code
LCP	Local Coastal Program
TDM	Transportation Demand Management
WUCOLS	Water Use Classification of Landscape Species

MEASUREMENTS

'	feet
"	inches
%	percent
ac	acres
fc	footcandles
max	maximum
min	minimum
n/a	not applicable
SF	square feet

