

ARTICLE 5. **USE**

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

Part 5A. **Introduction**

Part 5B. **Use Districts**

Part 5C. **Use Rules**

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PART 5A. INTRODUCTION

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DIV. 5A.1. INTRODUCTION

SEC. 5A.1.1. PURPOSE

The purpose of this Article is to establish the Use Districts, Use Standards and Use Definitions in order to regulate the activities on a lot and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

SEC. 5A.1.2. USE APPLICABILITY

A. Project Applicability

1. General

- a. Most lots, operations and facilities will contain more than one use. No use that is not permitted by the Use District, shall be allowed with the exception as established in Sec. 5A.1.2.A.4. (*Incidental Uses*).
- b. All projects filed after the effective date of this Zoning Code must comply with the provisions in this Article, as further specified in 5A.1.2.A.2. (*Project Activities*), 5A.1.2.A.3. (*Nonconformity*), and 5A.1.2.A.4. (*Incidental Uses*).

2. Project Activities

- a. Use District rules apply to each project activity as shown in the table below:

GENERAL USE DISTRICT RULE	PROJECT ACTIVITIES											
	Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Temporary Use	Ordinary Maintenance and Repair	Demolition
<i>Div. 5C.1.</i> Use Definitions	○	●	●	●	●	●	●	●	●	●	○	○
<i>Div. 5C.2.</i> Use Permissions	○	●	●	●	●	●	●	●	●	●	○	●
<i>Div. 5C.3.</i> Use Standards	○	●	●	●	●	●	●	●	●	●	○	○

● = Rule generally applies to this project activity

○ = Rule is not applicable

- b. More than one project activity may apply to a project (for example, an addition will also include an expansion of use).
- c. Where a Division of the Use District rule is listed as generally applicable in the table above, the project activity shall meet the Use District rules within the Division. Applicability may be further limited for each standard in the applicability provisions in *Part 5C. (Use Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*.

- d. Where a Division of the Use District rules is listed as not applicable in the table above, the standards within the Division do not apply to the project activity.
- e. For more information about each project activity, see *Sec. 14.1.17. (Project Activities)*.

3. **Nonconformity**

For lots with uses nonconforming as to the provisions of *Div. 5C.3. (Use Permissions)*, *Div. 5C.2. (Use Standards)*, or *Div. 5C.1. (Use Definitions)* specified by the applicable *Use District (Part 5B)*, no project activity may decrease the conformance with any regulations specified in this Article, unless otherwise specified by *Div. 12.6. (Nonconforming Use)*.

4. **Incidental Uses**

- a. A use may be allowed as an incidental use, provided the Zoning Administrator determines it is incidental to and directly associated with an allowed use.
- b. The Zoning Administrator shall consider the following characteristics when determining whether a use is incidental to and directly associated with an allowed use:
 - i. The use is customarily associated with the permitted use;
 - ii. The use is subordinate in both purpose and size to the permitted use;
 - iii. The use is located on the same lot as the permitted use;
 - iv. The use is abutting, adjacent to or integrated within the use area of the permitted use;
 - v. The impact of the use is not detrimental when compared to the impact of the permitted use.
- c. Where a use standard specifies the use is allowed only when incidental to a specified use, the subject use may not be allowed incidental to any other use except the specified use. See *Sec. 5C.3.14. (Incidental To)* for more standards rules.

B. **Applicable Components of Buildings and Lots**

- 1. Use regulations apply to all portions of a lot.
- 2. Use regulations apply to all portions of buildings and structures on a lot.
- 3. Specific use regulations may further limit which components of buildings and lots are required to comply with *Part 5C (Use Rules)*.

SEC. 5A.1.3. **RELATIONSHIP TO ZONE STRING**

A zone is comprised of the following Districts:



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

SEC. 5A.1.4. **RELATIONSHIP TO FORM, FRONTAGE, AND DEVELOPMENT STANDARDS**

Regardless of allowed uses, the form of a building, its architectural elements and site improvements are regulated by Form, Frontage, and Development Standards Districts which must be met. For example, a fast-food restaurant might be allowed, but the development regulations may prohibit drive-throughs.

SEC. 5A.1.5. **RELATIONSHIP TO DENSITY DISTRICTS**

Use Districts that contain provisions for Residential Uses do not include regulations regarding the number of household living units and group living units that are permitted. The Density District component of the zone, as described in *Article 6* (Density), is the mechanism that regulates the number of household living units and group living units permitted on any lot.

SEC. 5A.1.6. **HOW TO USE THIS ARTICLE**

A. **Lot-Based Approach**

A lot-based approach to using this Article is recommended when the location of the property has been determined, while the use has yet to be determined.

1. **Identify the Use District**

The fourth component in a zone string identifies the Use District for a property.

2. **Determine What Uses are Permitted**

a. **Reference the Table of Uses**

The Table of Uses outlines the permissions levels for all use groups across each Use District and is organized by use category and use groups.

b. **Reference the Use Permissions**

Use District permissions are outlined in *Div. 5C.1. (Use Permissions)*. Each Use District table and *Div. 5B.1. (Table of Uses)* identifies the permissions level for each use.

c. Reference the Use Definitions

Refer to *Div. 5C.1. (Use Definitions)* to confirm the definition of any use listed in each Use District table and in *Div. 5B.1. (Table of Uses)*.

3. Review Use District

a. Review Permitted Uses

Review the allowed uses and use limitations table for the Use District to determine which uses are permitted in the district.

b. Reference the Use Permissions

Use District permissions are outlined in *Div. 5C.2. (Use Permissions)*. Each Use District table identifies the permissions level for each permitted use.

c. Reference the Use Definitions

Refer to *Div. 5C.1. (Use Definitions)* to confirm the definition of any use listed in each Use District table and in *Div. 5B.1. (Table of Uses)*.

4. Identify Use Standards

Use District standards are outlined in *Div. 5C.3. (Use Standards)*. Each Use District page identifies the applicable standards specific to each use within that Use District.

a. Identify Supplemental Standards

When identified as a use standard on the Use District table, supplemental standards are required. The required supplemental standards for each use are outlined after the allowed uses and standards table for each Use District established in *Part 5B. (Use Districts)*.

b. Identify Supplemental Procedures

When identified as a use standard on the Use District table, supplemental procedures are required. The required supplemental procedures for each use are outlined after the supplemental standards for each Use District established in *Part 5B. (Use Districts)*.

5. Interpret Use Standards

Each use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Part 5C. (Use Rules)*, where the use standard is explained in detail.

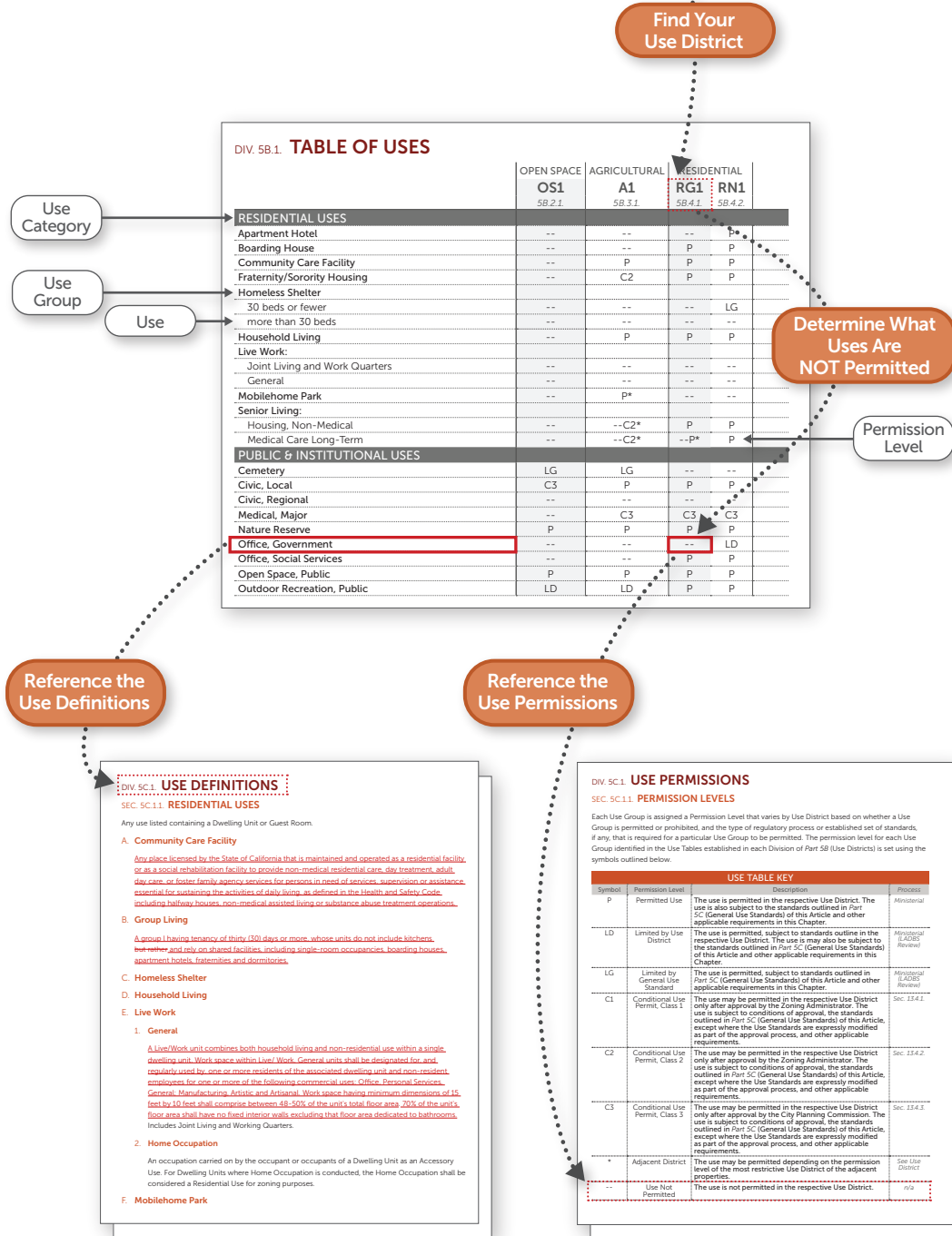
Lot-Based Approach Example:

Zone String

[LLM2-MU2-5] [**RG1** -FA]

See page 5-11

Part 5B & 5C (Use Districts & Use Rules)



See page 5-10

Find Your Use District

DIV. 5B.1. USE PERMISSIONS
 SEC. 5B.1.1. PERMISSION LEVELS

Each Use Group is assigned a permission level that varies by Use District based on whether a Use Group is permitted or prohibited, and the type of regulatory process or established set of standards, if any, that is required for a particular Use Group to be permitted. The permission level for each Use Group identified in the Use Tables established in each Division of Part 5B Use Districts is set using the symbols outlined below.

Symbol	Description	USE TABLE KEY
LD	Limited by Use District	
LG	Limited by General Use Standard	
C1	Conditional Use Permit, Class 1	
C2	Conditional Use Permit, Class 2	

DIV. 5B.1. USE DEFINITIONS
 SEC. 5B.1.1. RESIDENTIAL USES

Any use listed containing a Dwelling Unit or Guest Room.

A. Community Care Facility
 Any facility licensed by the State of California that is maintained and operated as a residential facility to provide care, supervision, and protection for persons who are unable to care for themselves, including but not limited to persons who are unable to care for themselves due to physical or mental disability, or who are unable to care for themselves due to age, or who are unable to care for themselves due to any other condition that requires supervision or care.

B. Group Living
 A group living facility consisting of three (3) or more units or more, where each unit is a separate dwelling unit, and the units are used for residential purposes, including single room occupancy, multiple room occupancy, and other residential uses.

C. Homeless Shelter

D. Household Living

E. Use Work

1. General
 A use/work unit combines both household living and occupational use with a single, integrated use. Work space within a Use Work General Use shall be designated for and clearly marked by the use or more symbols of the use. [\(See Use Work General Use Table for more information.\)](#)

2. Home Occupation
 An occupation carried on by the occupant or occupants of a Dwelling Unit as an Accessory Use. For Dwelling Units where Home Occupation is conducted, the Home Occupation shall be considered a Residential Use for zoning purposes.

1. Mobilehome Park

Reference the Use Permissions

Reference the Use Definitions

Interpret Any Supplemental Standards

DIV. 5B.4. RESIDENTIAL DISTRICTS
 SEC. 5B.4.1. RESIDENTIAL GENERAL 1 (RG1)

A. Intent
 The RG1 Use District is intended to provide a variety of housing types for a variety of housing needs, in a manner that is consistent with the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL USES			
Community Care Facility	P		
Group Living	P		
Household Living	P		
Live Work: Home Occupation	P*	Accessory to: Household Living	Hours of operation (early/late) 8AM/8PM Client visits per hour (max) 1 Supplemental Standards Sec. 5B.4.1.C
Permanent Supportive Housing	P		
Medical	P*	Accessory to: Senior Living Non-Medical	
PUBLIC & INSTITUTIONAL USES			
Civic: Local	P		
Medical: Major	C3	Supplemental Procedures	Sec. 5B.4.1.D
Nature Reserve	P		
Office, Government, Social Services	P		
Open Space, Public	P		
Outdoor Recreation, Public	P*	Use separation Residential Use 100' Hours of operation (early/late) 7AM/10PM Outdoor sound system C3 Relief C2	
Parking	P*	Accessory to: Allowed use	
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School: All	P		
Sports Arena and Stadium: Major	C3		

KEY: "P" = Permitted Use; "P*" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Determine What Uses Are Permitted

Interpret Any Supplemental Procedures

Interpret Any Use Standards

C. Supplemental Standards

1. Home Occupation
 On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a designation greater than Class 4 or having a gross vehicular weight rating greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Retail, Farmers' Market, Certified
 a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
 b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
 c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

D. Supplemental Procedures

1. Medical, Major
 a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.
 b. In addition to the findings otherwise required by Sec. 13.4.2 (Conditional Use Permit, Class 2), the Zoning Administrator shall also consider:
 l. That the proposed use will not adversely affect the welfare of the pertinent community.

DIV. 5C.2. USE STANDARDS
 SEC. 5C.2.1. ACCESSORY TO

A. Intent
 To support the overall intent of the district by ensuring that the subject use exists as secondary to the specified use to which it is accessory, to allow for the flexibility of multi-use facilities while limiting the impacts of the subject use that would otherwise be detrimental.

B. Applicability
 Applies only when specified by the Use District as a required Use Standard.

C. Standards
 Uses that are accessory to a specified use shall not have a floor area greater than 25% of the floor area designated to the primary use to which it is accessory.

D. Measurement

- For measuring floor area, see Sec. 14.1.7 (Floor Area).
- The maximum allowed floor area of the accessory use is calculated by multiplying the total floor area designated for the primary use by 25%.

E. Relief
 See the Use District's allowed uses and use limitations.

SEC. 5C.2.2. ADAPTIVE REUSE PROJECT

A. Intent
 To encourage and facilitate the conversion and retention of existing or historically significant buildings. The goal is to reduce vacant space, as well as preserve the City's architectural and cultural past, and encourage the sustainable practice of retaining the inherent energy that goes into the construction of existing buildings.

B. Applicability
 Applies only when specified by the Use District as a required Use Standard.

C. Standards
 The specified use shall be provided within an adaptive reuse project that meets the standards of either Sec. 9.4.5 (Downtown Adaptive Reuse Projects) or Sec. 9.4.6 (Citywide Adaptive Reuse Projects).

SEC. 5A.1.7. USE DISTRICT NAMING CONVENTION

All Use District names are comprised of two components: a Use District type and a variation number.

A. Use District Types

The first component of each Use District name is a Use District type. Use District types group all districts with similar characteristics. Use District types are organized as follows:

1. Open Space
2. Agricultural
3. Residential
4. Residential-Mixed
5. Commercial-Mixed
6. Commercial
7. Industrial-Mixed
8. Industrial
9. Public

B. Variation Number

The last component of each Use District name is a variation number. All Use Districts are numbered in the order they fall within this Article.

PART 5B. USE DISTRICTS

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- Table of Uses -

DIV. 5B.1. TABLE OF USES

	OS1 5B.2.1	A1 5B.3.1	RG1 5B.4.1	RX1 5B.5.1	CX1 5B.6.1	CX2 5B.6.2	CX3 5B.6.3	CX4 5B.6.4	IX1 5B.7.1	IX2 5B.7.2	IX3 5B.7.3	IX4 5B.7.4	I1 5B.8.1	I2 5B.8.2	P1 5B.9.1
RESIDENTIAL															
Community Care Facility	--	P	P	P	P	P	P	P	P	--	P	P*	--	--	#
Group Living	--	P*	P	P	P	P	P	P	P*	--	P*	P*	--	--	#
Homeless Shelter	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	#
Household Living	--	P	P	P	P	P	P	P	P*	--	P*	P*	--	--	#
Household Office/Studio:															
Home Occupation	--	P*	P*	P*	P*	P*	P*	P*	P	--	P*	P*	--	--	#
Joint Living & Work Quarters	--	--	--	--	P	P	P	P	--	P	P	P*	--	--	#
Live/Work	--	--	--	--	P*	P*	P*	P*	P*	--	P*	P*	--	--	#
Mobilehome Park	--	P*	--	--	--	--	--	--	--	--	--	--	--	--	#
Permanent Supportive Housing	--	P	P	P	P	P	P	P	P	--	P	P*	--	--	#
Senior Living:															
Medical Care	--	C2*	P*	P	P	P	P	P	--	--	--	--	--	--	#
Non-medical	--	C2	P	P	P	P	P	P	P*	--	--	--	--	--	#
PUBLIC & INSTITUTIONAL															
Cemetery	P*	P*	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Civic:															
Local	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P*
Regional	--	--	--	--	--	--	P	P	--	--	--	--	P	--	C3
Fleet services	--	--	--	--	--	--	--	--	P	P	P	P*	P	P	P
Medical, Major	--	C3	C3	C3	P	P	P	C3	C3	C3	C3	C3*	C3	C3	P*
Office, Government:															
General	--	--	--	P*	P	P	P	P	P	P	P	P*	P	P	P
Social Services	--	--	P	P	P	P	P	P	P	P	P	P*	P	P	P
Parking	P*	C2*	P*	P*	P	P	P	P	P	P	P	P*	P	P	#*
Penal Institution	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3*	C3	C3	C3
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P
Religious Assembly	C2	C2	C2	C2	P	P	P	P	C2	C2	C2	C2*	C2	C2	#
School:															
K-12	P	P	P	P	P	P	P	P	P	P	P	P*	--	--	P*
Post-secondary	P	P	P	P	P	P	P	P	P	P	P	P*	C3	C3	C3
Utilities:															
Minor	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Major	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3*	C3	C3	C3
Wireless Telecommunication	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2*	C2	C2	C2
OPEN SPACE & RECREATION															
Indoor Recreation, Commercial	--	--	--	P*	P*	P*	P	P	P	P	P	P*	P	P	#
Nature Reserve	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P
Open Space, Public	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission; "#" = Use may be limited by adjacent Use District

	OS1 <small>5B.2.1</small>	A1 <small>5B.3.1</small>	RG1 <small>5B.4.1</small>	RX1 <small>5B.5.1</small>	CX1 <small>5B.6.1</small>	CX2 <small>5B.6.2</small>	CX3 <small>5B.6.3</small>	CX4 <small>5B.6.4</small>	IX1 <small>5B.7.1</small>	IX2 <small>5B.7.2</small>	IX3 <small>5B.7.3</small>	IX4 <small>5B.7.4</small>	I1 <small>5B.8.1</small>	I2 <small>5B.8.2</small>	P1 <small>5B.9.1</small>
Outdoor Recreation, Commercial:															
General	C3*	C2	--	--	P	P*	P	P	P	P	P	P*	--	--	#
Golf Course	C3*	P	--	--	--	--	--	--	--	--	--	--	--	--	#
Recreation, Public	P*	P*	P*	P*	P	P	P	P	P	P	P	P*	P	P	P
Sports Arena & Stadium, Major	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3*	C3	C3	C3
TRANSPORTATION															
Airport	--	--	--	--	--	--	--	--	--	--	--	--	--	C3	#
Freight Terminal	--	--	--	--	--	--	--	--	--	--	--	--	C3	C3	#
Heliport	--	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	#
Railway Facility	--	--	--	--	--	--	--	--	--	--	--	--	C3	C3	#
Transit Terminal	--	--	--	--	P	P	P	P	P	P	P	P*	P	P	#
GENERAL COMMERCIAL															
Animal Sales & Services:															
General	--	--	--	--	P*	P*	P	P	P	P	P	P*	P	P	#
Kennel	--	--	--	--	--	--	--	--	P*	P*	--	--	P*	P*	#
Veterinary Care	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Commissary Kitchen	--	--	--	--	P*	P*	P	P	P	P	P	P*	P	P	#
Day Care Facility:															
General	--	P*	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	#
In home	--	P*	P*	P*	P*	P*	P*	P*	P*	--	P*	P*	--	--	#
Eating & Drinking:															
General	C1*	--	--	P*	P*	P*	P	P	P	P	P	P*	P	P	#
Alcohol Service	C3*	--	--	C2*	P*	C2*	C2*	P*	C2*	C2*	C2*	C2*	C2*	C2*	#
Bar	--	--	--	C2*	C2*	C2*	C2*	P*	--	C2*	C2*	C2*	C2*	C2*	#
Restaurant	C3*	--	--	P*	P*	P*	P	P	P	P	P	P*	P*	P*	#
Entertainment Venue:															
Dancing & Live Entertainment	--	--	--	--	C2*	C2*	C2	P	C2	C2	C2	C2*	--	--	#
Indoor, Local	C2*	--	--	--	P*	P*	P	P	P	P	P	P*	--	--	#
Indoor, Regional	--	--	--	--	C3	P*	P	P	P	P	P	P*	--	--	C2
Outdoor	C3*	C3	--	--	C2	P*	P	P	P	P	P	P*	--	--	C2
Financial Services:															
General	--	--	--	--	P*	P*	P	P	P	P	P	P*	--	--	#
Alternative	--	--	--	--	--	C2*	C2	C2	--	--	--	--	--	--	#
Instructional Services															
General	--	--	--	P*	P*	P*	P	P	P	P	P	P*	P*	P*	#
Lodging:															
General	--	--	--	--	P*	P*	P*	P*	P*	--	C2*	C2*	--	--	#
Home Sharing	--	P*	P*	P*	P*	P*	P*	P*	P*	--	P*	--	--	--	#
Medical, Minor															
General	--	--	--	--	P*	P*	P	P	P	P	P	P*	--	--	P*
Office															
General	--	--	--	P*	P*	P	P	P	P	P	P	P	P*	P*	#

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- Table of Uses -

	OS1	A1	RG1	RX1	CX1	CX2	CX3	CX4	IX1	IX2	IX3	IX4	I1	I2	P1
	5B.2.1	5B.3.1	5B.4.1	5B.5.1	5B.6.1	5B.6.2	5B.6.3	5B.6.4	5B.7.1	5B.7.2	5B.7.3	5B.7.4	5B.8.1	5B.8.2	5B.9.1
Personal Services:															
General	--	--	--	P*	P*	P*	P	P	P	P	P	P	--	--	#
Massage, Licensed	--	--	--	P*	P*	P*	P	P	P	P	P	P*	--	--	#
Massage, Unlicensed	--	--	--	--	--	--	--	--	--	C2	--	--	C2	C2	#
Postmortem Services	--	C2	--	--	C2*	C2*	C2	C2	C2	C2	C2	C2*	P	P	#
Retail:	C1*														
General	C1*	--	--	P*	P*	P*	P	P	P	P	P	P*	P*	P*	#
Alcohol	C1*	--	--	C2*	C2*	C2*	C2*	C2*	--	C2*	C2*	C2*	C2*	C2*	#
Farmers' Market, Certified	C1*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Firearms	C1*	--	--	--	--	--	C2*	--	C2*	C2*	C2*	C2*	C2*	C2*	#
Food & Beverage	C1*	--	--	P*	P*	P*	P	P	P	P	P	P*	P	P	#
Merchant Market	C1*	--	--	--	P*	P*	P	P	P	P	P	P*	P	P	
Temporary, Outdoor	C1*	--	--	--	C2	C2	C2	C2	P	P	P	P*	P	P	#
Smoke & Vape Shop	C1*	--	--	--	--	P*	P	P	--	P	P	P*	P	P	#
Sexually Oriented Business:															
General	--	--	--	--	--	P*	P	P	--	P*	P*	P*	P*	P*	#
Sexual Encounter	--	--	--	--	--	--	--	--	--	C2*	--	--	C2*	C2*	#
HEAVY COMMERCIAL															
Motor Vehicle Services:															
General	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Car Wash	--	--	--	--	--	--	P*	--	--	P*	--	--	P*	P*	#
Fueling Station	--	--	--	--	--	--	P*	--	--	P*	--	--	P*	P*	#
Commercial Vehicle	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Motor Vehicle Sales & Rental:															
Household moving truck rental	--	--	--	--	--	--	C2*	--	--	C2*	--	--	P*	P*	#
Standard Vehicle	--	--	--	--	--	--	P*	P*	--	P*	P*	P*	P*	P*	#
Commercial Vehicle	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Storage, Indoor:															
General	--	--	--	--	--	--	--	--	P	P	P	P*	P	P	#
Self-Service Facility	--	--	--	--	--	--	C2	--	P	P	--	--	P	P	#
Storage, Outdoor:															
General	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Cargo Container	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Official Motor Vehicle Impound	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Standard Vehicle	--	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	#
Commercial Vehicle	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
LIGHT INDUSTRIAL															
Electronics Assembly	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Maintenance & Repair Services	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#

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	OS1 5B.2.1	A1 5B.3.1	RG1 5B.4.1	RX1 5B.5.1	CX1 5B.6.1	CX2 5B.6.2	CX3 5B.6.3	CX4 5B.6.4	IX1 5B.7.1	IX2 5B.7.2	IX3 5B.7.3	IX4 5B.7.4	I1 5B.8.1	I2 5B.8.2	P1 5B.9.1
Manufacturing, Light:															
General	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Alcoholic Beverage	--	--	--	--	--	C2*	P*	P*	P*	P*	P*	P*	P*	P*	#
Artistic & Artisanal	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Cosmetic, Pharmaceutical	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Food & Drink	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	#
Textile & Apparel	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	#
Research & Development	C3	C2	--	--	C3*	C3*	C3	C3	P*	P*	P*	P*	P*	P*	C3
Soundstages & Backlots	--	C3	C3	C3	C3*	C3*	C3	C3	P*	P*	P*	P*	P*	P*	#
Wholesale Trade & Warehousing	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
HEAVY INDUSTRIAL															
Animal Products Processing	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Manufacturing, Heavy:															
General	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	#
Chemical Products	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	#
Petroleum & Coal Products	--	--	--	--	--	--	--	--	--	--	--	--	--	C3*	#
Salvage Yard	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Recycling Facility:															
Collection	--	--	--	--	--	--	C2*	--	C2*	C2*	C2*	C2*	P*	P*	C3
Sorting & Processing	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	C3
Resource Extraction:															
General	--	--	--	--	--	--	--	--	--	--	--	--	--	C3*	#
Exploratory Core Hole	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	#
Off-Shore Oil Drilling Servicing Installation	--	--	--	--	--	--	--	--	--	--	--	--	--	C3	#
Solid Waste Facility:															
Green Waste	--	C3	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Hazardous Waste Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	C3*	#
Solid Waste	--	--	--	--	--	--	--	--	--	--	--	--	--	C3*	C3
AGRICULTURAL															
Animal Keeping:															
Bees	--	P*	P*	P*	--	--	--	--	--	--	--	--	P*	P*	#
Dairy	--	P*	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Equine, Commercial	--	P*	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Equine, Non-commercial	--	P*	P*	--	--	--	--	--	--	--	--	--	--	--	#
Livestock	--	P*	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Pets	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Small Animals	--	P*	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Wild Animals	--	C2*	--	--	--	--	--	--	--	--	--	--	C2*	C2*	#

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- Table of Uses -

	OS1 <i>5B.2.1</i>	A1 <i>5B.3.1</i>	RG1 <i>5B.4.1</i>	RX1 <i>5B.5.1</i>	CX1 <i>5B.6.1</i>	CX2 <i>5B.6.2</i>	CX3 <i>5B.6.3</i>	CX4 <i>5B.6.4</i>	IX1 <i>5B.7.1</i>	IX2 <i>5B.7.2</i>	IX3 <i>5B.7.3</i>	IX4 <i>5B.7.4</i>	I1 <i>5B.8.1</i>	I2 <i>5B.8.2</i>	P1 <i>5B.9.1</i>
Plant Cultivation:															
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	#
Farming	--	P*	--	--	--	--	--	--	P*	P*	P*	P*	P	P	#
Truck Gardening	--	P	P	P	P	P	P	P	P	P	P	P	P	P	#

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DIV. 5B.2. OPEN SPACE DISTRICTS

Open Space Use Districts regulate open spaces to be preserved as natural resources or used for outdoor recreation opportunities.

SEC. 5B.2.1. OPEN SPACE 1 (OS1)

A. Intent

The OS1 Use District is intended to protect and preserve natural resources, provide outdoor recreation opportunities, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	--		
Group Living	--		
Homeless Shelter	--		
Household Living	--		
Household Office/Studio:			
Home Occupation	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanent Supportive Housing	--		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
Transition screen	T-Screen 1		
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	--		
Office, Government:			
General	--		
Social Services	--		

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- Open Space Districts -

Use	Permission	Use Standard	Specification
Parking	P*	Accessory to:	Any Use
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	--		
Post-secondary	--		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunications	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	C3*	Supplemental Standards	Sec. 5B.2.1.C.1.
Golf Course	C3*	Supplemental Standards	Sec. 5B.2.1.C.1.
		Use separation	
		Residential Use	100'
Recreation, Public	P*	Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Railway Facility	--		
Transit Terminal	--		
Heliport	--		
GENERAL COMMERCIAL			
	*	Supplemental Standards	Sec. 5B.2.1.C.1.
Animal Sales & Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Day Care Facility:			
General	--		
In Home	--		

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Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	C1*	(see General Commercial)	
Alcohol Service	C3*	(see General Commercial) Accessory to Supplemental Procedures	Restaurant Sec. 5B.2.1.D.1
Bar	--		
Restaurant	C3*	(see General Commercial)	
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	C2*	(see General Commercial)	
Indoor, Regional	--		
Outdoor	C3*		
Financial Services:			
General	--		
Alternative	--		
Instructional Services			
Lodging:			
General	--		
Home Sharing	--		
Medical, Minor			
Office			
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services			
Retail:			
General	C1*	(see General Commercial)	
Alcohol	C1*	(see General Commercial)	
Farmers' Market, Certified	C1*	(see General Commercial)	
Firearms	C1*	(see General Commercial)	
Food & Beverage	C1*	(see General Commercial)	
Merchant Market	C1*	(see General Commercial)	
Temporary, Outdoor	C1*	(see General Commercial)	
Smoke & Vape Shop	C1*	(see General Commercial)	
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

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- Open Space Districts -

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor Storage Screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

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Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:	--		
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.2.1.C.2.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	--		
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	--		

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C. Supplemental Standards

1. General Commercial Uses

All General Commercial Uses shall be operated by a public entity or in partnership with a public entity.

2. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (*Class 2 Conditional Use Permit*), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

DIV. 5B.3. **AGRICULTURAL DISTRICTS**

Agricultural Use Districts emphasize agriculture-related uses while also allowing for residential uses.

SEC. 5B.3.1. **AGRICULTURAL 1 (A1)**

A. **Intent**

The A1 Use District is intended to protect and preserve agricultural resources and facilitate the efficient management of municipal resources.

B. **Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	--		
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.3.1.C.1.</i>
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Relief		C2	
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	C2*	Accessory to:	Senior Living Non-Medical
Non-medical	C2		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
Transition screen	T-Screen 1		

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Use	Permission	Use Standard	Specification
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	C3		
Office, Government:			
General	--		
Social Services	--		
Parking	C2*	Supplemental Standards	Sec. 5B.3.1.C.2.
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	--		
Post-secondary	--		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	C2		
Golf Course	P		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use or Hospital
Railway Facility	--		
Transit Terminal	--		

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Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	--		
Alcohol Service	--		
Bar	--		
Restaurant	--		
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	--		
Indoor, Regional	--		
Outdoor	C3		
Financial Services:			
General	--		
Alternative	--		
Instructional Services			
Lodging:			
General	--		
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor			
Office			
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services			
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.3.1.C.3.
		Supplemental Procedures	Sec. 5B.3.1.D.1.
		Relief	C2

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- Agricultural Districts -

Use	Permission	Use Standard	Specification
Firearms	--		
Food & Beverage	--		
Merchant Market	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor Storage Screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		

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Use	Permission	Use Standard	Specification
Research & Development	C2		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.3.1.C.4.
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	C3		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:	*	Building separation	
		On-site dwelling units	35'
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental Standards	Sec. 5B.3.1.C.5.
Dairy	P*	Lot area (min)	871,200 SF
Equine, Commercial	C2*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	

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Use	Permission	Use Standard	Specification
Equine, Non-commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
<i>(see Animal Keeping)</i>			
Pets	P*	Accessory to:	Any Use
Small Animals	P*	Lot area (min)	217,800 SF
		<i>(see Animal Keeping)</i>	
Wild Animals	C2*	<i>(see Animal Keeping)</i>	
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental Standards	Sec. 5B.3.1.C.6.
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Parking

All parking not designated for another allowed use located on-site shall be publicly available during all hours of operation.

3. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

4. **Resource Extraction, Exploratory Core Hole**

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. **Animal Keeping, Bees**

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

6. **Plant Cultivation, Farming**

One farm stand having an area no larger than 200 square feet is allowed accessory to farming provided it meets the following standards:

- a. Only agricultural products produced on the lot may be sold at the farm stand.
- b. The farm stand shall be set back a minimum of 10 feet from all frontage lot lines.

D. **Supplemental Procedures**

1. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

DIV. 5B.4. RESIDENTIAL DISTRICTS

Residential Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.

SEC. 5B.4.1. RESIDENTIAL 1 (RG1)

A. Intent

The RG1 Use District is intended to: accommodate a wide variety of housing types for a variety of housing needs, in a predominately residential setting and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	--		
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.4.1.C.1.</i>
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P*	Accessory to:	Senior Living Non-Medical
Non-medical	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	C3		
Office, Government:			
General	--		
Social Services	P		
Parking	P*	Accessory to:	Allowed use

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening Frontage screen Transition screen	F-Screen 2 T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P*	Use separation Residential Use Hours of operation (early/late) Outdoor sound system Relief	100' 7AM/10PM C3 C2
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	--		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Day Care Facility:			
General	--		
In-home	P*	Accessory to:	Household Living

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Residential Districts -

Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	--		
Alcohol Service	--		
Bar	--		
Restaurant	--		
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	--		
Indoor, Regional	--		
Outdoor	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services			
Lodging:			
General	--		
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor			
Office			
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services			
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.4.1.C.2.
		Supplemental Procedures	Sec. 5B.4.1.D.1.
		Relief	C2
Firearms	--		
Food & Beverage	--		
Merchant Market	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor Storage Screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Residential Districts -

Use	Permission	Use Standard	Specification
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.4.1.C.3.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Household Living
		Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental Standards	Sec. 5B.4.1.C.4.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	P*	Lot area (min)	20,000SF
		Per equine	5,000SF
		Building separation	
		On-site Residential building	35'
		Off-site Residential building	75'
Relief	C1		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

3. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

4. Animal Keeping, Bees

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

DIV. 5B.5. RESIDENTIAL-MIXED DISTRICTS

Residential-Mixed Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities and limited commercial uses.

SEC. 5B.5.1. RESIDENTIAL-MIXED 1 (RX1)

A. Intent

The RX1 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs, in a primarily residential setting supported by neighborhood-serving commercial uses and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.5.1.C.1.</i>
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P		
Non-medical	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	C3		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Office, Government:			
General	P*	Tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Social Services	P		
Parking	P*	Accessory to:	Allowed use
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
Relief	C2		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Hospital
Railway Facility	--		
Transit Terminal	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator;
"C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL	*	Tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Sales & Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Day Care Facility:			
General	P*	Persons in care (max) <i>(see General Commercial)</i>	20
		Relief	C2
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P*	<i>(see General Commercial)</i>	
		<i>(see General Commercial)</i>	
Alcohol Service	C2*	Accessory to:	Restaurant
		Supplemental Procedures	<i>Sec. 5B.2.1.D.1.</i>
		<i>(see General Commercial)</i>	
Bar	C2*	Supplemental Procedures	<i>Sec. 5B.5.1.D.2.</i>
		<i>(see General Commercial)</i>	
Restaurant	P*	<i>(see General Commercial)</i>	
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	--		
Indoor, Regional	--		
Outdoor	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	<i>(see General Commercial)</i>	
Lodging:			
General	--		
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	--		
Office	P*	<i>(see General Commercial)</i>	
Personal Services:			
General	P*	<i>(see General Commercial)</i>	
Massage, Licensed	P*	<i>(see General Commercial)</i>	
Massage, Unlicensed	--		
Postmortem Services	--		

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 "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Retail:			
General	P*	(see General Commercial)	
Alcohol	C2*	(see General Commercial)	
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.5.1.C.2.
		Supplemental Procedures	Sec. 5B.5.1.D.3.
Firearms	--		
Food & Beverage	P*	(see General Commercial)	
Merchant Market	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:	--		
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Household Moving Truck Rental	--		
Standard Vehicle	--		
Commercial Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor Storage Screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Residential-Mixed Districts -

Use	Permission	Use Standard	Specification
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.5.1.C.3.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
		Accessory to:	Household Living
		Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
Bees	P*	Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental Standards	Sec. 5B.5.1.C.4.
Dairy	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Retail, Farmers' Market, Certified

- a. Farmers' Market Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

3. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

4. Animal Keeping, Bees

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

- iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from sensitive uses, and other establishments dispensing, alcoholic beverages, including beer and wine.

3. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

DIV. 5B.6. COMMERCIAL-MIXED DISTRICTS

Commercial-Mixed Use Districts promote neighborhoods with a mixture of uses including commercial and residential.

SEC. 5B.6.1. COMMERCIAL-MIXED 1 (CX1)

A. Intent

The CX1 Use District allows for commercial uses generally within a 5,000 square foot establishment size on the ground floor, as well as a wide range of housing types. The Use District is intended to support the clustering of commercial, cultural, entertainment, and institutional uses that cater to immediately surrounding neighborhoods.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.6.1.C.1.</i>
Joint Living & Work Quarters	P		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office
			Personal Services: General
			Manufacturing: General
	Manufacturing: Artistic & Artisanal		
	Open plan area (min)	70%	
Mobilehome Park	--		
Permanent Supportive Housing	P		

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 "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Senior Living:			
Medical Care	P		
Non-medical	P		
PUBLIC & INSTITUTIONAL			
		Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
Cemetery	P*	Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	P		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	P		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
		Tenant size (max)	5,000 SF
Indoor Recreation, Commercial	P*	Relief	C2
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
		Tenant size (max)	5,000 SF
General	P*	Relief	C2
		Upper story location	Prohibited
Golf Course	--		

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Use	Permission	Use Standard	Specification
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL	*	Tenant size (max) Relief	5,000 SF C2
Animal Sales & Services:			
General	P*	(see General Commercial)	
Kennel	--		
Veterinary Care	P*	(see General Commercial) Use enclosure	Fully indoor
Commissary Kitchen	P*	(see General Commercial)	
Day Care Facility:			
General	P*	Persons in care (max) (see General Commercial)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P*	(see General Commercial) (see General Commercial)	
Alcohol Service	P*	Accessory to Supplemental Standards Relief Supplemental Procedures	Restaurant Sec. 5B.6.1.C.2 C2 Sec. 5B.6.1.D.1.
Bar	C2*	(see General Commercial) Supplemental Procedures	Sec. 5B.6.1.D.2.
Restaurant	P*	(see General Commercial)	
Entertainment Venue:			
Dancing or Live Entertainment	C2*	(see General Commercial)	
Indoor, Local	P*	(see General Commercial)	
Indoor, Regional	C3		
Outdoor	C2		
Financial Services:			
General	P*	(see General Commercial)	
Alternative	P*	(see General Commercial)	
	--		

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Use	Permission	Use Standard	Specification
Lodging:			
General	P*	Beds (max)	49
		Supplemental Standards	Sec. 5B.6.1.C.3.
		Relief	C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	P*	(see General Commercial)	
Office	P*	(see General Commercial)	
Personal Services:			
General	P*	(see General Commercial)	
Massage, Licensed	P*	(see General Commercial)	
Massage, Unlicensed	--		
Postmortem Services	C2*	(see General Commercial)	
Retail:			
General	P*	(see General Commercial)	
Alcohol	C2*	(see General Commercial)	
		Supplemental Procedures	Sec. 5B.6.1.D.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.6.1.C.4.
		Supplemental Procedures	Sec. 5B.6.1.D.4
		Relief	C2
Food & Beverage	P*	(see General Commercial)	
Merchant Market	P*	(see General Commercial)	
Temporary Outdoor	C2		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		

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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
	*	Tenant size (max) Relief	5,000 SF C2
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	(see Light Industrial)	
Soundstages & Backlots	C3*	(see Light Industrial)	
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.6.1.C.5.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Alcohol Sales

Alcoholic beverages shall be served in accordance with the standards established in Sec. 5C.4.2. (*Restaurant Beverage Program*).

3. Lodging, General

A General Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the application for this use.

SEC. 5B.6.2. COMMERCIAL-MIXED 2 (CX2)

A. Intent

The CX2 Use District allows for commercial uses generally within a 50,000 square foot establishment size on the ground floor, as well as a wide range of housing types. The Use District is intended to support a broad range of residential, commercial, and civic uses to serve surrounding neighborhoods as well as visitors to the area. Public and institutional services and amenities are also allowed.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter Use (min)	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	Sec. 5B.6.2.C.1.
Joint Living & Work Quarters	P		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office
			Personal Services: General
			Manufacturing: General
	Manufacturing: Artistic & Artisanal		
	Open plan area (min)	70%	
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P		
Non-medical	P		

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Use	Permission	Use Standard	Specification
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	P		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	P		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Tenant size (max)	50,000 SF
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P*	Tenant size (max)	50,000 SF
		Upper story location	Prohibited
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
	*	Tenant size (max)	50,000 SF
Animal Sales & Services:			
General	P*	(see General Commercial)	
Kennel	--		
Veterinary Care	P*	(see General Commercial)	
		Use enclosure	Fully indoor
Commissary Kitchen	P*	(see General Commercial)	
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P*	(see General Commercial)	
		(see General Commercial)	
Alcohol Service	C2*	Accessory to	Restaurant
		Supplemental Procedures	Sec. 5B.2.1.D.1.
Bar	C2*	(see General Commercial)	
		Supplemental Procedures	Sec. 5B.6.2.D.2.
Restaurant	P*	(see General Commercial)	
Entertainment Venue:			
Dancing or Live Entertainment	C2*	(see General Commercial)	
Indoor, Local	P*	(see General Commercial)	
Indoor, Regional	P*	(see General Commercial)	
Outdoor	P*	(see General Commercial)	
Financial Services:			
General	P*	(see General Commercial)	
Alternative	C2*	(see General Commercial)	
Instructional Services	P*	(see General Commercial)	
Lodging:			
General	P*	Supplemental Standards	Sec. 5B.6.2.C.2.
		Relief	C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	P*	(see General Commercial)	
Office	P		

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Use	Permission	Use Standard	Specification
Personal Services:			
General	P*	(see General Commercial)	
Massage, Licensed	P*	(see General Commercial)	
Massage, Unlicensed	--		
Postmortem Services	C2*	(see General Commercial)	
Retail:			
General	P*	(see General Commercial)	
Alcohol	C2*	(see General Commercial)	
		Supplemental Procedures	Sec. 5B.6.2.D.3.
		Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
Farmers' Market, Certified	P*	Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.6.2.C.3.
		Supplemental Procedures	Sec. 5B.6.2.D.4.
		Relief	C2
Food & Beverage	P*	(see General Commercial)	
Merchant Market	P*	(see General Commercial)	
Temporary Outdoor	C2		
Smoke & Vape Shop	P*		
Sexually Oriented Business:			
General	P*	(see General Commercial)	
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor storage	S-Screen 2
Cargo Container	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Tenant size (max)	50,000 SF
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	C2*	Accessory to: <i>(see General Commercial)</i>	Restaurant
Artistic & Artisanal	P*	Accessory to: <i>(see General Commercial)</i>	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	<i>(see Light Industrial)</i>	
Soundstages & Backlots	C3*	<i>(see Light Industrial)</i>	
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.6.2.C.4.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		

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Use	Permission	Use Standard	Specification
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Lodging, General

A General Lodging use shall not be permitted where it requires a change of use from any residential use.

3. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the application for this use.

SEC. 5B.6.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.6.3.C.1.</i>
Joint Living & Work Quarters	P*		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office
			Personal Services: General
			Manufacturing: General
	Manufacturing: Artistic & Artisanal		
	Open plan area (min)	70%	
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P		
Non-medical	P		
PUBLIC & INSTITUTIONAL			

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator;
 "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	P		
Fleet Services	--		
Medical, Major	P		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	P		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant Sec. 5B.6.3.D.1.
Bar	C2*	Supplemental Procedures	Sec. 5B.6.3.D.2.
Restaurant	P		
Entertainment Venue:			
Dancing or Live Entertainment	C2		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services			
	P		
Lodging:			
General	P*	Supplemental Standards Relief	Sec. 5B.6.3.C.2. C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor			
	P		
Office			
	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services			
	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental Procedures	Sec. 5B.6.3.D.3.

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Use	Permission	Use Standard	Specification
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.6.3.C.3.
		Supplemental Procedures	Sec. 5B.6.3.D.4.
Firearms	C2*	Relief	C2
Food & Beverage	P	Supplemental Procedures	Sec. 5B.6.3.D.5.
Merchant Market	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (early/late)	7AM/7PM
Outdoor Sound System	Prohibited		
Supplemental Standards	Sec. 5B.6.3.C.4.		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Fueling Station	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor Amplified Sound	Prohibited
		Supplemental Standards	Sec. 5B.6.3.C.5.
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Indoor Storage
		Screening	
		Transition screen	T-Screen 1
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	--		
Self-Service Facility	C2		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	Accessory to:	Restaurant
Artistic & Artisanal	P*	Accessory to:	Retail: General, Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	Accessory to:	Eating & Drinking: General, Restaurant
Textile & Apparel	P*	Accessory to:	Retail: General, Merchant Market

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Use	Permission	Use Standard	Specification
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Any use
		Area (max)	600 SF
		Use separation	
		Abutting properties (min)	10'
		Agricultural or Residential Use District (min)	50'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental Standards	Sec. 5B.6.3.C.6.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.6.3.C.7.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		

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Use	Permission	Use Standard	Specification
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Lodging, General

A general lodging use shall not be permitted where it requires a change of use from any residential use.

3. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

4. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

5. Motor Vehicle Services, Fueling Station

An off-street loading area shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

6. Recycling Facility, Collection

- a. Temporary installations, debris, trash and any other material associated with the use shall not be stored outdoors beyond the hours of operation.
- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle must clearly indicate the type of material to be deposited.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. **Retail, Firearms**

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the site.

SEC. 5B.6.4. COMMERCIAL-MIXED 4 (CX4)

A. Intent

The CX4 District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.6.4.C.1.</i>
Joint Living & Work Quarters	P		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office
			Personal Services: General
			Manufacturing: General
	Manufacturing: Artistic & Artisanal		
		Open plan area (min)	70%
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P		
Non-medical	P		
PUBLIC & INSTITUTIONAL			

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Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	P		
Fleet Services	--		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	P		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		

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Use	Permission	Use Standard	Specification
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P		
Alcohol Service	P*	Accessory to	Restaurant
		Supplemental Standards	Sec. 5B.6.4.C.2
		Relief	C2
Bar	P*	Supplemental Procedures	Sec. 5B.6.4.D.1.
		Seating Capacity (max)	150
		Relief	C2
Restaurant	P*	Supplemental Standards	Sec. 5B.6.4.C.3.
		Relief	C2
		Supplemental Procedures	Sec. 5B.6.4.D.2.
Entertainment Venue:			
Dancing or Live Entertainment	P		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services			
	P		
Lodging:			
General	P*	Supplemental Standards	Sec. 5B.6.4.C.4.
		Relief	C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	P		
Office	P		
Personal Services:			
General	P		

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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental Procedures	Sec. 5B.6.4.D.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.6.4.C.5.
		Supplemental Procedures	Sec. 5B.6.4.D.4.
		Relief	C2
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	Accessory to:	Restaurant
Artistic & Artisanal	P*	Accessory to:	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	Accessory to:	General Eating & Drinking or Restaurant
Textile & Apparel	P*	Accessory to:	General Retail or Merchant Market
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection			
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.6.3.C.7.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		

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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Alcohol Service

Alcoholic beverages shall be served in accordance with the standards established in Sec. 5C.4.2. (*Restaurant Beverage Program*).

3. Bar

Shall meet the standards in the Sec. 5C.4.3. (*Nightlife Beverage Program*).

4. Lodging, General

A General Lodging use shall not be permitted where it requires a change of use from any residential use.

5. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

DIV. 5B.7. **COMMERCIAL DISTRICTS**

Commercial Use Districts cater to light industrial and commercial uses including ones that may be create more significant impacts, such as vehicle repair and fueling stations.

[Reserved]

DIV. 5B.8. INDUSTRIAL-MIXED DISTRICTS

Industrial-Mixed Use Districts accommodate a mixture of light industrial, office, and research and development activity, with limited residential uses and other compatible uses.

SEC. 5B.8.1. INDUSTRIAL-MIXED 1 (IX1)

A. Intent

The IX1 District is intended to accommodate a wide variety of employment, cultural, and recreational opportunities while supporting vulnerable residents with affordable housing and social services and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P*	Restricted affordable units	100%
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P*	Restricted affordable units	100%
Household Office/Studio:			
Home Occupation	P		
Joint Living & Work Quarters	--		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office Personal Services: General Manufacturing: General Manufacturing: Artistic & Artisanal
		Open plan area (min)	70%
		Restricted affordable units	100%
		Use Separation (min)	
		Heavy Industrial Uses	50'
		Mobilehome Park	--
Permanent Supportive Housing	P		
Senior Living:			

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Use	Permission	Use Standard	Specification
Medical Care	--		
Non-medical	P*	Restricted affordable units	100%
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	--		
Fleet Services	P		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
Relief	C2		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.8.1.D.1.</i>
Bar	--		
Restaurant	P		
Entertainment Venue:			
Dancing or Live Entertainment	C2		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services			
	P		
Lodging:			
General	P*	Supplemental Standards	<i>Sec. 5B.8.1.C.2.</i>
		Relief	C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		

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Use	Permission	Use Standard	Specification
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	--		
Farmers' Market, Certified	P*	Hours of operation (open/close) Service hours Operating days per week (max) Supplemental Standards Supplemental Procedures Relief	7AM/9PM 6AM/10PM 2 Sec. 5B.8.1.C.3. Sec. 5B.8.1.D.3. C2
Firearms	C2*	Supplemental Procedures	Sec. 5B.8.1.D.4.
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min) Sensitive Use Residential or Agricultural Use District Relief Use enclosure Screening Frontage screen Transition screen Hours of operation (early/late) Service hours (early/late) Outdoor sound system Supplemental Standards Relief	200' 200' C2 Fully indoors F-Screen 3 T-Screen 1 7AM/7PM 7AM/7PM Prohibited Sec. 5B.8.1.C.4. C2
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	Screening	
		Frontage Screen	F-Screen 1
		Outdoor Storage	NEW 8'*
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	--		
LIGHT INDUSTRIAL			
		Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use District
	*	Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
Manufacturing, Light:			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

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Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Any Use
		Area (max)	600 SF
		Use Enclosure:	Covered and Enclosed
		Use separation	
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental Standards	Sec. 5B.8.1.C.5.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.8.1.C.6.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Lodging, General

A general lodging use shall not be permitted where it requires a change of use from any residential use.

3. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

4. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Recycling Facility, Collection

- a. All recycled goods shall be placed or stored in fully covered and enclosed recycling collection facility and not be left out on the site by the end of the business day.

- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle must clearly indicate the type of material to be deposited.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

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- i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

4. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- a. Whether the proposed use will result in an over-concentration of this use in the area, and
- b. The number of firearms available for sale at the site.

5. Vehicle Rental, Household Moving Truck

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also find:

- a. That the use will provide an essential service or retail convenience to the immediate residential neighborhood or a benefit to the community; and
- b. That the use will be reasonably compatible with and not be detrimental to the public welfare or injurious to the improvements and use of adjacent properties.

SEC. 5B.8.2. INDUSTRIAL-MIXED 2 (IX2)

A. Intent

The IX2 District is intended to accommodate light industrial uses, office space, and research and development activity. The Use District also allows a wide range of commercial uses as well as Joint Living and Work Quarters.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	--		
Group Living	--		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter use (min)	300'
		Beds (max)	30
		Relief	C2
Household Living	--		
Household Office/Studio:			
Home Occupation	--		
Joint Living & Work Quarters	P		
Live/Work	--		
Mobilehome Park	--		
Permanant Supportive Housing	--		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
Transition screen required	T-Screen 1		
Civic:			
Local	P		
Regional	--		
Fleet Services	P		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		

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Use	Permission	Use Standard	Specification
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	P		
Post-Secondary	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
		Use enclosure	Fully indoor
Kennel	P*	Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	--		

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Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.8.2.D.1.</i>
Bar	C2*	Supplemental Procedures	<i>Sec. 5B.8.2.D.2.</i>
Restaurant	P		
Entertainment Venue:			
Dancing or Live Entertainment	C2		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services			
	P		
Lodging:			
General	--		
Home Sharing	--		
Medical, Minor			
	P		
Office			
	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services			
	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental Procedures	<i>Sec. 5B.8.2.D.3.</i>
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	<i>Sec. 5B.8.2.C.1.</i>
		Supplemental Procedures	<i>Sec. 5B.8.2.D.4.</i>
		Relief	C2
Firearms	C2*	Supplemental Procedures	<i>Sec. 5B.8.2.D.5.</i>
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
General	P*	<i>(see Sexually Oriented Business)</i>	
Sexual Encounter	C2*	<i>(see Sexually Oriented Business)</i>	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
		Performance Standard	<i>Sec. 5B.8.2.C.2.</i>
Car Wash	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
Outdoor Sound System	Prohibited		
Supplemental Standards	<i>Sec. 5B.8.2.C.3.</i>		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Fueling Station	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Amplified Sound	Prohibited
Motor Vehicle Sales & Rental: Commercial Vehicle	--	Supplemental Standards	<i>Sec. 5B.8.2.C.4.</i>
			Fueling Station, or Self-Service Storage
Household Moving Truck Rental	C2*	Accessory to:	
		Supplemental Procedures	<i>Sec. 5B.8.2.D.6.</i>
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	Screening	
		Frontage Screen	F-Screen 1
		Outdoor Storage	NEW 8'*
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL		Use Standard Applicability	
		<i>Abutting</i>	<i>Sensitive Use, Residential or Agricultural Use District</i>
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
Manufacturing, Light:			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Any Use
		Area (max)	600 SF
		Use Enclosure:	Covered and Enclosed
		Use separation	
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
Supplemental Standards	Sec. 5B.8.2.C.5.		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.8.2.C.6.
Off-Shore Drilling Servicing Installation	--		

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Use	Permission	Use Standard	Specification
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*		
Truck Gardening	P		

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C. Supplemental Standards

1. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

2. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.

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- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. Recycling Facility, Collection

- a. All recycled goods shall be placed or stored in fully covered and enclosed recycling collection facility and not be left out on the site by the end of the business day.
- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle must clearly indicate the type of material to be deposited.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Alcohol

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

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- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- a. Whether the proposed use will result in an over-concentration of this use in the area, and
- b. The number of firearms available for sale at the site.

6. Vehicle Rental, Household Moving Truck

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also find:

- a. That the use will provide an essential service or retail convenience to the immediate residential neighborhood or a benefit to the community; and
- b. That the use will be reasonably compatible with and not be detrimental to the public welfare or injurious to the improvements and use of adjacent properties.

SEC. 5B.8.3. INDUSTRIAL-MIXED 3 (IX3)

A. Intent

The IX3 District is intended to promote a mixing of uses that support creative production industries accommodate a wide variety of employment, cultural and recreational opportunities while supporting vulnerable residents with affordable housing and social services and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P*	In conjunction with:	Jobs producing uses
		Floor area (min)	1.0 FAR
		Exception	Adaptive reuse project
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter Use (min)	300'
Household Living	P*	Relief	C2
		In conjunction with:	Jobs producing uses
		Floor area (min)	1.0 FAR
Household Office/Studio:	P*	Exception	Adaptive reuse project
Home Occupation	P*	Incidental to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	Sec. 5B.8.3.C.1.
Joint Living & Work Quarters	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification	
Live/Work	P*	Unit size (min avg.)	750 SF	
		Designated work space		
		Work space area (min/max)	48%/50%	
		Work space dimensions (min)	10' X 15'	
		Workspace uses	Office	
			Personal Services: General	
			Manufacturing: General	
				Manufacturing: Artistic & Artisanal
		Open plan area (min)	70%	
		In conjunction with:	Office	
			Manufacturing: General	
		Manufacturing: Artistic & Artisanal		
Floor area (min)	1.0 FAR			
Supplemental Standards	<i>Sec. 5B.8.2.C.2.</i>			
Use Separation (min)				
		Heavy Industrial Uses	50'	
Mobilehome Park	--			
Permanent Supportive Housing	P			
Senior Living:				
Medical Care	--			
Non-medical	--			
PUBLIC & INSTITUTIONAL				
Cemetery	P*	Building separation		
		Street (min)	300'	
		Agricultural or Residential Use District (min)	300'	
		Residential use (min)	300'	
		Screening		
		Frontage screen required	F-Screen 2	
Transition screen required	T-Screen 1			
Civic:				
Local	P			
Regional	--			
Fleet Services	P			
Medical, Major	C3			
Office, Government:				
General	P			
Social Services	P			
Parking	P			
Penal Institution	C3			
Public Safety Facility	P			

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Religious Assembly	C2		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.8.3.D.1.</i>
Bar	C2*	Supplemental Procedures	<i>Sec. 5B.8.3.D.2.</i>
Restaurant	P		

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Entertainment Venue:			
Dancing or Live Entertainment	C2		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services			
	P		
Lodging:			
General	C2*	Supplemental Standards Relief	Sec. 5B.8.3.C.3. C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor			
	P		
Office			
	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services			
	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental Procedures	Sec. 5B.8.3.D.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.8.3.C.4.
		Supplemental Procedures Relief	Sec. 5B.8.3.D.4. C2
Firearms	C2*	Supplemental Procedures	Sec. 5B.8.3.D.5.
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
Performance Standard	Sec. 5B.8.3.C.5.		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	Screening	
		Frontage Screen	F-Screen 1
		Outdoor Storage	NEW 8*
		Use separation (min)	
Residential or Agricultural Use District	300'		
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL		Use Standard Applicability	
		<i>Abutting</i>	<i>Sensitive Use, Residential or Agricultural Use District</i>
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services		(see Light Industrial)	
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
		In conjunction with:	Any Use
		Area (max)	600 SF
		Use Enclosure:	Covered and Enclosed
		Use separation	
Collection	C2*	Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental Standards	Sec. 5B.8.3.C.6.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.8.3.C.7.
Off-Shore Drilling Servicing Installation	--		

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Use	Permission	Use Standard	Specification
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Live/Work

The designated work space area within each Live/Work unit may count toward the minimum floor area requirement.

3. Lodging, General

A general lodging use shall not be permitted where it requires a change of use from any residential use.

4. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.

- Industrial-Mixed Districts -

- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

5. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

6. Recycling Facility, Collection

- a. All recycled goods shall be placed or stored in fully covered and enclosed recycling collection facility and not be left out on the site by the end of the business day.
- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, Hours of Operation, and a notice that no material shall be left outside the enclosure, and each Recycling Receptacle must clearly indicate the type of material to be deposited.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

- b.** In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i.** That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii.** Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii.** That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a.** In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b.** In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i.** That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii.** Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii.** That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Alcohol

- a.** In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b.** In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

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- i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- a. Whether the proposed use will result in an over-concentration of this use in the area, and
- b. The number of firearms available for sale at the site.

SEC. 5B.8.4. INDUSTRIAL-MIXED 4 (IX4)

A. Intent

The IX4 District supports office and commercial uses, as well as research and development, wholesale, and light industrial uses. The Use District allows for a limited amount of live/work units. The District is intended to promote productive industries and entrepreneurial activities.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification		
RESIDENTIAL	*	Construction Type	Type I, II, or IV		
Community Care Facility	P				
Group Living	P*	Adaptive reuse project	100%		
Homeless Shelter	P*	Use separation			
		From other Homeless Shelter <i>Use (min)</i>	300'		
		Relief	C2		
Household Living	P*	Adaptive reuse project	100%		
Household Office/Studio:					
Home Occupation	P*	Accessory to:	Household Living		
		Hours of operation (early/late)	8AM/8PM		
		Client visits per hour (max)	1		
		Supplemental Standards	<i>Sec. 5B.8.3.C.1.</i>		
Joint Living & Work Quarters	P				
Live/Work	P*	Unit size (min avg.)	1,000 SF		
		Designated work space			
		Work space area (min/max)	48%/50%		
		Work space dimensions (min)	10' X 15'		
		Workspace uses	Office		
			Personal Services: General		
			Manufacturing: General		
				Manufacturing: Artistic & Artisanal	
		Open plan area (min)	70%		
		In conjunction with:	Office		
			Manufacturing: General		
			Manufacturing: Artistic & Artisanal		
		Floor area (min)	1.5 FAR		
Supplemental Standards	<i>Sec. 5B.8.2.C.2.</i>				
Use Separation (min)					
Heavy Industrial Uses	50'				

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Use	Permission	Use Standard	Specification
Mobilehome Park	--		
Permanent Supportive Housing	P*		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL	*	Construction Type	Type I, II, or IV
		Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
Cemetery	P*	Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic:			
Local	P*		
Regional	--		
Fleet Services	P*		
Medical, Major	C3*		
Office, Government:			
General	P*		
Social Services	P*		
Parking	P*		
Penal Institution	C3*		
Public Safety Facility	P*		
Religious Assembly	C2*		
School:			
K-12	P*		
Post-Secondary	P*		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Major	C3*		
Wireless Telecommunication	C2*		
OPEN SPACE & RECREATION	*	Construction Type	Type I, II, or IV
Indoor Recreation, Commercial	P*		
Nature Reserve	P*		
Open Space, Public	P*		
Outdoor Recreation, Commercial:			
General	P*		
Golf Course	--		

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Use	Permission	Use Standard	Specification
Recreation, Public	P*		
Sports Arena & Stadium, Major	C3*		
TRANSPORTATION	*	Construction Type	Type I, II, or IV
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P*		
GENERAL COMMERCIAL	*	Construction Type	Type I, II, or IV
Animal Sales & Services:			
General	P*		
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P*		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P*		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant Sec. 5B.8.4.D.1.
Bar	C2*	Supplemental Procedures	Sec. 5B.8.4.D.2.
Restaurant	P*		
Entertainment Venue:			
Dancing or Live Entertainment	C2*		
Indoor, Local	P*		
Indoor, Regional	P*		
Outdoor	P*		
Financial Services:			
General	P*		
Alternative	--		
Instructional Services	P*		
Lodging:			
General	C2*	Supplemental Standards Relief	Sec. 5B.8.4.C.3. C3
Home Sharing	--		
Office	P*		
Personal Services:			
General	P*		
Massage, Licensed	P*		
Massage, Unlicensed	--		

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Use	Permission	Use Standard	Specification
Postmortem Services	C2*		
Retail:			
General	P*		
Alcohol	C2*	Supplemental Procedures	Sec. 5B.8.4.D.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.8.4.C.4.
		Supplemental Procedures	Sec. 5B.8.4.D.4.
		Relief	C2
Firearms	C2*	Supplemental Procedures	Sec. 5B.8.4.D.5.
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Unit	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		
HEAVY COMMERCIAL	*	Construction Type	Type I, II, or IV
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
		Supplemental Standards	Sec. 5B.8.4.C.5.
Commercial Vehicle	--		
Car Wash	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			

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Use	Permission	Use Standard	Specification
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	Screening	
		Frontage Screen	F-Screen 1
		Outdoor Storage	NEW 8*
		Use separation (min)	
Residential or Agricultural Use District		300'	
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
LIGHT INDUSTRIAL	*	Construction Type	Type I, II, or IV
		Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
Manufacturing, Light:			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL		Construction Type	Type I, II, or IV
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
		In conjunction with:	Any Use
		Area (max)	600 SF
		Use Enclosure:	Covered and Enclosed
Collection	C2*	Use separation	
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental Standards	Sec. 5B.8.3.C.6.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.8.4.C.7.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL	*	Construction Type	Type I, II, or IV
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Live/Work

The designated work space area within each live/work unit shall not count toward the minimum floor area requirement.

3. Lodging, General

A General Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

5. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

6. Recycling Facility, Collection

- a. All recycled goods shall be placed or stored in fully covered and enclosed recycling collection facility and not be left out on the site by the end of the business day.
- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle must clearly indicate the type of material to be deposited.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. **Retail, Firearms**

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- a. Whether the proposed use will result in an over-concentration of this use in the area, and
- b. The number of firearms available for sale at the site.

DIV. 5B.9. INDUSTRIAL DISTRICTS

SEC. 5B.9.1. INDUSTRIAL 1 (I1)

A. Intent

The I1 District allows heavy commercial and light industrial uses as well as a limited amount of commercial activity. This District intends to support employment, goods movement, and warehousing.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	--		
Group Living	--		
Homeless Shelter	--		
Household Living	--		
Household Office/Studio:			
Home Occupation	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanent Supportive Housing	--		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL			
		Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
Cemetery	P*	Residential use (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic:			
Local	P		
Regional	P		
Fleet Services	P		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		

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Use	Permission	Use Standard	Specification
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	--		
Post-Secondary	C2		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Heliport	C2*	Incidental to:	Office or Hospital
Freight Terminal	C3		
Railway Facility	C3		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
		Use enclosure	
		Animal Keeping	Fully indoor
Kennel	P*	Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	--		
In Home	--		

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.9.1.D.1.</i>
Bar	C2*	Accessory to: Supplemental Procedures	Food & Drink Light Manufacturing <i>Sec. 5B.9.1.D.2.</i>
Restaurant	P*	Accessory to:	Food & Drink Light Manufacturing
Entertainment Venue:			
Outdoor	--		
Indoor, Regional	--		
Indoor, Local	--		
Dancing & Live Entertainment	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Any Use
Lodging:			
General	--		
Home Sharing	--		
Medical, Minor	--		
Office	P*	Accessory to:	Any Use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	Accessory to:	Any Use
Alcohol	C2*	Accessory to: Supplemental Procedures	Food & Drink Light Manufacturing or Fueling Station <i>Sec. 5B.9.1.D.3.</i>
Farmers' Market, Certified	P*	Hours of operation (early/late) Operating days per week (max) Supplemental Standards Supplemental Procedures Relief	7AM/9PM 2 <i>Sec. 5B.9.1.C.1.</i> <i>Sec. 5B.9.1.D.4.</i> C2
Firearms	C2*	Supplemental Procedures	<i>Sec. 5B.9.1.D.5.</i>

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	Accessory to:	Food & Drink Light Manufacturing or Fueling Station
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
General	P*	(see Sexually Oriented Business)	
Sexual Encounter	C2*	(see Sexually Oriented Business)	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
		Performance Standard	Sec. 5B.9.1.C.2.
		Car Wash	p*
Sensitive Use	200'		
Residential or Agricultural Use District	200'		
Relief	C2		
Use enclosure			
Car Wash, mechanized	Fully indoor		
Car Wash, self-service	Covered		
Screening	Prohibited		
Frontage screen	F-Screen 3		
Transition screen	T-Screen 1		
Hours of operation (early/late)	7AM/7PM		
Service hours (early/late)	7AM/7PM		
Outdoor Sound System	Prohibited		
Supplemental Standards	Sec. 5B.9.1.C.3.		

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
Transition screen	T-Screen 1		
Fueling Station	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
Outdoor Amplified Sound	Prohibited		
Supplemental Standards	Sec. 5B.9.1.C.4.		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
Outdoor Storage	T-Screen 1		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2

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Use	Permission	Use Standard	Specification
Cargo Container	p*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen NEW*
		Supplemental Standards	<i>Sec. 5B.9.1.C.5.</i>
		Supplemental Procedures	<i>Sec. 5B.9.1.D.6.</i>
Commercial Vehicle	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2
		Use separation (min)	
		Sensitive Use	200'
Official Motor Vehicle Impound	p*	Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
Standard Vehicle	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2

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- Industrial Districts -

Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL	*	Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
Manufacturing, Light:			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL			
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Supplemental Standards	Sec. 5B.9.1.C.6.
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		

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Use	Permission	Use Standard	Specification
Salvage Yard	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
Outdoor Storage	S-Screen NEW*		
Recycling Facilities			
Collection	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
Supplemental Standards	<i>Sec. 5B.9.1.C.7.</i>		
Sorting & Processing	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
Supplemental Standards	<i>Sec. 5B.9.1.C.7.</i>		
Resource Extraction:		Supplemental Standards	<i>Sec. 5B.9.1.C.8.</i>
General	--		
Exploratory Core Hole	C2*		
Off-Shore Drilling Servicing Installation	--		
Waste Facility			

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Green Waste	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Supplemental Standards	<i>Sec. 5B.9.1.C.9.</i>
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:	*	Building separation	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental Standards	<i>Sec. 5B.9.1.C.10.</i>
Dairy	P*	Lot area (min)	871,200 SF
Equine, Commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	
Equine, Non-commercial	--		
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	

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Use	Permission	Use Standard	Specification
Pets	P*	Accessory to:	Any Use
Small Animals	P*	Lot area (min) <i>(see Animal Keeping)</i>	217,800 SF
Wild Animals	C2*	<i>(see Animal Keeping)</i>	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

2. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. **Motor Vehicle Services, Fueling Station**

An off-street loading area shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. **Outdoor Storage, Cargo Container**

- a. The entire site shall be graded pursuant to *LAMC Chapter 9, Division 70 (Grading, Excavation and Fills)*.
- b. All driveways, accessways and parking areas shall be covered with a decomposed granite, crushed gravel or similar material and be treated with dust control methods.
- c. All containers must be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. **Animal Products Processing**

No hides (raw) curing, tanning, or storage permitted.

7. **Recycling Facilities, All**

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

8. **Resource Extraction, Exploratory Core Hole**

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

9. **Waste Facility, Green Waste and Wood Waste**

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

10. **Animal Keeping, Bees**

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. **Retail, Firearms**

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the site.

6. **Cargo Container Storage Yard**

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.9.2. INDUSTRIAL 2 (I2)

A. Intent

The I2 District allows heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. This District is intended to support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL USES			
Community Care Facility	--		
Group Living	--		
Homeless Shelter	--		
Household Living	--		
Household Office/Studio:			
Home Occupation	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanant Supportive Housing	--		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL			
		Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
Cemetery	P*	Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	P		
Fleet Services	P		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		
Parking	P		

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	--		
Post-Secondary	C3		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	C3		
Freight Terminal	C3		
Heliport	C2*	Incidental to: Relief	Office or Hospital C3
Railway Facility	C3		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
		Use enclosure	
		Animal Keeping	Fully indoor
Kennel	P*	Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	--		
In Home	--		

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Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.9.2.D.1.</i>
Bar	C2*	Accessory to: Supplemental Procedures	Manufacturing, Light: Food & Drink <i>Sec. 5B.9.2.D.2.</i>
Restaurant	P*	Accessory to:	Manufacturing, Light: Food & Drink
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	--		
Indoor, Regional	--		
Outdoor	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Any Use
Lodging:			
General	--		
Home Sharing	--		
Medical, Minor	--		
Office	P*	Accessory to:	Any Use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	Accessory to:	Any Use
Alcohol	C2*	Accessory to: Supplemental Procedures	Manufacturing, Light: Food & Drink, Fueling Station <i>Sec. 5B.9.2.D.3.</i>
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Supplemental Standards	<i>Sec. 5B.9.2.C.1</i>
		Supplemental Procedures	<i>Sec. 5B.9.2.D.4.</i>
		Relief	C2
Firearms	C2*	Supplemental Procedures	<i>Sec. 5B.9.2.D.5.</i>

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Food & Beverage	P*	Accessory to:	Manufacturing, Light: Food & Drink, Fueling Station
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
General	P*	(See Sexually Oriented Business)	
Sexual Encounter	C2*	(See Sexually Oriented Business)	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor Sound System	Prohibited
		Performance Standard	Sec. 5B.9.2.C.2
Car Wash	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Outdoor Sound System	Prohibited		
		Supplemental Standards	Sec. 5B.9.2.C.3.

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Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Fueling Station	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor Amplified Sound	Prohibited
Supplemental Standards	<i>Sec. 5B.9.2.C.4.</i>		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
Standard Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Cargo Container	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen NEW*
		Supplemental Standards	<i>Sec. 5B.9.2.C.5.</i>
		Supplemental Procedures	<i>Sec. 5B.9.2.D.6.</i>
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
Official Motor Vehicle Impound	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2

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Use	Permission	Use Standard	Specification
Standard Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2
LIGHT INDUSTRIAL	*	Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	<i>(see Light Industrial)</i>	
Maintenance & Repair Services	P*	<i>(see Light Industrial)</i>	
Manufacturing, Light:			
General	P*	<i>(see Light Industrial)</i>	
Alcoholic Beverage	P*	<i>(see Light Industrial)</i>	
Artistic & Artisanal	P*	<i>(see Light Industrial)</i>	
Cosmetic, Pharmaceutical	P*	<i>(see Light Industrial)</i>	
Food & Drink	P*	<i>(see Light Industrial)</i>	
Textile & Apparel	P*	<i>(see Light Industrial)</i>	
Research & Development	P*	<i>(see Light Industrial)</i>	
Soundstages & Backlots	P*	<i>(see Light Industrial)</i>	
Wholesale Trade & Warehousing	P*	<i>(see Light Industrial)</i>	
HEAVY INDUSTRIAL	*	Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Use enclosure	Fully Indoor

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		<i>(See Heavy Industrial Uses)</i>	
Manufacturing, Heavy:			
General	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		<i>(See Heavy Industrial Uses)</i>	
Chemical Products	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		<i>(See Heavy Industrial Uses)</i>	
Petroleum and Coal Product	C3*	Use separation (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Supplemental Procedures	<i>Sec. 5B.9.2.D.7.</i>
Salvage Yard	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen NEW*
Recycling Facilities			

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Use	Permission	Use Standard	Specification
Collection	p*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	Sec. 5B.9.2.C.6.
Sorting & Processing	p*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	Sec. 5B.9.2.C.6.
Resource Extraction:			
General	C3*	Supplemental Procedures	Sec. 5B.9.2.D.8.
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.9.2.C.7.
Off-Shore Drilling Servicing Installation	C3		
Waste Facility:			
Green Waste	p*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	Sec. 5B.9.2.C.8.

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Hazardous Waste	C3*	Use separation (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	Sec. 5B.9.2.C.9.
		Supplemental Procedures	Sec. 5B.9.2.D.9.
Solid Waste	C3*	Use separation (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	Sec. 5B.9.2.C.10.
		Supplemental Procedures	Sec. 5B.9.2.D.10.
AGRICULTURE			
Animal Keeping:	*	Building separation	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
Supplemental Standards	Sec. 5B.9.2.C.11.		
Dairy	P*	Lot area (min)	871,200 SF

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Use	Permission	Use Standard	Specification
Equine, Commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	
Equine, Non-commercial	--		
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
<i>(see Animal Keeping)</i>			
Pets	P*	Accessory to:	Any Use
Small Animals	P*	Lot area (min)	217,800 SF
		<i>(see Animal Keeping)</i>	
Wild Animals	C2*	<i>(see Animal Keeping)</i>	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

2. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.

- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

- a. The entire site shall be graded pursuant to *LAMC Chapter 9, Division 70 (Grading, Excavation and Fills)*.
- b. All driveways, accessways and parking areas shall be covered with a decomposed granite, crushed gravel or similar material and be treated with dust control methods.
- c. All containers must be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Recycling Facilities, All

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

8. Waste Facility, Green Waste

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

9. Waste Facility, Hazardous Waste

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

10. Waste Facility, Solid Waste

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

11. Animal Keeping, Bees

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- Industrial Districts -

- i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Alcohol

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the site.

6. **Cargo Container Storage Yard**

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers or Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

7. **Manufacturing, Heavy, Petroleum and Coal Product Manufacturing**

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new petroleum-based oil refineries and existing refineries expanding operations beyond the current property lines are required to:

- a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.
- b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses.

8. **Resource Extraction, General**

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new resource extraction facilities and existing resource extraction facilities expanding operations beyond the current property lines are required to:

- a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

- b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses.

9. **Waste Facility, Hazardous Waste**

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

- a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted and will support the equitable distribution of these facilities citywide.
- b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses within a 1,500-foot radius of the proposed site.
- c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed site and nearby uses.

10. **Waste Facility, Solid Waste**

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

- a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted and will support the equitable distribution of these facilities citywide.

- b.** That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses within a 1,500-foot radius of the proposed site.
- c.** That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed site and nearby uses.

DIV. 5B.10. PUBLIC DISTRICTS

Public Use Districts promote public and institutional uses and allow a limited amount of compatible uses.

SEC. 5B.10.1. PUBLIC 1 (P1)

A. Intent

The P1 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	#		
Group Living	#		
Homeless Shelter	#		
Household Living	#		
Household Office/Studio:			
Home Occupation	#		
Joint Living & Work Quarters	#		
Live/Work	#		
Mobilehome Park	#		
Permanent Supportive Housing	#		
Senior Living:			
Medical Care	#		
Non-medical	#		
PUBLIC & INSTITUTIONAL			
Cemetery	#		
Civic:			
Local	P*	Government owned	Required
		Relief	C3
Regional	C3		
Fleet Services	P		
Medical, Major	P*	Government owned	Required
Office, Government:			
General	P		
Social Services	P		
Parking	#*	Supplemental Standards	Sec. 5B.10.1.C.1.
Penal Institution	C3		
Public Safety Facility	P		

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Use	Permission	Use Standard	Specification
Religious Assembly	#		
School:			
K-12	P*	Government owned	Required
Post-secondary	C3		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	#		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	#		
Golf	#		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	#		
Freight Terminal	#		
Heliport	#		
Railway Facility	#		
Transit Terminal	#		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	#		
Kennel	#		
Veterinary Care	#		
Commissary Kitchen	#		
Day Care Facility:			
General	#		
In Home	#		
Eating & Drinking:			
General	#		
Alcohol Service	#		
Bar	#		
Restaurant	#		
Entertainment Venue:			
Dancing or Live Entertainment	#		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Public Districts -

Use	Permission	Use Standard	Specification
Indoor, Local	#		
Indoor, Regional	C2		
Outdoor	C2		
Financial Services:			
General	#		
Alternative	#		
Instructional Services	#		
Lodging:	#		
General	#		
Home Sharing	#		
Medical, Minor	P*	Government owned	Required
Office	#		
Personal Services:			
General	#		
Massage, Licensed	#		
Massage, Unlicensed	#		
Postmortem Services	#		
Retail:			
General	#		
Alcohol	#		
Farmers' Market, Certified	#		
Firearms	#		
Food & Beverage	#		
Merchant Market	#		
Temporary, Outdoor	#		
Smoke & Vape Shop	#		
Sexually Oriented Business:			
General	#		
Sexual Encounter	#		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	#		
Car Wash	#		
Commercial Vehicle	#		
Fueling Station	#		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	#		
Household Moving Truck Rental	#		
Standard Vehicle	#		
Storage, Indoor:	#		
General	#		
Self-Service Facility	#		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Storage, Outdoor:			
General	#		
Cargo Container	#		
Commercial Vehicle	#		
Official Motor Vehicle Impound	#		
Standard Vehicle	#		
LIGHT INDUSTRIAL USES			
Electronics Assembly	#		
Maintenance & Repair Services	#		
Manufacturing, Light:			
General	#		
Alcoholic Beverage	#		
Artistic & Artisanal	#		
Cosmetic, Pharmaceutical	#		
Food & Drink	#		
Textile & Apparel	#		
Research & Development	C3		
Soundstages & Backlots	#		
Wholesale Trade & Warehousing	#		
HEAVY INDUSTRIAL USES			
Animal Products and Processing	#		
Manufacturing, Heavy:			
General	#		
Chemical Products	#		
Petroleum & Coal Products	#		
Salvage Yard	#		
Recycling Facilities			
Collection	C3		
Sorting & Processing	C3		
Resource Extraction:			
General	#		
Exploratory Core Hole	#		
Off-Shore Drilling Servicing Installation	#		
Waste Facility:			
Green Waste	#		
Hazardous Waste	#		
Solid Waste	C3		
AGRICULTURE USES			
Animal Keeping:			
Bees	#		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Public Districts -

Use	Permission	Use Standard	Specification
Dairy	#		
Equine, Commercial	#		
Equine, Non-commercial	#		
Livestock	#		
Pets	#		
Small Animals	#		
Wild Animals	#		
Plant Cultivation:			
Community Garden	#		
Farming	#		
Truck Gardening	#		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Parking

All parking shall be located within a freeway right-of-way and under a structure supporting a freeway.

D. Supplemental Procedures

There are no supplemental procedures currently required.

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DIV. 5C.1. **USE DEFINITIONS**

Where a use definition contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Zoning Administrator has the responsibility for categorizing all uses, including uses determined to be similar to those listed.

SEC. 5C.1.1. **RESIDENTIAL USES**

Uses that provide housing accommodations.

A. **Community Care Facility**

Any place licensed by the State of California that is maintained and operated as a residential facility or as a social rehabilitation facility to provide non-medical residential care, day treatment, adult day care, or foster family agency services for persons in need of services, supervision, or assistance essential for sustaining the activities of daily living, as defined in the Health and Safety Code. Includes halfway house, non-medical assisted living, and substance abuse treatment operation.

B. **Group Living**

Living quarters serving as a primary residency or having tenancy of 30 days or greater, whose units do not include a full kitchen or kitchenette, but instead rely on facilities shared with other group living or household living units including but not limited to a full kitchen. Includes single-room occupancy, boarding house, apartment hotel, fraternity or sorority, and dormitory.

C. **Homeless Shelter**

A facility operated by a "provider," other than a "community care facility" as defined in the *California Health and Safety Code, Section 1502*, which provides temporary accommodations or services to persons or families experiencing homelessness and which meets the standards for shelters contained in the *California Code of Regulations, Chapter 7, Title 25*. The term temporary accommodations means that a person or family experiencing homelessness will be allowed to reside at the shelter for a time period not to exceed 6 months. For the purpose of this definition, a provider shall mean a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter or services for persons or families experiencing homelessness, and which has been certified by the Housing and Community Investment Department of the City of Los Angeles to meet all applicable requirements as such which are contained in the *California Health and Safety Code* and the *California Code of Regulations*.

D. **Household Living**

A dwelling unit serving as a primary residency or having a tenancy of 30 days or greater, whose units include a full kitchen or kitchenette. Includes accessory living quarters, home, apartment, and efficiency unit.

E. Household Office/Studio

Household office/studio uses combine dwelling units with productive uses and entrepreneurial activities within a unit or building.

1. Home Occupation

A live/work unit combines both household living and non-residential use within a single dwelling unit. Work space within live/work units is an accessory use to household living and may only be used by the residents of the associated dwelling unit. Includes joint living and working quarters.

2. Live/Work

A live/work unit combines both household living or group living with work space designated for productive uses and entrepreneurial activities within a single dwelling unit.

3. Joint Living & Work Quarters

- a.** The conversion of existing buildings, or portions of existing buildings, from commercial or industrial uses to a mix of dwelling units and designated work spaces, in conformance with the provisions of the *Health and Safety Code, Section 17958.11*.
- b.** Designated work space shall be limited to the following uses:
 - i.** Office.
 - ii.** Personal services: general.
 - iii.** Manufacturing: general.
 - iv.** Manufacturing: artistic & artisanal.
- c.** The total floor area shall be arranged to comply with one of the following standards:
 - i.** At least 10% but no more than 25% of the total floor area shall be work space; or
 - ii.** At least 25% but no more than 50% of the total floor area shall be work space.
- d.** For the purposes of this use, an existing building is a building for which a building permit was issued prior to April 1, 1994.

F. Mobilehome Park

Any lot or portion of a lot used to provide rental or lease sites for 2 or more individual manufactured homes, mobile homes, park trailers, or recreational vehicles

G. Permanent Supportive Housing

Housing with no limit on length of stay for persons with low incomes who have one or more disabilities. May include, among other populations, 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. The housing is linked to on-site or off-site supportive services, and any floor area used for the delivery of supportive services shall be considered incidental to the residential use.

H. Senior Living

Residential use for persons 62 years of age and older.

1. Non-Medical

Residential use for persons 62 years of age and older which may be licensed by the California Department of Social Services to provide assistance with non-medical activities of daily living as defined in the Department of Social Services licensing requirements and may include household living, common dining areas, or other community rooms. Full-time medical services shall not be provided on the premises. Includes assisted living and senior independent living.

2. Medical Care

Residential use of long, and short-term occupation for persons 62 years of age and older which may be licensed by the California Department of Health to provide full-time medical services on the premises. May include household living, common dining areas, or other community rooms. Includes Alzheimer's and dementia care housing, skilled nursing home, and hospice care.

SEC. 5C.1.2. PUBLIC AND INSTITUTIONAL USES

Any public, quasi-public, or institutional use serving a public purpose.

A. Cemetery

As defined by the *California Health and Safety Code*. The term cemetery includes columbarium, crematorium, crypt, mausoleum facilities integrated within a burial ground. Includes burial park, columbarium, and mausoleum.

B. Civic

Any publicly-accessible facility that provides essential or cultural services and is owned by a governmental or community organization. Includes post office, civic center, and library.

1. Local

A publicly-accessible facility that provides essential or cultural services to a city or town and is owned by a governmental or community organization. May include no more than 75 parking spaces. Includes post office, civic center, and branch library. For similar uses that include more than 75 parking spaces, see civic, regional (*Sec. 5C.1.2.B.2.*). For similar uses that are not publicly accessible see office (*Sec. 5C.1.5.J.*).

2. Regional

A publicly-accessible facility that provides essential or cultural services to a region and for display, preservation, or enjoyment of heritage, history, and the arts, or any municipal building which is owned by a governmental or community organization and includes more than 75 parking spaces. Includes city hall, cultural center, main library, museum, and observatory. For similar uses that include fewer than 75 parking spaces, see civic, local (Sec. 5C.1.2.B.1.). For similar uses that are not publicly accessible, see office (Sec. 5C.1.5.J.).

C. Fleet Services

Maintenance, storage, and management of motor vehicles, such as school buses or ambulances, in service of any civic institutional use. Where uses, such as dispatch, do not include motor vehicle maintenance or storage, they are allowed as Government Office.

D. Medical, Major

An inpatient or outpatient healthcare facility with a capacity of more than 100 beds that provides direct medical services to patients. Includes hospital, clinic, and mental institution.

E. Office, Government

Government administrative services and professional services that support government administration and are operated by a government entity.

1. General

Any government office, excluding social services.

2. Social Services

Publicly-accessible administrative services and governmental services that support public welfare through social programs. May be operated by a government entity, a non-profit or a non-governmental organization.

F. Parking

A use intended for the temporary storage of operable vehicles and designed to meet the standards of Sec 4C.4.3. (*Parking Area Design*). Includes parking structure and surface parking lot. For vehicle storage, see Sec. 5C.1.6.D. (*Outdoor Storage*).

G. Penal Institution

Any facility generally designed for the confinement, correction, and rehabilitation of adult or juvenile offenders sentenced by a court.

H. Public Safety Facility

Any government facility that provides public safety services. Includes fire station and police station.

I. Religious Assembly

Any facility which is used primarily for the congregation of people for religious or spiritual activities. Includes church, chapel, meditation center, mosque, religious meeting room, religious retreat, synagogue, or temple.

J. School

An institution of learning which offers instruction, inclusive of K-12 and post-secondary education. For other educational or instruction based uses, see *Sec. 5C1.5.G. (Instructional Services)*.

1. K-12

An institution of learning which offers instruction in grades Kindergarten through 12th grade, and associated recreation and athletic facilities serving its students.

2. Post-Secondary

- a. Any institution offering a formal educational program beyond K-12, including programs whose purpose is academic, vocational, or continuing professional education. Includes athletic and recreational facility associated with the educational facility, not including stadium with a capacity of 10,000 seats or more. Includes college, technical school, trade school, and university.
- b. For post-secondary school uses involving heavy industrial activities or equipment, see *Sec. 5C.1.8. (Heavy Industrial Uses)*.
- c. For postsecondary schools including stadiums with seating capacity in excess of 10,000 seats, see *Sec. 5C.1.3.F. (Sports Arena or Stadium, Major)*.

K. Utilities

Infrastructure necessary for the provision of services such as water, sewer, power or communications. Excluding off-site transmission lines, pipes or other systems for conveying and transmitting services within utility easements, those systems are allowed in all Use Districts.

1. Minor

Utility infrastructure with no on-site personnel and having relatively modest impact on surrounding properties. Minor Utilities includes passive energy generation such as wind turbine, geothermal system, and solar photovoltaic system, serving no more than 10 different lots with supporting on-site storage, control and transmission equipment, storm water retention or detention ponds, aeration and septic system, reservoir, lift station, water supply well and water tank or tower, telecommunications switching facility, and electrical substation. For wireless telecommunication facilities, see *Sec. 5C.1.2.K.3. (Wireless Telecommunication)*.

2. Major

Utility infrastructure providing services and having considerable impacts on adjacent lots, often including on-site staff. Includes power generation facilities serving 11 or more lots, wastewater treatment, and water supply treatment. For wireless telecommunication facilities, see Sec. 5C.1.2.K.3. (*Wireless Telecommunication*).

3. Wireless Telecommunication

Any device or system for the transmitting or receiving of electromagnetic signals, including, but not limited to, radio waves and microwaves, for cellular technology, personal communications services, mobile services, paging systems and related technologies. Facilities include antennas, microwave dishes, parabolic antennas and all other types of equipment used in the transmission and reception of such signals; structures for the support of such facilities, associated buildings or cabinets to house support equipment, and other accessory structures or development. A wireless communication facility is a type of telecommunications facility.

SEC. 5C.1.3. OPEN SPACE & RECREATION USES

A. Indoor Recreation, Commercial

Any indoor commercial use not operated by an educational or public institution, engaged in providing sports and recreation services. Includes gymnasiums, yoga studios, swimming pools, athletic facilities, and sports courts.

B. Nature Reserve

An area managed so as to protect its flora, fauna and physical features. Includes ecological preserve, marine preserve, natural resource preserve, and water conservation area.

C. Open Space, Public

Publicly accessible, outdoor areas for passive recreation. Includes plaza, walking trail, lawn, and picnic bench.

D. Outdoor Recreation, Commercial

Any outdoor commercial use engaged in providing sports, athletics, or recreation services, typically for an entry or membership fee. For outdoor recreation uses that are accessible to the public and where no entrance or membership fee is charged, see outdoor recreation, public (Sec. 5C.1.3.E.). For similar uses with seating capacity of more than 10,000 seats, see Sec. 5C.1.3.F. (*Sports Arena or Stadium, Major*).

1. General

Any commercial outdoor recreation use, excluding golf courses (Sec. 5C.1.3.D.2.). Includes outdoor batting cage, skate park, and sports court.

2. **Golf Course**

An area of land designed and intended for the game of golf with a series of holes each including tee, fairway, and putting green and often one or more natural or artificial hazards. A golf course use includes only standard-sized golf courses having an average fairway length of 125 yards or greater. This use also includes a clubhouse incidental to a standard-sized golf course. For miniature golf, pitch & putt, driving range, or any illuminated courses, see General Commercial Outdoor Recreation (*Sec. 5C.1.3.1.*).

E. **Outdoor Recreation, Public**

Publicly accessible, outdoor areas for active recreation. Public outdoor recreation includes sports courts or athletic fields charging no entry or membership fees and having fewer than 200 seat capacity. Includes skate parks, play equipment, sports courts and other athletic fields. For outdoor recreation uses with a capacity of 200s or greater, or where entry or membership fees are charged, see outdoor recreation, commercial (*Sec. 5C.1.3.D.*). For outdoor recreation associated with an educational institution, see *Sec. 5C.1.2.J. (School)*.

F. **Sports Arena or Stadium, Major**

A use operated by an institution including sports, athletic or performance facilities and associated seating capacity of 10,000 seats or more. For sports arenas or stadiums associated with postsecondary schools with a capacity of less than 10,000 seats, see *Sec. 5C.1.2.M.2. (Postsecondary School)*. For facilities with seating capacity of less than 10,000 seats, or for facilities with seating capacity of 10,000 or more that are not operated by an institutional entity, see *Sec. 5C.1.5.E. (Entertainment Venue)*.

SEC. 5C.1.4. **TRANSPORTATION USES**

A. **Airport**

A runway landing area or other facility used for the landing and taking off of aircraft including all the necessary taxiways, aircraft storage and tie-down areas, hangars passenger terminals and other necessary facilities.

B. **Freight Terminal**

A facility intended for freight pick-up, transfer, or distribution by ground or water, including facility used in connection with such activities. Includes freight yard, railroad yard, and trucking yard. For the storage of empty cargo containers, see *Sec. 5C.1.6.D.2. (Outdoor Storage, Cargo Container)*.

C. **Railway Facility**

Any facility related to a freight railway; or a railway yard, maintenance, or fueling facility related to a passenger or freight railway

D. Transit Terminal

Any facility, such as a bus or train station, where ground transport regularly load and unload passengers.

E. Heliport

Any public-use, special-use, or personal-use airport, as defined by the *California Code of Regulations*, suitable only for use by helicopters.

SEC. 5C.1.5. GENERAL COMMERCIAL USES

Any use involving the marketing, promoting, or sales, of goods or services.

A. Animal Sales & Services

A commercial use including services related to animal care and keeping, and sales of animal-keeping paraphernalia or animals.

1. General

Any use providing services or retail products for the care of pets. Includes facilities engaged in the retail sale, grooming, day care, or training of pets.

2. Kennel

Any use in which 4 or more dogs, at least 4 months of age, are kept. This definition does not include animal retail uses. For animal retail use, see animal sales and services, general (Sec. 5C.1.5.A.1.).

3. Veterinary

Any use in which animals or pets are given medical or surgical treatment and care.

B. Commissary Kitchen

Any room or any portion of a room used or intended or designed to be used for cooking and preparing food to be sold and consumed off-site. Research, design, and processing are allowed as an incidental use. Includes multi-tenant, incubator, preparatory kitchen, and catering kitchen.

C. Day Care Facility

Any use that provides non-residential care, for periods of less than 24 hours per day, to children or adults.

1. General

Any day care use not located in a household living unit, and which provides non-residential care to children when licensed as a day care by the State of California. Includes preschool.

2. In Home

A day care use located in a household living unit having 12 to 14 persons in care concurrently. Any children under the age of 10 years who reside within the household living unit and are in care count toward the maximum number of persons in care. Any such use shall comply with all regulations set forth in set forth in *Health and Safety Code Section 1597.465*.

D. Eating & Drinking

The sale of prepared, ready-to-consume meals or drinks for consumption by the public.

1. General

The sale of prepared, ready-to-consume meals or drinks for consumption by the public. General eating and drinking does not include the sale or consumption of alcoholic beverages. Includes both indoor and outdoor eating and drinking settings. Includes bakery, coffee shop, ice cream shop, fast-food establishment, diner, snack bar, deli, and tea room.

2. Alcohol Service

The sale of alcoholic beverages that are served to customers while seated at tables where food may also be served. Alcoholic beverages shall be consumed on-site while seated during a dining experience.

3. Bar

Any use, except for a restaurant, that sells alcoholic beverages for consumption by the public. Includes bars integrated within any other use, such as night club or bowling alley. Includes saloon, tavern, or pub.

4. Restaurant

An eating and drinking establishment that provides a dining environment where customers are seated at tables and served made-to-order meals and beverages for consumption on-site. Takeout and delivery service is incidental to the primary use of the establishment for on-site dining. Includes bistro, fine dining restaurant, and cantina.

E. Entertainment Venue

Any indoor or outdoor assembly use designed or intended for entertainment.

1. Outdoor

Any entertainment venue use located outdoors.

2. Indoor, Regional

Any indoor assembly use designed or intended for entertainment, having a capacity of 1,200 person or greater. Includes multiplex theater, auditorium, and concert hall. For similar

- Use Definitions -

indoor spaces having a capacity less than 1,200, see entertainment venue, indoor, local (Sec. 5C.1.5.E.3.). Does not include sexually oriented business.

3. Indoor, Local

Any indoor assembly facility designed or intended for entertainment having a capacity of less than 1,200 persons. For similar indoor spaces having a capacity of 1,200 or greater, see entertainment venue, indoor, regional (Sec. 5C.1.5.E.2.). Includes comedy theater, community theater, and movie theater. Does not include sexually oriented business.

4. Dancing and Live Entertainment

An entertainment venue where entertainers are physically present, and where such performance is to patrons who are also physically present. Includes dance performance, musical act, sporting event, show featuring comedian, magician, or actor, cafe show, karaoke, and other similar productions. Does not include sexually oriented business.

F. Financial Services

Professional services involving the investment, lending, or management of money and assets in a publicly-accessible setting rather than a private office setting. For private office settings, see Sec. 5C.1.5.J. (*Office*).

1. General

Financial institutions that provide retail banking services. This definition includes only those institutions engaged in the circulation of money, such as banks and credit unions. For uses such as check-cashing businesses and payday lenders, see financial services, alternative (Sec. 5C.1.5.F.2.).

2. Alternative

Any for-profit lending facility offering small, unsecured, short-term loans, such as bail bonds, or a use that primarily consists of check cashing services for a fee, or any business where articles of personal property may be left as security in exchange for a loan of money. Includes pawnshop, precious metal buyback center, short-term credit lender, and title loan center. Does not include remittance service.

G. Instructional Services

Any establishment primarily engaged in offering avocational or recreational educational courses to adults or children for the purposes of play, amusement, or relaxation, including education offered for the purpose of teaching the fundamentals, skills, or techniques of a hobby or activity. Includes establishments offering programs in art, cooking, drama, driving, language, music, sewing, tutoring, or other similar forms of self-improvement. For vocational and other educational uses, see Sec. 5C.1.2.J. (*School*).

H. Lodging

Any commercial use of dwelling units for transient occupancy, often for periods of less than 30 days consecutively. Lodging uses shall not serve as a primary residence. Does not include any penal, mental, or other institutional use. For penal institutions see *Sec. 5C.1.2.J. (Penal Institution)*. For mental institutions, see *Sec. 5C.1.2.D. (Medical, Major)*.

1. General

A lodging use not accessory to any household living or group living use. Includes short-term rental, hotel, and motel.

2. Home-Sharing

A lodging use accessory to a household living or group living use which is temporarily used for the purposes of lodging. Such uses shall be licensed and meet the standards in *Sec. 5C.4.4. (Home-Sharing Program)*.

I. Medical, Minor

A healthcare use with a capacity of fewer than 100 beds that provides direct medical services to patients. Except for hospice uses, this category does not include inpatient services. Includes clinic, hospice, dental, therapy, doctor, and optometry office or clinic. For those uses whose capacity exceeds 100 beds, or non-hospice uses providing inpatient services, see *Sec. 5C.1.2.D. (Medical, Major)*.

J. Office

Administrative and professional services that provide support to businesses in a private setting. Office uses may be operated independently or combined with other uses, provided each of the other uses is permitted and meets the applicable standards. Includes sales, clerical, legal, accounting, design, consulting, and dry lab.

K. Personal Services

Any commercial use providing services directly to individuals seeking services primarily for personal benefit, rather than commercial gain, in a publicly-accessible setting, rather than a private office setting. Includes repair and maintenance services that meet the above criteria and are less than 3,000 square feet in area. Personal services does not include medical office in *Sec. 5C.1.5.I. (Medical, Minor)*, professional service in *Sec. 5C.1.5.J. (Office)*, financial services in *Sec. 5C.1.5.F. (Sexually Oriented Business)*, or motor vehicle services as established in *Sec. 5C.1.6.A. (Motor Vehicle Services)*.

1. General

Any personal service use excluding licensed and unlicensed massage. Includes travel agent, real estate agent, hair cutting and styling, spa treatment, cleaning service, jewelry repair, tailor or seamstress, tattooing, body piercing, and bicycle repair.

2. **Massage, Licensed**

Any personal service use providing massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, that is administered by a medical practitioner, chiropractor, physical therapist, or similar professional licensed by the State of California.

3. **Massage, Unlicensed**

Any personal service use providing massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, that is administered by persons not licensed by the State of California.

L. **Postmortem Services**

Any commercial use engaged in the provision of services involving the care, preparation, or arrangement of human or animal remains, and conducting memorial services. Includes crematorium, funeral home, mortuary, and pet crematorium.) For cemetery, see Sec. 5C.1.2.A. (Cemetery).

M. **Retail**

A commercial use involved in the sale or dispensing of any material good to the public, including any associated outdoor display and point of sales. For outdoor storage, see Sec. 5C.1.6.D.

1. **General**

Any retail use involved in the sale of new or used products, or the provision of consumer or rental services, to individuals and businesses. Includes hardware store, pharmacy, electronics store, furniture store, print shop, and clothing store.

2. **Alcohol**

A retail use involving the sale or dispensing of alcoholic beverages for off-site consumption. Alcohol retail establishments shall be licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site consumption, as defined by the *California State Alcoholic Beverage Control Act*. For uses offering on-site consumption of alcoholic beverages, see eating & drinking, bar (Sec. 5C.1.5.D.3.) and eating & drinking, restaurant (Sec. 5C.1.5.D.4.).

3. **Farmers' Market, Certified**

A retail use involved in the sale or dispensing of agricultural products by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users. Certified farmers' markets shall be certified by Los Angeles County Agricultural Commissioner.

4. **Firearms**

A use where firearms, ammunition, and related accessories are sold.

5. Food & Beverage

Any retail use primarily involved in the retail sale of food and beverages for off-site consumption. Includes meat market, produce market, and grocery store. Does not include alcoholic beverage sales, see retail, alcohol (Sec. 5C.1.5.M).

6. Merchant Market

Any retail use, which is permanent, rather than event-based, and includes multiple tenants or vendors where goods are offered or displayed for sale or exchange.

7. Temporary, Outdoor

Any event based or seasonal retail use primarily located outdoors. Includes seasonal sale of Christmas trees and pumpkins, swap meet, non-certified farmers' market.

N. Sexually Oriented Business

Any commercial use involving the retail sale, rental or exhibition, of any goods or services that are characterized by an emphasis on the exposure or display of specified sexual activities or specified anatomical areas. Each sexually oriented business use shall constitute a separate sexually oriented business, even if operated in conjunction with another adult business at the same establishment, for the purpose of meeting applicable use standards.

1. General

Any sexually oriented business use, other than a sexual encounter establishment. Includes adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater.

2. Sexual Encounter

Any sexually oriented business use, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. Does not include a use where a medical practitioner, psychologist, psychiatrist or similar professional licensed by the State of California engages in sexual therapy.

O. Smoke & Vape Shop

Any establishment, the main purpose of which is the sale of tobacco products, substances intended for smoking, or smoking accessories, including but not limited to pipes, vaporizing devices or other smoking paraphernalia. If the establishment is solely dedicated to the retail or wholesale sales of tobacco products, substances intended for smoking, or smoking accessories, an attached public or private smokers' lounge that is solely dedicated to smoking shall be permitted. Does not include any establishment with either an Alcoholic Beverage Control license

or Public Health Permit, and an attached smokers' lounge is not allowed with such uses. Does not include medicinal or recreational marijuana establishment.

SEC. 5C.1.6. **HEAVY COMMERCIAL USES**

Commercial uses which are impactful, or lack public activity, due to scale or the nature of the use. Includes service, sale, or rental of motor vehicles, and any storage use not incidental to another allowed use.

A. **Motor Vehicle Services**

A use involving the diagnosing of malfunctions, repairing, or maintaining motor vehicles.

1. **General**

Any motor vehicle services use involving the diagnosis, repair, maintenance or servicing of non-commercial motor vehicles. Includes automotive emissions testing, electrical diagnostic, battery testing, changing, and charging, tire removal, replacement, and repair, mechanical adjustment, lubrication, sound system, alarm service and installation, window tint, paint, and body work. Does not include car wash or fueling station.

2. **Car Wash**

Any motor vehicle services use engaged in cleaning, washing, or waxing of non-commercial motor vehicles, such as passenger cars, trucks, vans, and trailers. For wash facilities for commercial vehicles, see *Sec. 5C.1.6.A.4. (Commercial Vehicle)*.

3. **Fueling Station**

Any motor vehicle services use that sells and dispenses vehicle fuel, including diesel, gasoline, hydrogen, and other alternative fuels. Includes electric vehicle charging station and commercial vehicle fueling.

4. **Commercial Vehicle**

Any motor vehicle services use involving the diagnosing of malfunctions, repairing or maintaining of commercial vehicles.

B. **Motor Vehicle Sales and Rental**

Any heavy commercial use that sells, rents or leases motor vehicles.

1. **Household Moving Truck Rental**

Any use involving the rental of household moving rental trucks or utility trailers.

2. **Standard Vehicle**

Any display of 3 or more new or used non-commercial motor vehicles for sale, rental, or lease, including recreational vehicles, passenger vehicles, pickup trucks, motorcycles, or boats. For vehicle storage, see *Sec. 5C.1.6.D. (Outdoor Storage)*.

3. **Commercial Vehicle**

Any use involving the sale, rental or lease of new or used commercial motor vehicles. For vehicle storage, see *Sec. 5C.1.6.D. (Outdoor Storage)*.

C. **Storage, Indoor**

The holding of goods, merchandise, supplies, material, machinery, equipment, or other items for future use located indoors.

1. **General**

Any indoor storage use, excluding self-service indoor storage.

2. **Self-Service**

Any indoor storage use that offers secure self-storage for household goods in individual rooms, compartments, lockers, or containers, to which clients bring goods for storage and retrieve them at any time during normal business hours.

D. **Storage, Outdoor**

The outdoor holding of goods, merchandise, supplies, material, machinery, equipment, vehicles, or other items for future use. Includes contractor's equipment storage yard and lumber yard.

1. **General**

Any outdoor storage use that does not involve the keeping of empty cargo containers (*Sec. 5C.1.6.D.2.*), in-active commercial vehicles (*Sec. 5C.1.6.D.3.*), in-active standard vehicles (*Sec. 5C.1.6.D.4.*), or towing and storage for Los Angeles Police Department (LAPD) and Department of Transportation (DOT) (*Sec. 5C.1.6.D.5.*).

2. **Cargo Container**

Any outdoor storage use involving the keeping of empty cargo containers. Cargo container outdoor storage may include storage of container chassis and commercial truck cabs, repair facility, warehouse, and office, incidental to the movement or storage of cargo containers. For the storage of cargo containers that are not empty, or uses which are part of any freight transfer, see *Sec. 5C.1.4.D. (Freight Terminals)*.

3. **Commercial Vehicle**

The storage of commercial motor vehicles that are not actively used by the principal occupants of the site. Includes storage of tractor trailers, dump trucks, and specialized trailers

for oversized loads. For uses where vehicles are actively used by the principal occupants of site, see *Sec. 5C.1.2.I. (Parking)*.

4. **Official Motor Vehicle Impound**

Any vehicle towing and storage service that involves City-approved vendors that support the public safety mission of the Los Angeles Police Department (LAPD) and Department of Transportation (DOT).

5. **Standard Vehicle**

The storage of non-commercial motor vehicles, including passenger vehicles, pickup trucks, motorcycles, and boats, that are not actively used by the principal occupants of the site. Includes storage of inoperable vehicles. For uses where vehicles are actively used by the principal occupants of site, see *Sec. 5C.1.2.I. (Parking)*.

SEC. 5C.1.7. **LIGHT INDUSTRIAL USES**

Any use involving assembly, maintenance, repair, fabrication or manufacturing that does not create unusual fire, explosion, safety hazards, noise, emissions, particulates, toxic or offensive odors, heat, or glare.

A. **Electronics Assembly**

Light industrial use involved in the assembly of computer and electronic products, electrical equipment, appliances, fixtures, and electronic product components. This use includes testing and repair incidental to the product or component assembly. For uses including manufacturing of computer and electrical equipment see *Sec. 5C.1.7.C. (Manufacturing, Light)*.

B. **Maintenance & Repair Services**

Light industrial use engaged in the maintenance or repair of industrial, business, or consumer machinery, equipment, or products. Includes carpet cleaning, dry-cleaning, and maintenance and repair of household appliances, furniture, office equipment. For repair and maintenance under 3,000 square feet, see *Sec. 5C.1.5.K. (Personal Services)*. For motor vehicle repair and maintenance, see *Sec. 5C.1.6.A. (Motor Vehicle Services)*.

C. **Manufacturing, Light**

Any light industrial use involving the making or processing of materials or components into products.

1. **General**

Any light manufacturing use that makes a wide range of products that cannot readily be classified into other specific light industrial definitions. Includes billboard manufacturing, medical equipment and supplies manufacturing, furniture manufacturing, and toy manufacturing.

2. **Alcoholic Beverage**

Any light manufacturing use where beer, wine, or other alcoholic beverages are processed or prepared for consumption.

3. **Artistic & Artisanal**

A small-scale light manufacturing use which does not involve automated or mechanized production methods. Instead, skilled craftspersons are integral to the creation of each product, requiring products to be produced in small quantities. Artistic & artisanal uses are less than 3,000 square feet in area or include a staff of fewer than 25 persons.

4. **Cosmetic, Pharmaceutical**

Any light manufacturing use where cosmetics, soaps, or pharmaceutical drugs are produced. Includes manufacturing of makeup products, deodorants, shampoos, hair dyes, perfumes, skin moisturizers, medications, and supplements.

5. **Food & Drink**

Any light manufacturing use where food or drink products are processed or manufactured. The food and beverage products manufactured in these facilities are typically sold to wholesalers or retailers for distribution to consumers. Includes manufacturing and packaging of tobacco products, animal food, sodas, juices, dairy products, ice, the preserving of fruit and vegetables, grain milling, oilseed milling, seafood products, and sugar and confectionery products. For animal slaughtering or meat related products, see *Sec. 5C.1.8.A. (Animal Product Processing)*. For breweries, distilleries, and wineries see *Sec. 5C.1.7.C.2. (Alcoholic Beverage)*.

6. **Textile & Apparel**

Any light manufacturing use that processes or otherwise manufactures textile and other apparel products. Includes fabric mill, finishing and coating mill, jewelry manufacture, and leather product manufacture.)

D. **Research & Development**

Any light industrial use requiring a wet laboratory where chemicals, drugs, or other material or biological matter are handled in liquid solutions or volatile phases, requiring direct ventilation, and specialized piped utilities. For uses requiring a dry laboratory, see *Sec. 5C.1.5.K. (Office)*.

E. **Soundstages & Backlots**

Any light industrial use providing space for the construction and use of indoor sets, or any outdoor set, backlot, or other outdoor facility, including supporting indoor workshops and craft shops.

F. **Wholesale Trade & Warehousing**

Any light industrial use 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.

SEC. 5C.1.8. HEAVY INDUSTRIAL USES

Any use listed under the Heavy Industrial Use Category on the Use Table in *Part 5B (Use Districts)* of this Article.

A. Animal Products Processing

A use engaged in one or more of the following: dressing or dyeing furs, preparing processed meat and meat byproducts, preparing, tanning, and finishing hides and skins, refining or rendering animal fat, bones, and meat scraps, and slaughtering animals.

B. Manufacturing, Heavy

Any heavy industrial use involving the making or processing of materials or components into finished products.

1. General

Any heavy manufacturing use that includes a wide range of processing and production not involving a chemical processes.

2. Chemical Products

Any heavy manufacturing use producing basic chemicals or manufacturing products by predominantly chemical processes. Includes production of acid, alkali, organic chemical, salt, dry color, pigment, synthetic fiber, fertilizer, explosive, and paint. For the production of asphalt coating, petroleum lubricating oil, plastic, and natural rubber, see *Sec. 5C.1.8.B.3. (Petroleum & Coal Products)*.

3. Petroleum & Coal Products

Any heavy manufacturing use that processes petroleum, coal, plastic, or rubber materials into products.

C. Salvage Yard

Any heavy industrial use, having any portion of the use located outdoors, where a junk dealer or automobile dismantler operates, or partially dismantled, obsolete, or wrecked automobiles are stored. For motor vehicle storage see *Sec. 5C.1.6.D. (Outdoor Storage)*.

D. Recycling Facility

Any heavy industrial use that includes the recovery and processing of recyclable materials.

1. Collection

Any recycling facility use where recyclable materials including metal, wood and paper products, machinery, fabricated metal, nonmetallic mineral product, petroleum or coal product, and plastic or rubber product, are deposited or redeemed for monetary value. May include baling or crushing operations for the purposes of efficiency of storage and transfer, but

shall not include sorting or processing activities for other than temporary storage purposes. Includes reverse vending machine and buyback center.

2. **Sorting & Processing**

Any recycling facility use that accepts recyclable materials for on-site sorting or processing. For the purpose of this definition, processing shall mean the process of changing the physical characteristics of a recyclable material, including the shredding, smelting, grinding and crushing of cans, bottles, and other materials, for other than temporary storage purposes. Includes scrap metal processing and transfer station.

E. **Resource Extraction**

Any heavy industrial use involving the withdrawal of materials from the natural environment.

1. **General**

Any resource extraction use engaged in the extraction of metallic minerals, non-metallic minerals, oil, or gas. Includes the exploration or development of any site for such purposes, and any preparation of those resources until the point of shipment from the producing property. Includes metal ore mining, nonmetallic mineral mining, quarrying, drilled wells, oil fields, sulfur recovery from natural gas, and recovery of hydrocarbon liquids.

2. **Exploratory Core Hole**

Any resource extraction use, including a seismic test hole or exploratory core hole, used or intended to be used exclusively for geological, geophysical, and other exploratory testing for natural gas, oil, or other hydrocarbon substances.

3. **Off-Shore Oil Drilling Servicing Installation**

Onshore installations required in connection with the drilling for, or production of oil, gas, or hydrocarbons in an offshore Oil Drilling District.

F. **Solid Waste Facility**

Any heavy industrial use involving receipt, storage, separation, conversion, combustion, processing of solid wastes, transfer of solid wastes directly from small to larger vehicles for transport, or operation as a landfill. Includes composting facility, construction, demolition debris and inert material facility, solid waste disposal site, transfer and processing facility, and transformation facility.

1. **General**

Solid waste facility use that does not involve any storage, treatment, and disposal of hazardous waste, or that does not exclusively receive green waste.

2. **Green Waste**

Any solid waste facility use that receives green waste or wood waste for chipping and grinding, composting, curing, or mulching. Does not include any chipping and grinding, composting, curing, or mulching conducted for noncommercial, nonprofit purposes.

3. **Hazardous Waste**

Any solid waste facility use involving the storage, treatment, and disposal of hazardous waste, as defined in the *California Health and Safety Code, Section 25117.1*.

SEC. 5C.1.9. **AGRICULTURAL USES**

Any use that includes the growing or raising of plants and animals for consumption or use.

A. **Animal Keeping**

Any agricultural use that includes the breeding, boarding, training, or raising of animals.

1. **Bees**

Any animal keeping use that includes the keeping of bees.

2. **Dairy**

An animal keeping use that including the storage, processing, or distribution of milk or milk products.

3. **Equine, Commercial**

The keeping, breeding, raising, training, or boarding of more than 2 equines not owned by and registered to residents on the same lot as the equine use. Includes mules and donkeys.

4. **Equine, Non-Commercial**

The keeping, breeding, raising, training, or boarding of equines owned by and registered to residents on the same lot as the equine use. No more than 2 equines owned by or registered to persons not residing on the same lot shall be allowed. Includes mules and donkeys.

5. **Livestock**

Any animal keeping use that includes the breeding, raising, training, boarding, and keeping of animals such as alpacas, cattle, donkeys, goats, mules, sheep, swine, or similar livestock, typically for fiber, meat, milk, or other products. Includes day-to-day care, selective breeding, raising, and selling of livestock.

6. **Pets**

Any animal keeping use that includes keeping common household domestic pets readily classifiable as being incidental to another use. Includes cats, guinea pigs, hamsters, fish, fowl,

lizards, rabbits, reptiles, small amphibians, snakes and dogs. For a use where more than three 3 dogs over the age of 4 months are locate on the same lot, see Sec. 5C.1.5.A.2. (*Kennel*).

7. Small Animals

Any animal keeping use not incidental to another use that includes the breeding, raising, training, boarding, and keeping of animals such as fish, fowl, rabbits, and rodents.

8. Wild Animals

The keeping of any wild, exotic, dangerous, or non-domestic animal. Shall, in no event, include the following wild animals: bear, civet, coyote, eagle, eland, elephant, elk, giraffe, gnu, gorilla, hyena, hippopotamus, jaguar, leopard, lion, lynx, moose, orangutan, puma, rhinoceros, sea lion, tiger, venomous reptile, vulture, walrus, wart hog, wolf or yak.

B. Plant Cultivation

Any agricultural use that includes the growing of plants.

1. Community Garden

A plant cultivation use designed and intended for multiple households or organizations to cultivate plants for domestic use. May include shared facilities for storage and services incidental to the agricultural use, and teaching garden.

2. Farming

The cultivation of plants for domestic use, or for sale or distribution either on-site or off-site.

3. Truck Gardening

The cultivation of plants for domestic use, or for off-site sale or distribution.

DIV. 5C.2. **USE PERMISSIONS**

SEC. 5C.2.1. **GENERAL**

Use permission levels set out in each Use District table indicate how a use is permitted within the district. Permission levels range from permitted without requiring conformance to any additional standards or conditions of approval, permitted only when specific standards are met, or permitted only through a process requiring approval by a decision-maker or decision-making body. Permission levels may be assigned to individual uses, use groups, or entire use categories. Permission levels are represented within each Use District table using symbols that indicate which permission level is assigned to a particular use, use group, or use category. The following sections summarize the meaning of each permission level.

SEC. 5C.2.2. **PERMITTED (P)**

A use that is permitted without requiring conformance to specific standards is indicated in the use table by the letter P. Permitted uses are considered generally appropriate within a district without the need for specific standards to achieve a certain performance outcome or moderate potential effects a use may have on its surroundings.

SEC. 5C.2.3. **USE STANDARD APPLIES (*)**

A use that is permitted only when conforming to a specific set of standards is indicated in the use table by the asterisk (*) symbol in combination with the underlying permission level. Any permission level may be combined with an * in order to cross-reference a specific set of standards, supplemental standards, or supplemental procedures, that shall be applied. Standards, supplemental standards, or supplemental procedures indicated by the presence of an * are important for ensuring that a use exists and operates in a manner that is consistent with the intent of the Use District.

SEC. 5C.2.4. **CONDITIONAL USES (C1, C2 & C3)**

A use that requires approval by an authority or decision-making body with input from the members of the public most likely to be affected by the existence of that use. The use may be approved under certain conditions that address potential issues the use may introduce to its surroundings. Uses that may require specific conditions of approval applied through a discretionary process are indicated within the use tables by the following permission levels: C1, C2, and C3.

A. Class 1 Conditional Use (C1)

A C1 permission level indicates that a Class 1 Conditional Use Permit must be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*. A C1 permission level signifies that the use may be considered generally appropriate, but should be given thorough consideration to account for the welfare of uses and residents in the immediate surrounding properties, as well as specific site conditions.

B. Class 2 Conditional Use (C2)

A C2 permission level indicates that a Class 2 Conditional Use Permit must be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*. A C2 permission level signifies that the use may be considered appropriate, but should be given thorough consideration to account for the welfare of uses and residents occupying the surrounding area, as well as specific site conditions.

C. Class 3 Conditional Use (C3)

A C3 permission level indicates that a Class 2 Conditional Use Permit must be obtained through approval granted by the City Planning Commission in accordance with the processes and procedures described in *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*. A C3 permission level signifies that the use may be considered appropriate, but should be given thorough consideration to account for the welfare of uses and residents occupying the surrounding area, the needs of the region, and specific site conditions.

SEC. 5C.2.5. **DEPENDENT ON ADJACENT ZONING (#)**

- A. A pound sign symbol (#) indicates that use permissions and use standards that differ depending on the adjacent zoning and uses are limited to joint public and private developments. Uses containing a pound sign (#) are regulated as follows:
1. The use permissions of the most restrictive adjoining Use District apply.
 2. The use standards of the most restrictive adjoining Use District apply.
 3. Adjoining Use Districts include abutting lots, lots separated from the subject lot by a street or alley right-of-way, and lots having a common corner with the subject property.
 4. Any use that is not permitted in the most restrictive adjoining Use District may be permitted by Class 3 Conditional Use Permit. In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall consider:
 - a. How the use provides a public benefit, whether as a result of additional taxes or the provision of public facilities; and
 - b. Whether the benefit is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.
 5. Only joint public and private developments shall be permitted on a lot zoned with the # permission. No private developments are permitted unless specifically allowed by the Use District.

B. For the purposes of this Section, the order of restrictiveness of Use Districts, the first being the most restrictive and the last being the least restrictive, is as follows:

- a.** Open Space Use Districts
- b.** Agricultural Use Districts
- c.** Residential Use Districts
- d.** Residential-Mixed Use Districts
- e.** Commercial-Mixed Use Districts
- f.** Commercial Use Districts
- g.** Industrial-Mixed Use Districts
- h.** Industrial Use Districts
- i.** Public Use Districts

SEC. 5C.2.6. NOT PERMITTED (--)

When a double-dash line (--) is indicated as the permission level for a use or use group, the use is not permitted. A -- permission level signifies that under no circumstances shall the use be allowed to be established in the Use District.

DIV. 5C.3. **USE STANDARDS**

SEC. 5C.3.1. **ACCESSORY TO**

A. **Intent**

To support the overall intent of the Use District by ensuring that the subject use exists as secondary to the specified use to which it is accessory, and to allow for the flexibility of multi-use facilities while limiting the impacts of the subject use that would otherwise be detrimental.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

Uses that are accessory to a specified use shall not have a floor area greater than 25% of the floor area designated to the primary use to which it is accessory.

D. **Measurement**

1. For measuring floor area, see *Sec. 14.1.7. (Floor Area)*.
2. The maximum allowed floor area of the accessory use is calculated by multiplying the total floor area designated for the primary use by 25%.

E. **Relief**

See the allowed uses and use limitations of the applicable *Use District (Part 5B.)*.

SEC. 5C.3.2. **ADAPTIVE REUSE PROJECT**

A. **Intent**

To encourage and facilitate the conversion and retention of existing or historically significant buildings, to reduce vacant space, as well as preserve the City's architectural and cultural past, and to encourage the sustainable practice of retaining the inherent energy that went into the construction of existing buildings.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

The specified use shall be provided within an adaptive reuse project that meets the standards of either *Sec. 9.4.5. (Downtown Adaptive Reuse Projects)* or *Sec. 9.4.6. (Citywide Adaptive Reuse Projects)*.

D. **Measurement**

A use shall be measured as satisfying the adaptive reuse project requirement when it meets the standards.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.3. **AREA**

A. **Intent**

To ensure the subject lot meets the intent of the Use District and allows for the flexibility of multi-use facilities by limiting the total lot area that may be designated for the subject use.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

The maximum lot area designated for the use shall be no greater than the percentage of the total lot area specified by the Use District.

D. **Measurement**

1. For calculating the total lot area, see *Sec. 2C.1.1. (Lot Area)*.
2. The maximum lot area that may be designated for the use is calculated by multiplying the total lot area by the percentage specified by the Use District.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.4. **BEDS**

A. **Intent**

To lessen the impact of the subject use on the public realm and neighboring lots containing residential or other sensitive uses by limiting the number of occupants that may be present on the premises overnight.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall concurrently serve no more people as overnight clients or guests than the maximum number of beds specified by the Use District.

D. Measurement

1. Each sleeping facility associated with the subject use shall be included in the calculation of number of beds.
2. A sleeping facility designated for more than 1 occupant shall be measured as 1 bed for each occupant.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.5. BUILDING SEPARATION

A. Intent

To ensure that buildings and structures are located at an adequate distance from streets, uses, or districts so as not to negatively impact neighboring lots, uses, or the public realm.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

All portions of a building designated with the subject use shall be located at a distance of no less than the minimum required building separation from one or more of the following, as specified by the Use District:

1. A street;
2. A specified use;
3. A specified Use District;
4. An on-site dwelling unit; and
5. An off-site dwelling unit.

D. Measurement

Building separation shall be measured to any portion of a building designated with the subject use from one of the following:

1. When measured from a street, perpendicular from the street lot line inward.

2. When measured from a use, perpendicular from the nearest lot line of the lot designated with the specified use.
3. When measured from a Use District, from the nearest lot line of all lots zoned with the specified Use District.
4. When measured from an on-site or off-site dwelling unit, from the nearest portion of a building that is designated as a dwelling unit and is a habitable space.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.6. CLIENT VISITS PER HOUR

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of clients visiting the subject use per hour shall not exceed the maximum allowed client visits per hour specified by the Use District.

D. Measurement

Client visits shall be measured as the number of clients present on the property on which the subject use is located and are calculated for each hour.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.7. COMMERCIAL TENANT SIZE

A. Intent

To protect the character of the area and ensure that the scale of tenant spaces are appropriate to their neighboring context.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Applies only to the ground story.

C. Standards

The maximum floor area permitted for a commercial tenant space shall not exceed the maximum commercial tenant size specified by the Use District.

D. Measurement

1. A “commercial tenant” shall refer to any individual tenant space that meets the following standards:
 - a. Is contained within walls;
 - b. Has a designated entrance;
 - c. Has no direct connections between other commercial tenant spaces; and
 - d. May have connections to common areas and shared facilities.
2. Any limitations on tenant size restrictions shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning.
3. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.
4. Common areas, including corridors and shared restrooms, shall not be included in the calculation of floor area for the purposes of measuring commercial tenant size.

E. Relief

1. A deviation from the maximum floor area permitted for a commercial tenant space of up to 20% may be requested in accordance with *Sec. 13B.7.2 (Adjustments)*.
2. Additional floor area for a commercial tenant space beyond 20% may be requested in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

SEC. 5C.3.8. DESIGNATED WORK SPACE AREA

A. Intent

To ensure that each live/work unit contains an area designated for productive uses and entrepreneurial activities as a component of a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area shall be provided within each live/work unit, and shall be at least the minimum work space size required by Use District.

2. The designated work space area for each unit shall be clearly demarcated on approved building plans.

D. Measurement

Designated work space area is measured as a percentage, calculated as the total floor area of the designated work space area divided by the total floor area of the live/work unit.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.9. DESIGNATED WORK SPACE DIMENSIONS

A. Intent

To ensure that any designated work space area required as a component of a live/work unit is designed to accommodate sufficient area for productive uses and entrepreneurial activities to take place within a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area shall have the minimum horizontal dimensions set by the Use District.
2. The designated work space dimensions for each dwelling unit shall be clearly demarcated on approved building plans.

D. Measurement

Work space size is measured as the shortest horizontal distance along the boundaries of the dedicated work space area to determine the shortest minimum horizontal dimension. For determining any other required horizontal dimension that greater than the minimum horizontal dimension measurement may be taken between any two boundaries of the dedicated work space area.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.10. DESIGNATED WORK SPACE USES

A. Intent

To ensure that any designated work space area required as a component of a live/work unit is used for productive uses and entrepreneurial activities to take place within a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area within each live/work unit shall be reserved for use by any of the uses specified as designated work space uses within the Use District.
2. Uses not specified as designated work space uses within the Use District shall not be allowed within a live/work unit.

D. Measurement

A designated work space use is measured based on the utilization of the designated work space area for regular business activity, or activities related to the design and production of products, associated with any use specified as a designated work space use within the Use District.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.11. GOVERNMENT OWNED

A. Intent

To limit private development of certain uses and facilitate the efficient management of municipal resources.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be permitted if the site is owned by a government agency.

D. Measurement

A site is measured as government owned when the lot owner is a government agency.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.12. HOURS OF OPERATION

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use shall not open earlier than the time of earliest open specified by the Use District.
2. The subject use shall not close later than the time of latest close specified by the Use District.
3. The earliest open and latest close times may differ for each day of the week.
4. Service hours are not considered hours of operation, see Sec. 5C.3.18. (Service Hours).

D. Measurement

Times at which the subject use is open to the public.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.13. IN CONJUNCTION WITH

A. Intent

To allow for the subject use only when accompanied by a specified use, allowing for the flexibility of multi-use facilities and ensuring compatibility with district intent and neighborhood context.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use shall be permitted on a lot, provided that the use it is required to be in conjunction with is located concurrently on the same tenant space or lot.
2. When a subject use is required to be in conjunction with a specified use, the specified use shall have a minimum floor area ratio (FAR) of no less than the minimum required by the Use District.
3. Where permitted, any subject use located within an adaptive reuse project shall not be required to meet the standards for in conjunction with.

D. Measurement

1. A use shall be measured as in conjunction with another use when both uses are present concurrently on the same tenant space or lot.

2. Floor area ratio (FAR) shall be measured according to the provisions in *Sec. 2C.4.1. (Floor Area Ratio)*.
3. Jobs-producing uses that are included in a work area of a live/work use shall count towards the jobs-producing floor area, for the purposes of meeting the minimum FAR requirement.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.14. INCIDENTAL TO

A. Intent

To ensure that the existence of the incidental use is subordinate to the permitted use on the tenant space or lot, to ensure compatibility with the district's intent, and to allow for flexibility of multi-use facilities.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use is only allowed as incidental to the specified use.
2. The subject use shall not be allowed incidental to any other use except for the specified use.
3. Uses that are incidental to another use shall not have a floor area greater than the floor area designated to the specified use to which it is incidental.

D. Measurement

For measuring floor area, see *Sec. 14.1.7. (Floor Area)*.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.15. MINIMUM FLOOR AREA

A. Intent

To ensure the subject lot meets the intentions of the district and allows for the prioritization of a subject use by requiring a minimum floor area for that subject use in proportion to the lot area.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The minimum floor area designated for the subject in proportion to the lot area shall be no less than the ratio specified by the Use District.

D. Measurement

1. For calculating the floor area, see *Sec. 14.1.7. (Floor Area)*.
2. The minimum floor area of the subject use is calculated based on the proportion of the subject use to the lot area specified by the Use District.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.16. OPEN PLAN AREA

A. Intent

To ensure that live/work units are designed to promote the flexible use of floor area for productive uses and entrepreneurial activities to take place within each dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

Excluding area used for bathrooms and storage, a minimum of 70% of the total floor area of each live/work unit shall be open, with no fixed interior separation wall.

D. Measurement

Open plan area shall be measured as the presence of a contiguous floor area with no fixed interior separation walls.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.17. OPERATING DAYS PER WEEK

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall not be in operation for more than the maximum number of operating days per week permitted by the Use District.

D. Measurement

Any day that the use is in operation for any length of time shall be measured as an operating day.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.18. OUTDOOR SOUND SYSTEM

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses due to sound amplification.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Where prohibited, there shall be no fixed systems for amplified sound present outdoors on the site. This prohibition includes public address systems.

D. Measurement

An outdoor sound system is measured as present when it is located outdoors and is installed or affixed for permanent or long-term use.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.19. PERSONS IN CARE

A. Intent

To limit the number of persons on a property at any given time to lessen the impact of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of persons that may be in the care of the facility associated with the subject use at any given time shall not exceed the maximum specified by the Use District.

D. Measurement

1. Any person who is in the care of the facility associated with the subject use shall be included in the calculation of number of persons in care.
2. Employees, visitors, and legal guardians shall not be considered persons in care.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.20. RESTRICTED AFFORDABLE UNITS

A. Intent

To increase the production of affordable housing in the City of Los Angeles, consistent with the General Plan and other City policies related to housing.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Does not apply to a manager's dwelling unit.

C. Standards

The percentage of dwelling units on a lot that are affordable shall be at least the percentage specified by the Use District.

D. Measurement

1. The percentage of dwelling units on a lot that are affordable is calculated by dividing the number of affordable units by the total number of dwelling units on the lot.
2. Dwelling units designed and intended for property managers are not included in the calculation of affordable units.
3. Dwelling units are measured as affordable when its rental or mortgage amounts are restricted so as to be affordable to and occupied by deeply low income, extremely low income, very low income, low income, or moderate income households, as determined by the Los Angeles Housing and Community Investment Department.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.21. **SCREENING**

A. **Intent**

To mitigate negative impacts from subject uses to adjacent uses, promoting visual interest and increasing comfort for users of the subject lot, the public realm, and adjacent lots.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

1. Subject uses shall be screened using the screen type specified by the Use District.
2. Frontage screens shall meet the standards provided in *Sec. 4C.8.1.C. (Frontage Screens)*.
3. Transition screens shall meet the standards provided in *Sec. 4C.8.2.C. (Transition Screens)*.
4. Outdoor storage screens shall meet the standards provided in *Sec. 4C.8.2.C. (Outdoor Storage Screens)*.

D. **Measurement**

1. Frontage screens shall be measured according to the provisions of *Sec. 4C.8.1.D. (Frontage Screens)*.
2. Transition screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Transition Screens)*.
3. Outdoor storage screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Outdoor Storage Screens)*.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.22. **SEATING CAPACITY**

A. **Intent**

To limit the negative impacts of the gathering of large numbers of persons on any neighboring lots containing residential or other sensitive uses, and to contribute to the overall intent of the Use District.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of seats provided by a subject use shall not exceed the maximum seating capacity specified by the Use District.

D. Measurement

Seating capacity is measured as the number of seats provided by a subject use.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.23. SERVICE HOURS

A. Intent

To limit the negative impacts of deliveries, trash pickup, and other services necessary for operation of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Services necessary for business operation shall be conducted within the hours specified by the Use District.
2. Services may include the following:
 - a. Site preparation associated with the use;
 - b. Clearing of all temporary installations, debris, trash and any other material associated with the use;
 - c. Trash service; and
 - d. Loading and unloading activities, including deliveries and shipments.
3. Trash service is prohibited on Sundays and legal holidays.

D. Measurement

Times at which service activities are occurring.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.24. **SUPPLEMENTAL PROCEDURES**

Supplemental procedures are additional policies or administrative requirements that apply to uses when specified by the Use District. Supplemental procedures are unique for each use and for each Use District. See the Use District for applicable supplemental procedures.

SEC. 5C.3.25. **SUPPLEMENTAL STANDARDS**

Supplemental standards are development and operational regulations that apply only to the specified use. Supplemental standards are unique for each use and for each Use District. See the Use District for applicable supplemental standards.

SEC. 5C.3.26. **UNIT SIZE**

A. **Intent**

To ensure that adequate space is provided for the subject use and support the intent of the Use District.

B. **Applicability**

Applies to all dwelling units on a lot having the specified use designation where required by Use District.

C. **Standards**

The average dwelling unit size shall be at least the minimum average unit size specified by the Use District.

D. **Measurement**

1. Unit size when specified as a minimum average is calculated as follows:
 - a. Average unit size is measured by calculating the sum of the floor area of all applicable dwelling units; then
 - b. Divide the sum by the number of applicable units.
2. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.27. **UPPER STORY LOCATION**

A. **Intent**

To regulate the placement of the subject use in order to ensure compatibility with the intent of the Use District and the neighboring context.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Where upper story location is prohibited, no portion of the subject use shall be located on any upper story of a building.

D. Measurement

1. Any story located above the ground story of a building shall be considered an upper story.
2. For the determination of the ground story, see *Sec. 14.1.10. (Ground Story Determination)*.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.28. USE ENCLOSURE

A. Intent

To ensure the subject use is contained indoors to limit any negative impacts on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. When a subject use is required to be fully indoors no area on a lot designated with the subject use shall be located outdoors.
2. When a subject use is required to be covered it shall meet the standards of a covered area specified in *Sec. 14.1.1.A. (Covered Area %)*.
3. When a subject use is required to be enclosed it shall meet the standards of enclosure specified in *Sec. 14.1.4.A. (Enclosure)*.

D. Measurement

1. A subject use shall be measured as "fully indoors" where the area on a lot designated with the subject use is contained entirely within a building envelope.
2. For the measurement of covered, see *Sec. 14.1.1.B. (Covered Area %)*.
3. For the measurement of enclosed, see *Sec. 14.1.4.B. (Enclosure)*.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.29. USE SEPARATION

A. Intent

To limit negative impacts of the subject use on nearby uses, Use Districts, or buildings by requiring a minimum distance between them.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be located at least the minimum distance away from any specified use or Use District.

D. Measurement

Use separation shall be measured to any portion of a lot or floor area designated with the subject use from one of the following:

1. When measured from a use, the nearest lot line of all lots containing the specified use.
2. When measured from a Use District, the nearest lot line of all lots zoned as the specified Use District.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.30. USE STANDARD APPLICABILITY

A. Intent

To ensure that Use Standards are met in specified contexts where their intended impact provides a necessary benefit, while limiting the requirement of Use Standards where their impact may be detrimental or unnecessary.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Where listed bold and not indented, use standard applicability limits the applicability of all use standards required of a use category, use group, or call-out use as specified by the Use District.

3. Where listed indented, use standard applicability only limits the applicability of the use standard in bold located above the use standard applicability standard.

C. **Standards**

When use applicability is specified as abutting specified uses or Use Districts, lots containing the subject use that are abutting a lot containing a specified use or zoned with a specified Use District must satisfy the Use Standards.

D. **Measurement**

1. The use standard applicability standard shall be measured as satisfied when the required use standards are met by the lot containing an applicable subject use.
2. A lot is measured as abutting another lot when the two lots share a common lot line.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

DIV. 5C.4. **BUSINESS LICENSING**

In addition to the business licensing requirements of *LAMC Chapter 2 (Licenses, Permits, Business Regulations)*, the following provisions shall also apply to uses seeking a business license.

SEC. 5C.4.1. **FARMERS' MARKET**

- A. A Food and Nutrition Service (FNS) Number issued by the United States Department of Agricultural shall be available at the public's request as proof of Electronic Benefit Transfer (EBT) card acceptance.
- B. If selling fruits, nuts or vegetables, the producer is authorized by the County Agricultural Commissioner to sell directly to consumers these products that are produced upon the land which the certified producer farms and owns, rents, leases or sharecrops; and
- C. If selling eggs, honey, fish and other seafood and freshwater products, live plants, and other agricultural products, the market operator and producer secure all necessary licenses, certificates and health permits which are required to sell these products directly to consumers, provided these products are raised, grown, caught, and processed, if necessary, in California.
- D. Certification of the Certified Farmers' Market and contact information for the operator shall be posted at the main entry, and otherwise available at the public's request. The contact person shall be available during the hours of operation and shall respond to any complaints. The operator shall keep a log of complaints received, the date and time received, and their disposition.
- E. (EBT) card payments shall be accepted by all vendors for all hours of operation.
- F. Trash containers shall be provided during the hours of operation.

SEC. 5C.4.2. **RESTAURANT BEVERAGE PROGRAM**

[THE FOLLOWING PROVISIONS ARE CURRENTLY PENDING ADOPTION BY THE CITY COUNCIL PURSUANT TO CASE NO.CPC-2018-4660-CA]

- A. Daily hours of operation shall start after 7:00 am and not extend beyond 11:00 pm. After-hours use of the establishment, other than for routine clean-up and maintenance, is not permitted.
- B. The establishment shall be maintained as a bona fide eating place (restaurant) with an operational kitchen, and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The establishment shall provide seating, and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
- C. The establishment shall be limited to a single operator and a single alcohol license holder.
- D. The establishment shall be limited to a maximum of 200 patron seats, including outdoor seating, if any.

- E.** The owner or the operator shall apply for a new administrative clearance if there is:

 - 1.** a change in alcohol license type;
 - 2.** an expansion of floor area; or
 - 3.** a change in the ownership or the operator of the business
- F.** For properties abutting or across an alley from an Agricultural or Residential Use District any outdoor eating areas associated with the establishment shall:

 - 1.** meet the definition of "Outdoor Eating Area" as defined in LAMC Section 12.03; and
 - 2.** be entirely screened and buffered from the A or R zoned lot by a building.
- G.** Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (citywide noise regulations). At any time, a City inspector may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulations, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design, and implement noise control measures within property, such as noise barriers, sound absorbers, or buffer zones.
- H.** There shall be no live entertainment on the premises. There shall be no karaoke or disc jockeys.
- I.** Indoor music shall be limited to recorded, ambient music at a low volume such that it is not audible beyond the premises.
- J.** There shall be no outdoor music, amplified or live.
- K.** Television monitors or screens shall be prohibited in the outdoor eating area, if any.
- L.** The owner or the operator shall be responsible for maintaining the premises, adjoining sidewalk, and adjoining alley free of debris or litter.
- M.** The owner or the operator shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his or her control to ensure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
- N.** The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
- O.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- P.** Loitering is prohibited on or around these premises or the area under the control of the applicant. A "No Loitering or Public Drinking" sign that is a minimum of four inches by six inches shall be posted outside next to every exit.

- Q.** Pool tables shall be prohibited.
- R.** Adult Entertainment pursuant to LAMC Section 12.70 shall be prohibited.
- S.** Dancing shall be prohibited.
- T.** The establishment shall not be a drive-through fast food establishment, as defined in LAMC Section 12.03.
- U.** The establishment shall not be leased or contracted out to third party promoters that will require a cover charge or prepayment for admission to the establishment for uses such as or similar to rave parties, electronic music parties, or record release parties advertised and open to the general public.
- V.** Any use of the establishment for private events, including, but not limited to, corporate events, birthday parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
- W.** Parking shall be subject to the determination of the Department of Building and Safety. Any off-site parking shall be provided pursuant to the requirements of Los Angeles Municipal Code Sections 12.21 A.4(g) and 12.26 E.1(b).
- X.** Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.
- Y.** A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
- Z.** An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
- AA.** Complaint Log. A telephone number and an email address shall be provided for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be posted on a sign at least four inches by six inches in size and at the following locations:
 - 1.** Entry, visible to pedestrians
 - 2.** Customer service desk, front desk or near the reception area
- AB.** Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails trailing a period of three years, detailing: date complaint received; nature of complaint; and the manner in which the complaint was resolved. This log shall be presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning.

- AC.** Within the first six months of operation or issuance of administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or Department of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program. Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training.
- AD.** STAR or LEAD training shall be conducted for all new hires within three months of their employment.
- AE.** A copy of these conditions shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.
- AF.** A minimum of one on-duty manager with authority over the activities within the establishment shall be on the premises at all times that the establishment is open for business. The on-duty manager’s responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). Every effort shall be undertaken in managing the establishment to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, and vandalism occur.
- AG.** MViP – Monitoring, Verification and Inspection Program. Prior to the effectuation and administrative clearance, fees required per LAMC section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
- 1.** Within the first 24 months of issuance of administrative clearance, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the operating standards. Observations and results of said inspection will be documented. A second inspection shall take place after 36 months of the first inspection.
 - 2.** The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.
- AH.** Within 14 days of an establishment obtaining administrative clearance, the applicable City Council District Office and the applicable Certified Neighborhood Council shall be notified. If the establishment is not within the boundaries of a Neighborhood Council, then notification to only the applicable Council District Office shall be sufficient. The notification shall contain evidence of the administrative clearance, its covenanted operating standards, and contact information for the Department of Building and Safety to report code violations.

- AI.** Prior to the issuance of an administrative clearance, the applicant shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning, acknowledging that the owner shall implement each of the provisions set forth in this subdivision. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the operating standards attached must be submitted to the Department of City Planning for approval before being recorded. Fees required per L.A.M.C section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to obtaining administrative clearance.

SEC. 5C.4.3. NIGHTLIFE BEVERAGE PROGRAM (ON-SITE ALCOHOL CONSUMPTION IN ENTERTAINMENT DISTRICTS)

- A.** The entire establishment is never closed to the public or used as a private club.
- B.** A telephone number and email address shall be provided for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be posted on a sign at least 8.5" x 11" in size at the following locations: the entry, visible to pedestrians, and at the customer service desk, front desk, or near the reception area.
- C.** Complaints shall be responded to within 24 hours by the establishment. The establishment shall maintain a log of all calls and emails trailing a period of three years, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request.
- D.** Within the establishment, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 footcandles (21.5 lx).
- E.** All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx).
- F.** A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises.
- G.** Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
- H.** The establishment shall be responsible for maintaining the premises and adjoining rights-of-way free of debris and litter.
- I.** The establishment shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under its control to prevent behavior that adversely affects or detracts from the quality of life for adjoining residents, property owners, and businesses.

- J.** Loitering is prohibited on all areas under the control of the restaurant establishment. A "No Loitering or Public Drinking" sign that is a minimum of 4 x 6 inches shall be posted outside next to every exit.
- K.** Within 24 hours of its occurrence, all graffiti on the property under the establishment's control shall be removed or painted over to match the color of the surface to which it is applied.
- L.** All trash and recycling bins under control of the restaurant establishment shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow.
- M.** An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
- N.** A minimum of one on-duty manager with authority over the activities within the establishment shall be on the premises at all times that the establishment is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). The establishment shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.
- O.** Within the first six months of operation or the administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
- P.** The applicant shall pay the fees required per Article 15 (Fees) of this Chapter for Monitoring Restaurant Beverage Program Compliance and Inspection and Field Compliance Review of Operations. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP).
- Q.** A copy of these limitations shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.

SEC. 5C.4.4. **HOME-SHARING**

A. **Purpose**

The purpose of this Section is to allow for the efficient use and sharing of a residential structure which is a host's primary residence, without detracting from the surrounding residential character or the City's available housing stock.

B. **Definitions**

The following definitions shall apply to this Section:

1. **Administrative Guidelines**

The Department of City Planning or Office of Finance may promulgate regulations, which may include, but are not limited to, application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions, and consistent with the intent, of this Section.

2. **Booking Service**

Any reservation or payment service provided by a person that facilitates a short-term rental transaction between a person and a prospective guest or transient user, and for which the person collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation or payment of services provided for the transaction.

3. **Citation**

Includes any enforcement citation, order, ticket or similar notice of violation, relating to the condition of or activities at a person's primary residence or property, issued by the Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department or Los Angeles Fire Department, including an Administrative citation issued pursuant to *Chapter 1, Article 1.2. (Administrative Citations)*.

4. **Extended Home-Sharing**

Home-sharing that is permitted for an unlimited number of days in a calendar year.

5. **Hosting Platform**

A person that participates in short-term rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking service transaction using any medium of facilitation.

6. **Host**

An individual who is registered for home-sharing as the term is defined in *Sec. 5C.1.4.1.2. (Home-Sharing)*.

7. Person

Person shall have the same meaning as that term is defined in *LAMC Chapter 2, Section 21.7.2. (Definitions)*.

8. Platform Agreement

A signed agreement between a home-sharing hosting platform (platform) and the City, which, among other things, provides that the platform will collect and submit the transient Occupancy Tax to the City on behalf of hosts and persons listed for Short Term Rentals.

9. Primary Residence

The sole residence from which the host conducts home-sharing and in which the host resides for more than 6 months of the calendar year.

10. Rental Unit

A dwelling unit, accessory living quarters, other residential structure, or portion thereof.

11. Short-Term Rental

A rental unit, rented in whole or in part, to any person(s) for transient use of 30 consecutive days or less. Rental units within City-approved hotels, motels, transient occupancy residential structures and bed and breakfasts shall not be considered a short-term rental.

12. Transient

Transient shall have the same meaning as that term is defined in *LAMC Chapter 2, Section 21.7.2. (Definitions)*.

C. Home-Sharing Registration

1. Department of City Planning in a manner provided by the Department, and shall include: information needed to verify the host's identification and primary residence; identification of a local responsible contact person; a list of all hosting platforms to be used; whether home-sharing is for an entire rental unit or a portion thereof; and any other information required by the instructions on the application or by the guidelines promulgated by the Director of Planning. Payment of any filing fee required under *Article 14. (Fees)* shall be included with the application. If the required information for registration, including any filing fee, is not received within 45 days of submittal of the application, the home-sharing registration will be considered withdrawn.

2. Eligibility Requirements

The following requirements must be met at the time of submitting an application for home-sharing registration:

- a. The applicant has obtained a transient Occupancy Registration Certificate from the Office of Finance pursuant to *LAMC Chapter 2, Section 21.7.6. (Registration)*, unless the applicant exclusively lists his or her primary residence on hosting platforms that have a platform agreement with the City of Los Angeles.
- b. The proposed home-sharing is consistent with the provisions of this Subsection and is limited to the host's primary residence.
 - i. A renter or lessee shall not engage in home-sharing without prior written approval of the landlord. A renter or lessee shall provide copies of the landlord's written approval to the City at the time of filing the application for registration. A landlord may proactively prohibit home-sharing by tenants at any or all of the owner's properties by submitting a notification in writing to the Department of City Planning.
 - ii. A primary residence that is subject to affordable housing covenants, or *LAMC Chapter 15 (Rent Stabilization Ordinance)*, or are income-restricted under City, State or Federal law, is not eligible for home-sharing.
 - iii. No primary residence which is the subject of any pending citation may be registered for home-sharing.
 - iv. No person may apply for or obtain more than one home-sharing registration or otherwise operate more than one home-sharing rental unit at a time in the City of Los Angeles.

3. Expiration and Renewal

- a. A home-sharing registration is valid for one year from the date of issuance. It may not be transferred or assigned and is valid only at the host's primary residence. A home-sharing registration may be renewed annually if the host:
 - i. Pays the renewal fee;
 - ii. Has complied with the provisions of this Section for the past year;
 - iii. Provides information concerning any changes to the previous application for, or renewal of, the home-sharing registration; and
 - iv. Submits home-sharing records described in *Sec. 5C.4.4.D.2.* for the last year to demonstrate compliance with this Section, unless the host lists exclusively on a hosting platform with a platform agreement that includes a provision for pass-through registration for applicants for a home-sharing registration.
- b. The records described in *Sec. 5C.4.4.D.2.* shall be made public to the extent required by law.

4. Suspensions and Revocations

Notwithstanding any other provision to the contrary, the Director may require the suspension, modification, discontinuance or revocation of any home-sharing registration if it is found that the host has violated this subdivision or any other City, State, or Federal regulation, ordinance or statute.

a. Suspension

If a host receives two citations, the host's home-sharing registration shall be suspended for 30 days or as long as at least one citation is open, whichever is longer. The suspension shall become effective 15 days after the mailing of a Notice of Intent to Suspend the host. If a host initiates an appeal of either citation, the suspension will take effect only if the appeal is not resolved entirely in the host's favor.

- i. A host may challenge a citation by submitting an appeal to the City department that issued the citation and providing notice to the Department of Planning as described in the Administrative Guidelines.
- ii. Where no process is described in the citation, a host may challenge a citation by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, with no further appeal to a Commission or City Council.

b. Revocation

If three citations have been issued to the host and have been sustained (after exhaustion of any related remedies, including appeals) within a registration year, the host's home-sharing registration shall be revoked. The revocation of a host's home-sharing registration shall become effective 15 days after the mailing of a Notice of Intent to Revoke to the host.

- i. A host may challenge a Notice of Intent to Revoke by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, with no further appeal to a Commission or City Council.
- ii. Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for one year from the effective date of the Notice of Intent to Revoke.

c. Modification

The Director may modify, discontinue or revoke any home-sharing registration based upon an order to show cause, pursuant to *Sec. 13B.6.2.A.1. (Zoning Administrator Authority)*, why any proposed modifications, discontinuances or revocations of any home-sharing registration should not be issued. The Director shall provide notice to the host or recorded owner and lessees of the host's primary residence to appear at a public hearing at a time and place fixed by the Director to respond to the Director's order to show cause.

5. Prohibitions

- a. No person shall offer, advertise, book, facilitate or engage in home-sharing or short-term rental activity in a manner that does not comply with this subdivision.
- b. A host may not participate in home-sharing unless all advertisements clearly list the City-issued home-sharing registration number or pending registration status number.
- c. No host shall engage in home-sharing for more than 120 days in any calendar year unless the City has issued the host an extended home-sharing registration pursuant to Paragraph (h) (Extended home-sharing).
- d. Accessory dwelling units for which a complete building permit application was submitted on or after January 1, 2017, to the Department of Building and Safety pursuant to Sec. 13B.10.1. (General Provisions; Permits and Vesting of Development Plan) may not be used for home-sharing, unless an applicant demonstrates the Accessory Dwelling Unit is the applicant's primary residence.
- e. No host shall offer, advertise, or engage in home-sharing in a non-Residential Building, including but not limited to, a vehicle parked on the property, a storage shed, trailer or any temporary structure, including, but not limited to, a tent.
- f. If a host lists a primary residence on multiple listings on multiple hosting platforms, only one listing may be booked at any given time.
- g. A host may not rent all or a portion of his primary residence for the purposes of home-sharing to more than one group of guests or under more than one booking, at any given time.
- h. Home-sharing is not permitted in buildings that have been converted from units subject to *LAMC Chapter 15 (Rent Stabilization Ordinance)* to single-unit dwellings until 5 years after the date of conversion.
- i. Except for allowable Home Occupations, non-residential uses including, but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product shall not be permitted during home-sharing activity.
- j. A host shall only advertise on a hosting platform that was listed on the host's home-sharing application form, unless the host has submitted a written request and received written approval from the Department of City Planning to use another hosting platform.
- k. No more than 2 overnight guests (not including children) are allowed per habitable room, not including kitchens, during home-sharing activities.

- l. There shall be no use of sound amplifying equipment, as that term is defined in *LAMC Chapter 11, Section 111.01.(j)* after 10:00 pm and no evening outdoor congregations of more than 8 people (excluding children) during home-sharing activities. Home-sharing activities are subject to the noise regulations in *LAMC Chapter 11 (Sound Amplifying Equipment)*.
- m. A host whose home-sharing registration has been suspended is prohibited from participating in home-sharing for the duration of the suspension.
- n. A host whose home-sharing registration has been revoked may not participate in home-sharing unless and until a new registration is authorized.

D. Host Requirements

1. A host may be responsible for any nuisance violations, as described in *Sec. 13B.6.2.A.1. (Nuisance Abatement/Revocation; Applicability; Zoning Administrator Authority)*, arising at the host's primary residence during home-sharing activities. The host, or owner of the host's primary residence if the host does not own it, may be assessed a minimum inspection fee, as specified in *Chapter 9, Section 98.0412. (Inspection Fees)* for each site inspection.
2. The host shall keep and preserve, for a minimum period of three years, all records regarding each home-sharing stay, including the length of stay and the price paid for each stay, and any other records required by Administrative Guidelines promulgated by the Director.
3. On the home-sharing registration application, a host shall acknowledge and consent to Office of Finance and other City agencies' inspection of records at all reasonable times and places for purposes of enforcement of this Subdivision.
4. The host shall fully comply with all the requirements of *LAMC Chapter 2, Article 1.7. (Transient Occupancy Tax)*.
5. The host shall pay a per-night fee for each night of home-sharing, which will be deposited into the Short Term Rental Enforcement Fund per the requirements in Section 5.576 of the Los Angeles Administrative Code. The City Council shall adopt, by resolution, a per-night fee based on an analysis of the cost of implementing, maintaining, and enforcing this Subsection.
6. Every host shall provide and maintain working fire extinguishers, smoke detectors, and carbon monoxide detectors, in compliance with fire, life and safety codes; information related to emergency exit routes on the property and contact information, including the contact information of the host or a designated responsible agent of the host.
7. Every host that lists a primary residence located in a Very High Fire Hazard Severity Zone designated by the City of Los Angeles Fire Department pursuant to *California Government Code Section 51178* shall include in all host listings and post written notices on any patio or deck that smoking is not permitted in any exterior of the property.

8. Every host shall provide a code of conduct to guests that includes the relevant provisions of this Subdivision and other information to address behavioral, safety, security, and other matters, as required in the Department's Administrative Guidelines.
9. Every host shall authorize any hosting platform on which his or her primary residence is listed to provide to the City the host listing and other information described in Sec. 5C.4.4.E.4.
10. Every host must consent to receive all City notices and citations regarding their home-sharing registration by U.S. mail.

E. Hosting Platform Responsibilities

1. Hosting platforms shall not process or complete any booking service transaction for any person unless the person has a valid home-sharing registration number issued by the City or a pending registration status number.
2. Hosting platforms shall not process or complete any booking service transaction for any host listing that has exceeded the authorized 120-day limit in one calendar year unless the host has obtained an extended home-sharing approval.
3. Within 45 days of the effective date of this Section, hosting platforms with listings located in the City shall provide to City Planning the contact information for an employee or representative responsible for responding to requests for information, including requests related to possible violations of this Subdivision. hosting platforms that commence listings in the City after the effective date must provide this information prior to facilitating home-sharing activity or providing booking services within the City.
4. Subject to applicable laws, a hosting platform with listings in the City shall provide to City Planning, on at least a monthly basis, in a format as specified by the City, the home-sharing registration number of each listing, the name of the person responsible for each listing, the street address of each listing and, for each booking that occurs within the reporting period, the number of days booked.
5. In the event a hosting platform has entered into an agreement with the Office of Finance to collect and remit transient Occupancy Tax pursuant to *LAMC Chapter 2, Article 1.7. (Transient Occupancy Tax)*, and a host has assigned the responsibilities for the collection and remittance of the transient Occupancy Tax to the hosting platform, then the hosting platform and the host shall have the same duties and liabilities, including but not limited to the collection and remittance of the tax to the City on a monthly basis.
6. Exception. The provisions of this paragraph shall not apply to a hosting platform whenever it (a) complies with the Administrative Guidelines, issued by DCP and approved by resolution of the City Council, that describe how the platform shall satisfy the hosting platform responsibilities in this paragraph, or (b) enters into a platform agreement, the terms of which shall be set forth in a master platform agreement approved by the City Council, that

establishes the manner in which the hosting platform supports the City's enforcement of this subdivision and meets the purposes of the platform responsibilities in this paragraph. Each individual platform agreement shall be approved by the City Council.

F. Enforcement of Violations

1. The provisions in this Subsection shall be in addition to any criminal, civil or other legal remedy established by law that may be pursued to address violations of this Section.
2. Any person who has failed to comply with the provisions of this Section may be subject to the provisions of *LAMC Chapter 1, Section 11.00 (Provisions Applicable to Code)*. The owner or operator of any property used for Short Term Rentals, including the host or owner of any host primary residence, may be assessed a minimum inspection fee, as specified in *LAMC Chapter 9, Section 98.0412. (Inspection Fees)* for each site inspection.
3. The Director may, at any time, require the modification, discontinuance, or revocation of any home-sharing registration in the manner prescribed in Subdivision C.4. (Suspensions and Revocations).
4. The ACE program in *LAMC Chapter 1, Article 1.2. (Administrative citations)* may be utilized to issue administrative citations and impose fines pursuant to this Section. The citation shall be served by personal service or by depositing in the mail for delivery by the United States Postal Service, in a sealed envelope, postage prepaid, addressed to the operator of the Short Term Rental, the host, or the property owner, if different than the operator or host, shown on the County's last equalized property tax assessment roll. Fines for violations of this subdivision shall be as follows:
 - a. Hosting platform: a \$1,000 fine per day shall be imposed for any of the following violations:
 - i. Completing a booking service transaction for each listing without a valid City home-sharing registration number or pending registration status number.
 - ii. Completing a booking service transaction for each listing where more than one property is affiliated with a single host, or each listing where the host's home address does not match the listing location.
 - iii. Completing a booking service transaction for any listing for a rental unit where the host's home-sharing or extended home-sharing registration has been revoked or suspended by the City.
 - iv. Completing a booking service transaction for any rental unit lacking extended home-sharing approval that has exceeded the authorized 120-day limit for hosting short-term rentals in one calendar year.
 - b. Owner of primary residence or host or person:

- i. A daily fine of \$500, or two times the nightly rate charged, whichever is greater, for advertising a rental unit for the purposes of short-term rental in violation of this Subdivision.
 - ii. A daily fine of \$2,000, or two times the nightly Rent charged, whichever is greater, for each day of home-sharing activity beyond the 120 day limit in a calendar year, unless the host has a valid extended home-sharing Registration.
 - iii. For all other violations of this subdivision, the administrative fine shall be levied according to the amounts described in *Chapter 1, Section 11.2.04.(a)(2) (Administrative Fines)* of Chapter 1 (General Provisions and Zoning). The square footage for the use in calculating the fine shall be the amount of indoor space to which the transient guest has access. If the square footage is unable to be ascertained, it shall be deemed to be between 500 and 2,499 square feet.
- c. The fine amounts listed above shall be updated annually, from the date of effective date of this ordinance, according to the Consumer Price Index for All Urban Consumers (CPI-U).

G. Extended Home-Sharing

For hosts who participate in extended home-sharing, the following shall apply:

1. Application and Eligibility Requirements

a. Ministerial Approval

Extended home-sharing may be approved by the Director if, in addition to the eligibility requirements for home-sharing, all of the following requirements are met:

- i. The host maintains a current home-sharing registration and has maintained a home-sharing registration for at least six months or has hosted for at least 60 days based on substantial evidence provided by the host or hosting platform.
- ii. No more than one citation was issued within the prior three years.
- iii. The host provides proof of mailing of a notification concerning commencement of extended home-sharing, which includes a Director-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department.

b. Discretionary Approval

A discretionary review of an extended home-sharing application is required if the host complies with Subparagraph a.i., but two citations have been issued within the prior three years.

- c. If the Director finds that the matter may have a significant effect on neighboring properties, the Director may set the matter for public hearing. Written notice of the hearing shall be sent by First Class Mail at least 21 days prior to the hearing to the applicant,

owners and tenants of the property involved, owners and tenants of all properties adjacent and abutting the proposed extended home-sharing activity, the City Councilmember representing the area in which the property is located, and the applicable Neighborhood Council. If the Director determines that the matter will not have a significant effect on neighboring properties, no hearing shall be held.

- d.** The extended home-sharing application may only be approved if, in addition to the eligibility requirements for home-sharing, all of the following requirements are met, to the satisfaction of the Director of Planning:
 - i.** The host provides proof of mailing of a notification, which includes a Director-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department.
 - ii.** In consideration of any comments received by the public on the application, the Director finds the use is in substantial conformance with the following findings:
 - a)** That the extended home-sharing will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region;
 - b)** That the extended home-sharing operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, the availability of housing, or the public health, welfare, and safety;
 - c)** That the extended home-sharing substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable Specific Plan; and
 - d)** That there is no substantial evidence of continued nuisance behavior from the location.
- e.** If no appeal is filed within 15 days from the date of the Director's determination approving or denying an extended home-sharing application, the Director's decision is final. An appeal to the Area Planning Commission may be filed by the applicant or any adjacent and abutting owner and occupant. An appeal shall be filed at the public counter of the Planning Department within 15 days of the date of the Director's decision. The appeal shall set forth specifically how the appellant believes the Director's findings and decision are in error. The Area Planning Commission may grant, conditionally grant or deny the appeal. The failure of the Commission to act upon an appeal within 75 days after the expiration of the appeal period, or within an additional period as may be agreed upon by the applicant and the Director, shall be deemed a denial of the appeal and the original action on the matter shall become final.

i. Ineligibility

If the host's home-sharing registration has been suspended or revoked, the host is not eligible to apply for extended home-sharing for two years from the effective date of the revocation or suspension or as long as a citation remains open or unresolved, whichever is later.

ii. Expiration and Renewal

An extended home-sharing registration is valid for one year from the date of issuance. An extended home-sharing registration is subject to the same expiration and renewal terms described in Subdivision C.3. (Expiration and Renewal) and may be renewed annually if the host meets the same renewal requirements in that subparagraph.

iii. Revocations

An extended home-sharing approval shall be revoked if there are two citations within a registration year in accordance with the process set forth in Subdivision C.4. (Suspensions and Revocations). Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for two years from the effective date of the Notice of Revocation or as long as a citation remains open or unresolved, whichever is later.

H. Administration and Regulations

No person shall fail to comply with the Administrative Guidelines.

I. Effective Date

This effective date of this Section is July 1, 2019.

