



ARTICLE 4. **DEVELOPMENT STANDARDS**

[FORM - FRONTAGE - **STANDARDS**] [USE - DENSITY]

Part 4A. **Introduction**

Part 4B. **Development Standards Districts**

Part 4C. **Development Standards Rules**

CONTENTS

Part 4A.	Introduction	4-3
Div. 4A.1.	Orientation	4-4
Div. 4A.2.	Opening Provisions	4-7
Part 4B.	Development Standards Districts	4-9
Div. 4B.1.	District 1	4-10
Div. 4B.2.	District 2	4-10
Div. 4B.3.	District 3	4-11
Div. 4B.4.	District 4	4-12
Div. 4B.5.	District 5	4-13
Div. 4B.6.	District 6	4-13
Part 4C.	Development Standards Rules	4-15
Div. 4C.1.	Pedestrian Access	4-16
Div. 4C.2.	Automobile Access	4-16
Div. 4C.3.	Bicycle Parking.	4-16
Div. 4C.4.	Automobile Parking	4-16
Div. 4C.5.	Transportation Demand Management.	4-16
Div. 4C.6.	Plants	4-16
Div. 4C.7.	Fences & Walls.	4-16
Div. 4C.8.	Screening.	4-16
Div. 4C.9.	Grading & Retaining Walls	4-16
Div. 4C.10.	Outdoor Lighting & Glare.	4-16
Div. 4C.11.	Signs	4-16
Div. 4C.12.	Site Elements.	4-16
Div. 4C.13.	Environmental Protection.	4-16
Div. 4C.14.	Development Review	4-16

PART 4A. INTRODUCTION

Div. 4A.1. Orientation4-4

 Sec. 4A.1.1. Relationship to Zone String 4-4

 Sec. 4A.1.2. How to Use Article 4 (Development Standards) 4-4

 Sec. 4A.1.3. Development Standards District Naming Convention 4-6

Div. 4A.2. Opening Provisions4-7

 Sec. 4A.2.1. Development Standards Intent 4-7

 Sec. 4A.2.2. Development Standards Applicability 4-7

DIV. 4A.1. **ORIENTATION**

SEC. 4A.1.1. **RELATIONSHIP TO ZONE STRING**

A zone string is composed of the following districts:



The Development Standards District is a separate and independent component of each zone.

SEC. 4A.1.2. **HOW TO USE ARTICLE 4 (DEVELOPMENT STANDARDS)**

A. **Identify the Applied Development Standards District**

The third component in a zone string identifies the Development Standards District applied to a property.

B. **Development Standards District Regulations**

Development Standards District regulations are located in *Part 4B. (Development Standards Districts)*. Each Development Standards District page identifies the requirements specific to that Development Standards District.

C. **Interpreting Development Standards District Regulations**

Each standard or standards package on a Development Standards District page in *Part 4B. (Development Standards Districts)* provides a reference to *Part 4C. (Development Standards Rules)* where the standard or standards package is explained in detail. Additionally, *Part 4C. (Development Standards Rules)* includes general standards that apply across all Development Standards Districts.

Development Standards District Example:

Zone String

[LM2-MU2-**5**] [RG1-FA]

See Rules that Apply
in all Districts

Part 4B (Development Standards Districts)

Find Your Development
Standards District

DIV. 4B.5. **DISTRICT 5**

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC.	Name of Standard	STANDARDS	Specification for Standard
	PEDESTRIAN ACCESS		Div. 4C.1
	Pedestrian access package		Package 1
	AUTOMOBILE ACCESS		Div. 4C.2
	Automobile access package		Package 1
	AUTOMOBILE PARKING		Div. 4C.4
	Required parking stalls		Package A
	Exempt change of use, non residential tenant size (max)		n/a
	Parking structure design		
		Primary St.	Side St.
	Parking Garage		
	Ground Story	Wrapped	Wrapped
	Upper Stories	Adaptable	Adaptable
	Integrated Parking		
	Ground Story	Wrapped	Wrapped
	Upper Stories	Wrapped	Adaptable
	SIGNS		Div. 4C.11
	Sign package		2
	DEVELOPMENT REVIEW		Div. 4C.14
	Development review threshold		Package 2

See Part 4C, (Development Standards Rules) for additional development standards that apply.

Link to
Rules

Standard
Does Not
Apply

Frontage
Lot Line

Learn More
About Your Rules

Part 4C (Development Standards Rules)

Div. 4C.4. AUTOMOBILE PARKING

SEC. 4C.4.1. AUTOMOBILE PARKING STALLS

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. Applicability

Required automobile parking stall standards apply all uses on a lot.

C. Standards

1. General

a. All uses subject to the parking requirements of this Division must provide the minimum number of automobile parking stalls for the applicable parking use: A, B, C, D or E (Part 4B, (Development Standards Districts), specifies the applicable parking use requirement for each zone).

b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in [Sec. 4C.4.2.C.2., (Reduction for Shared Parking)].

c. For electric vehicle charging space requirements, see the Green Building Code (LAMC, Chapter 9, Article 9).

2. Required Automobile Parking Table

a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the greater number of required parking stalls is required.

b. Uses are defined in Part 5D.0.0.0. (Definitions).

Except for standards specified by the
Development Standards District,
standards in Part 4C apply to all lots
according to the corresponding
applicability statement.

SEC. 4A.1.3. **DEVELOPMENT STANDARDS DISTRICT NAMING CONVENTION**

All Development Standards District names are identified as a number. All Development Standards Districts are numbered in the order they fall within this Article.

DIV. 4A.2. OPENING PROVISIONS

SEC. 4A.2.1. DEVELOPMENT STANDARDS INTENT

The intent of Article 4 (Development Standards) is to regulate site design, including location and characteristics of access, parking, landscape and other site features. Development Standards Districts consist of a combination of regulations that are appropriate to a variety of contexts ranging from auto-oriented to pedestrian-oriented.

SEC. 4A.2.2. DEVELOPMENT STANDARDS APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the Development Standards Districts and Rules in this Article, as further specified below. For vested rights, see Sec. 1.4.5. (*Vested Rights*), and for continuance of existing development, see Sec. 1.4.6. (*Continuance of Existing Development*).

B. Project Activities

Categories of Development Standards rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

DEVELOPMENT STANDARDS RULES CATEGORIES	PROJECT ACTIVITIES								
	New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 4C.1. Pedestrian Access	●	●	●	●	●	○	○	○	○
Div. 4C.2. Automobile Access	●	●	●	●	○	○	○	○	○
Div. 4C.3. Bicycle Parking	●	●	○	●	○	●	○	○	○
Div. 4C.4. Automobile Parking	●	●	○	●	○	●	○	○	○
Div. 4C.5. TDM	●	○	○	●	○	●	○	○	○
Div. 4C.6. Plants	●	○	○	●	○	○	○	○	○
Div. 4C.7. Fences & Walls	●	●	●	●	○	●	○	○	○
Div. 4C.8. Screening	●	●	●	●	○	●	○	○	○
Div. 4C.9. Grading	●	●	●	●	○	○	○	○	○
Div. 4C.10. Outdoor Lighting & Glare	●	●	○	●	●	○	○	○	○
Div. 4C.11. Signs	●	●	●	●	●	●	○	○	○
Div. 4C.12. Site Elements	●	●	○	●	●	●	○	○	○
Div. 4C.13. Environmental Protection	●	●	○	●	○	○	○	○	○
Div. 4C.14. Development Review	●	○	○	●	○	●	○	○	○

● = Rules generally apply to this project activity

○ = Rules are not applicable

1. Project activities are defined in *Sec. 14.1.15. (Project Activities)*.
2. Where a category of Development Standards rules is listed as generally applicable in the table above, the project activity shall meet all applicable Development Standards standards within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 4C. (Development Standards Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Development Standards rules is listed as not applicable in the table above, no standards from that Development Standards Rule category apply to the project activity.

C. **Nonconformity**

Article 12. (Nonconformity) provides relief from the requirements of Article 4 (Development Standards) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Development Standard regulation unless otherwise specified by *Division 12.4. (Development Standards Exceptions)*. Consider the following examples:

1. Extending a fence in a side yard: Where the existing, legally established fence located in a side yard is taller than the maximum height allowed by the fences and walls type specified by the applicable Frontage District, all new portions of fence built in the front yard have to meet the maximum fence and wall height standard, but no existing fence alteration is required.
2. Converting parking stalls to outdoor dining: Where the proposed site alteration and change of use reduces the amount of parking below the number of parking stalls specified by the applicable Development Standards District, the conversion is not allowed.

D. **Applicable Components of Lots and Structures**

1. Development Standards Districts apply to all portions of a lot.
2. Development Standards Districts apply to all portions of buildings and structures on a lot.
3. Specific Development Standards District standards and rules may further limit which components of structures and lots are required to comply with the rules in *Part 4C. (Development Standards Rules)*.

PART 4B. DEVELOPMENT STANDARDS DISTRICTS

Div. 4B.1. District 1	4-10
Div. 4B.2. District 2	4-10
Div. 4B.3. District 3	4-11
Sec. 4B.3.1. Intent	4-11
Sec. 4B.3.2. Standards	4-11
Div. 4B.4. District 4	4-12
Sec. 4B.4.1. Intent	4-12
Sec. 4B.4.2. Standards	4-12
Div. 4B.5. District 5	4-13
Div. 4B.6. District 6	4-13

- District 1 -

DIV. 4B.1. **DISTRICT 1**

[Reserved]

DIV. 4B.2. **DISTRICT 2**

[Reserved]

DIV. 4B.3. DISTRICT 3

SEC. 4B.3.1. INTENT

Development Standards District 3 prioritizes the pedestrian experience while enabling mobility for motor vehicles. Pedestrian access standards ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Required automobile parking is moderate in order to ensure sites can accommodate some vehicular access within a walkable environment. Parking facilities must meet design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and buildings provide active frontages along primary streets. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.3.2. STANDARDS

PEDESTRIAN ACCESS	<i>Div. 4C.1.</i>	
Pedestrian access package	Package 2	
AUTOMOBILE ACCESS	<i>Div. 4C.2.</i>	
Automobile access package	Package 2	
AUTOMOBILE PARKING	<i>Div. 4C.4.</i>	
Automobile parking stalls	Package C	
Change of use parking exemption (max)	n/a	
Parking structure design	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Screened
Upper Stories	Screened	Screened
Integrated Parking		
Ground Story	Wrapped	Screened
Upper Stories	Screened	Screened
SIGNS	<i>Div. 4C.11.</i>	
On-site sign regulations	Package 2	
DEVELOPMENT REVIEW	<i>Div. 4C.14.</i>	
Development review threshold	Package 1	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

DIV. 4B.4. **DISTRICT 4**

SEC. 4B.4.1. **INTENT**

Development Standards District 4 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Required automobile parking is limited to allow uses to orient primarily toward pedestrian traffic in a walkable and transit rich environment. Parking facilities must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and buildings provide active frontages along each segment of the public right-of-way. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.4.2. **STANDARDS**

PEDESTRIAN ACCESS	<i>Div. 4C.1.</i>	
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS	<i>Div. 4C.2.</i>	
Automobile access package	Package 1	
AUTOMOBILE PARKING	<i>Div. 4C.4.</i>	
Automobile parking stalls	Package B	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Screened	Screened
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Screened
SIGNS	<i>Div. 4C.11.</i>	
On-site sign regulations	Package 2	
DEVELOPMENT REVIEW	<i>Div. 4C.14.</i>	
Development review threshold	Package 1	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

DIV. 4B.5. **DISTRICT 5**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4B.6. **DISTRICT 6**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

PART 4C. DEVELOPMENT STANDARDS RULES

Div. 4C.1. Pedestrian Access	4-16
Div. 4C.2. Automobile Access	4-16
Div. 4C.3. Bicycle Parking	4-16
Div. 4C.4. Automobile Parking.	4-16
Div. 4C.5. Transportation Demand Management	4-16
Div. 4C.6. Plants	4-16
Div. 4C.7. Fences & Walls.	4-16
Div. 4C.8. Screening	4-16
Div. 4C.9. Grading & Retaining Walls.	4-16
Div. 4C.10. Outdoor Lighting & Glare	4-16
Div. 4C.11. Signs.	4-16
Div. 4C.12. Site Elements.	4-16
Div. 4C.13. Environmental Protection	4-16
Div. 4C.14. Development Review.	4-16

DIV. 4C.1. **PEDESTRIAN ACCESS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.2. **AUTOMOBILE ACCESS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.3. **BICYCLE PARKING**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.4. **AUTOMOBILE PARKING**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.5. **TRANSPORTATION DEMAND MANAGEMENT**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.6. **PLANTS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.7. **FENCES & WALLS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.8. **SCREENING**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.9. **GRADING & RETAINING WALLS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.10. **OUTDOOR LIGHTING & GLARE**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.11. **SIGNS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.12. **SITE ELEMENTS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.13. **ENVIRONMENTAL PROTECTION**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.14. **DEVELOPMENT REVIEW**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]