



ARTICLE 5. **USE**

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

Part 5A. **Introduction**

Part 5B. **Use Districts**

Part 5C. **Use Rules**

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DIV. 5A.1. **ORIENTATION**

SEC. 5A.1.1. **RELATIONSHIP TO ZONE STRING**

A zone string is composed of the following Districts:



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

SEC. 5A.1.2. **HOW TO USE ARTICLE 5 (USE)**

A. **Identify the Applied Use District**

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

B. **Determine What Uses are Permitted**

1. **Reference the Use District Table**

Each Use District outlines the permissions levels and use limitations for all uses in a table that is organized by a uniform list of use categories and uses.

2. **Reference the Use Permissions**

Permission levels are outlined in *Div. 5C.2. (Use Permissions)*, and a key is also included in the footer of each page of the Use District table for each Use District.

3. **Reference the Use Definitions**

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

C. **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.

1. **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)*.

2. 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)*.

D. 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.

Zone String

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

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

Find Your Use District



SEC. 5A.1.3. **USE DISTRICT NAMING CONVENTION**

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

A. **Use District Category**

The first component of each Use District name is a Use District Category. Use District Category group all districts with similar characteristics. Use District Category 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 Article 5 (Use).



DIV. 5A.2. OPENING PROVISIONS

SEC. 5A.2.1. USE INTENT

The intent of Article 5 (Use) 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.2.2. USE APPLICABILITY

A. General

1. 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 of incidental uses as established in *Sec. 5A.1.2.A.4. (Incidental Uses)*.
2. All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the Use District standards and all other provisions in Article 5 (Use), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

1. Categories of Use rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition will also include a use modification).

USE RULE CATEGORY		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
<i>Div. 5C.1.</i>	Use Definitions	●	○	○	○	○	●	●	○	○
<i>Div. 5C.2.</i>	Use Permissions	●	○	○	○	○	●	●	○	○
<i>Div. 5C.3.</i>	Use Standards	●	●	●	●	○	●	●	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

2. Project activities are defined in *Sec. 14.1.15. (Project Activities)*.

3. Where a category of the Use rules are listed as generally applicable in the table above, the project activity shall meet all applicable Use standards within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 5C. (Use Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Use rules is listed as not applicable in the table above, no standards from that Use rule category apply to the project activity.

C. Applicable Components of Lots, Buildings, and Structures

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)*.

D. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of Article 5 (Use) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current Use District standards or use permissions. For lots with uses nonconforming as to the provisions of *Div. 5C.2. (Use Permissions)*, *Div. 5C.3. (Use Standards)*, or *Div. 5C.1. (Use Definitions)* specified by the applied Use District (*Part 5B*), no project activity may decrease the conformance with any regulations specified in Article 5 (Use), unless otherwise specified by *Div. 12.6. (Nonconforming Use)*. Consider the following examples:

1. An addition to an existing counter service business: Where the current total floor area of the use exceeds the maximum allowed commercial tenet size of the applied Use District, the addition is not allowed; however, the existing nonconforming tenet area is allowed to be continued.
2. Building a screening wall along the edge of a motor vehicle use area at a gas station: Where fueling station is not a permitted use in applied Use District, the screening wall site modification is allowed because it does not decrease the degree of non-conformity.
3. Demolition of a brewery facility where an accessory restaurant use remains: Where the restaurant is allowed only accessory to food and beverage manufacturing, this major demolition is not allowed unless the restaurant use is discontinued.

E. Incidental Uses

1. 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.
2. The Zoning Administrator shall consider the following characteristics when determining whether a use is incidental to and directly associated with an allowed use:
 - a. The use is customarily associated with the permitted use;
 - b. The use is subordinate in both intent and size to the permitted use;
 - c. The use is located on the same lot as the permitted use;
 - d. The use is abutting, adjacent to, or integrated within the use area of the permitted use;
 - e. The impact of the use is not detrimental when compared to the impact of the permitted use.
3. 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.

SEC. 5A.2.3. RELATIONSHIP TO FORM, FRONTAGE, & 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 shall be met. For example, an eating & drinking use might be allowed, but the Development Standard regulations may prohibit drive-through facilities.

SEC. 5A.2.4. RELATIONSHIP TO DENSITY DISTRICTS

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

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DIV. 5B.1. OPEN SPACE DISTRICTS

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

SEC. 5B.1.1. OPEN SPACE 1 (OS1)

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

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			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
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 Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet 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

Use	Permission	Use Standard	Specification
Medical:			
Local	--		
Regional	--		
Office, Government	--		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Religious Assembly	--		
School:			
Preschool/Daycare	--		
K-12	--		
Post-secondary	--		
Social Services	--		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
		In conjunction with:	Other allowed use
Solar Energy Facility	C2*	Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.1.1.C.1.
Wireless Facility, Rooftop	C2*	Supplemental standards	Sec. 5B.1.1.C.1.
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	C3*	Government owned	Required
Golf Course	C3*	Government owned	Required
		Use separation	
Recreation, Public	P*	Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Amphitheater or Stadium			
Minor	C3		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		

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- Open Space Districts -

Use	Permission	Use Standard	Specification
Railway Facility	--		
Transit Station	--		
Heliport	--		
GENERAL COMMERCIAL	*	Government owned	Required
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	C2*	(see General Commercial) In conjunction with: Supplemental procedures	Restaurant Sec. 5B.1.1.D.1.
Bar	--		
Counter Service	C1*	(see General Commercial)	
Restaurant	C1*	(see General Commercial)	
Entertainment Venue:			
Local	C2*	(see General Commercial)	
Regional	C3*	(see General Commercial)	
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
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) Hours of operation (early/late) Service hours (early/late) Operating days per week (max) Special use program	7AM/7PM 6AM/8PM 2 Sec. 5C.4.1.
Firearms	--		
Food & Beverage	C1*	(see General Commercial)	
Large Format	--		
Merchant Market	--		

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Use	Permission	Use Standard	Specification
Pet Shop	--		
Temporary, Outdoor	C1*	(see General Commercial)	
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 Outdoor storage screen	Other allowed use 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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- Open Space Districts -

Use	Permission	Use Standard	Specification
Research & Development	C3*	Government owned	<i>Required</i>
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:	--		
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:	--		
Collection	--		
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	<i>Sec. 5B.1.1.C.2.</i>
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. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

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 lot 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.
- c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

- Open Space Districts -

- iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
- iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
- v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

DIV. 5B.2. **AGRICULTURAL DISTRICTS**

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

SEC. 5B.2.1. **AGRICULTURAL 1 (A1)**

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

DIV. 5B.3. **RESIDENTIAL DISTRICTS**

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

SEC. 5B.3.1. **RESIDENTIAL 1 (RG1)**

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

SEC. 5B.3.2. RESIDENTIAL 2 (RG2)**A. Intent**

The RG2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a predominantly residential setting supported by local civic and recreational uses providing resources to a residential community.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.3.1.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P*	Accessory to:	Supportive Housing, General
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		

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
School:			
Preschool/Daycare	P*	Persons in care (max) Relief	20 C2
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening Frontage screen Transition screen	F-Screen 2 T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with: Floor area (min) Relief	Other allowed use 0.1 FAR C3
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.3.1.C.2.
Wireless Facility, Rooftop	C2*	Supplemental standards	Sec. 5B.3.1.C.2.
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
Amphitheater or Stadium			
Minor	C3		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	<ul style="list-style-type: none"> Residential Office Medical Use
Railway Facility	--		
Transit Station	--		

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Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	6AM/8PM
		Operating days per week (max)	2
		Special use program	Sec. 5C.4.1.
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

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- Residential 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:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
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	--		
Wholesale Trade & Warehousing	--		

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 INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Screening	
		Outdoor storage screen	S-Screen 2
		Supplemental standards	Sec. 5B.3.1.C.3.
		Supplemental procedures	Sec. 5B.3.1.D.1.
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	Sec. 5B.3.1.C.4.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

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- Residential Districts -

Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	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	--		
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*	In conjunction with:	Other allowed 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. Wireless Facility, All

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (Wireless Telecommunication Facilities).

3. Recycling Facility, Collection

- a. All recycled goods, temporary installations, debris, trash, and any other material associated with the use, shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or 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 shall clearly indicate the type of material to be deposited.

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.

D. Supplemental Procedures

1. Recycling Facilities, Collection

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)*.

DIV. 5B.4. **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.4.1. **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			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.4.1.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		

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Use	Permission	Use Standard	Specification
Office, Government	P*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.4.1.C.2.
Wireless Facility, Rooftop	C2*	Supplemental standards	Sec. 5B.4.1.C.2.
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential 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	--		
Amphitheater or Stadium			
Minor	C3		
Major	C3		

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- Residential-Mixed Districts -

Use	Permission	Use Standard	Specification
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Medical
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	C2*	(see General Commercial)	
		In conjunction with:	Restaurant
		Supplemental procedures	Sec. 5B.4.1.D.1.
Bar	C2*	(see General Commercial)	
		Supplemental procedures	Sec. 5B.4.1.D.2.
Counter Service	P*	(see General Commercial)	
Restaurant	P*	(see General Commercial)	
Entertainment Venue:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	(see General Commercial)	
Lodging	--		
Medical Clinic	--		
Office	P*	(see General Commercial)	
Personal Services:			
General	P*	(see General Commercial)	
Massage, Licensed	P*	(see General Commercial)	
Massage, Unlicensed	--		
Postmortem Services	--		

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Use	Permission	Use Standard	Specification
Retail:			
General	P*	(see General Commercial)	
Alcohol	C2*	(see General Commercial)	
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	Sec. 5C.4.1.
Firearms	--		
Food & Beverage	P*	(see General Commercial)	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
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:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		

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- Residential-Mixed Districts -

Use	Permission	Use Standard	Specification
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	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Screening	
		Outdoor storage screen	S-Screen 2
		Supplemental standards	Sec. 5B.4.1.C.3.
		Supplemental procedures	Sec. 5B.4.1.D.3.
Donation Bin	--		
Sorting & Processing	--		

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Use	Permission	Use Standard	Specification
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:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use 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	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed 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. **Wireless Facility, All**

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. **Recycling Facility, Collection**

- a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or 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 shall clearly indicate the type of material to be deposited.

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.

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 lot 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.
- c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot, 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.
- c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

3. **Recycling Facilities, Collection**

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.4.2. RESIDENTIAL-MIXED 2 (RX2)**A. Intent**

The RX2 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, local civic and recreational uses providing resources to a residential community. The district generally limits commercial uses to corner sites and a 1,500 square foot establishment size.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.4.2.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		

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

- Residential-Mixed Districts -

Use	Permission	Use Standard	Specification
School:			
Preschool/Daycare	P*	Persons in care (max) Relief	20 C2
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening Frontage screen Transition screen	F-Screen 2 T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with: Floor area (min) Relief	Other allowed use 0.1 FAR C3
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.4.2.C.2.
Wireless Facility, Rooftop	C2*	Supplemental standards	Sec. 5B.4.2.C.2.
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
Amphitheater or Stadium			
Minor	C3		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Medical
Railway Facility	--		
Transit Station	--		

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

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Lot Eligibility	Corner Lot
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	P*	(see General Commercial)	
Massage, Licensed	P*	(see General Commercial)	
Massage, Unlicensed	--		
Postmortem Services	--		

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

- Residential-Mixed Districts -

Use	Permission	Use Standard	Specification
Retail:			
General	P*	(see General Commercial)	
Alcohol	--		
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	6AM/8PM
		Operating days per week (max)	2
		Special use program	Sec. 5C.4.2.
Firearms	--		
Food & Beverage	P*	(see General Commercial)	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
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:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		

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
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	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Screening	
		Outdoor storage screen	S-Screen 2
		Supplemental standards	Sec. 5B.4.2.C.3.
		Supplemental procedures	Sec. 5B.4.2.D.3.
Donation Bin	--		
Sorting & Processing	--		

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
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	Sec. 5B.4.2.C.4.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	Sec. 5B.4.2.C.5.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed 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. **Wireless Facility, All**

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. **Recycling Facility, Collection**

- a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or 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 shall clearly indicate the type of material to be deposited.

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.

D. **Supplemental Procedures**

1. **Recycling Facilities, Collection**

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)*.

DIV. 5B.5. **COMMERCIAL-MIXED DISTRICTS**

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

SEC. 5B.5.1. **COMMERCIAL-MIXED 1 (CX1)**

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

SEC. 5B.5.2. **COMMERCIAL-MIXED 2 (CX2)**

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

A. **Intent**

The CX2 Use District allows for commercial uses generally within a 50,000 square foot establishment size on the ground story, as well as a wide range of housing types. The Use District is intended to support a broad range of residential, commercial, and civic facility 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			
Dwelling	P		
Household Business:			
Family Child Care	P*	Accessory to:	Dwelling
Home Occupation	P*	Accessory to:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.5.2.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
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	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%

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
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
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 Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P*	Persons in care (max)	50
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	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
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.5.2.C.2.
Wireless Facility, Rooftop	P*	Supplemental standards	Sec. 5B.5.2.C.2.
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential tenant size (max)	50,000 SF
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Minor	P*		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	50,000 SF
		Relief	C2
Animal Services:			
General	P*	(see General Commercial)	
		Use enclosure	Fully indoor
Kennel	--		
Veterinary Care	P*	(see General Commercial)	
		Use enclosure	Fully indoor
Commissary Kitchen	P*	(see General Commercial)	
Daycare Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Dwelling
Eating & Drinking:			
Alcohol Service	C2*	(see General Commercial)	
		In conjunction with:	Restaurant
		Supplemental procedures	Sec. 5B.5.2.D.1.
Bar	C2*	(see General Commercial)	
		Supplemental procedures	Sec. 5B.5.2.D.2.

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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Counter Service	P*		
Restaurant	P*	(see General Commercial)	
Entertainment Venue:			
Local	P*	(see General Commercial)	
Regional	P*	(see General Commercial)	
Financial Services:			
General	P*	(see General Commercial)	
Alternative	C2*	(see General Commercial)	
Instructional Services	P*	(see General Commercial)	
Lodging	P*	Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Exception	Regional Center, Transit Core, or Traditional Core General Plan Designation
		Supplemental standards	Sec. 5B.5.2.C.3.
		Relief	C2
Medical Clinic	P*	(see General Commercial)	
Office	P		
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)	
Farmers' Market, Certified	C1*	Supplemental procedures	Sec. 5B.5.2.D.3.
		Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	Sec. 5C.4.1.
Food & Beverage	P*	(see General Commercial)	
Large Format	--		
Merchant Market	P		
Pet Shop	P*	(see General Commercial)	
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	(see General Commercial)	
Sexually Oriented Business:			
General	P*	(see General Commercial)	
Sexual Encounter	--		

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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:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Non-residential tenant size (max)	50,000 SF
		Relief	C2
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	C2*	(see Light Industrial)	
		Accessory to:	Restaurant
Artistic & Artisanal	P*	(see Light Industrial)	
		Accessory to:	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	see Light Industrial)	

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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Soundstages & Backlots	C3*	(see <i>Light Industrial</i>)	
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	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	<i>Sec. 5B.5.2.C.4.</i>
		Supplemental procedures	<i>Sec. 5B.5.2.D.4.</i>
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	<i>Sec. 5B.5.2.C.5.</i>
		Supplemental procedures	<i>Sec. 5B.5.2.D.4.</i>
Sorting & Processing	--		
Resource Extraction:			
General	--		

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Use	Permission	Use Standard	Specification
Exploratory Core Hole	C2*	Supplemental standards	Sec. 5B.5.2.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*	In conjunction with:	Other allowed 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. Wireless Facility, All

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (*Wireless Telecommunication Facilities*).

3. Lodging

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

4. **Recycling Facility, Collection**

- a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.
- b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.
- d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.
- e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. **Recycling Facility, Donation Bin**

- a. No more than one collection bin shall be located on any lot.
- b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.
- d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.
- e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.
- f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

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 lot 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.
- c.** Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i.** Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii.** The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii.** Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv.** Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

- v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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.
- c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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. **Recycling Facilities, Collection**

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.5.3. **COMMERCIAL-MIXED 3 (CX3)**

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

A. **Intent**

The CX3 Use 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			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.5.3.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
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	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	--		
Supportive Housing:			
General	P		

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Use	Permission	Use Standard	Specification
Medical Care	P		
Transitional Shelter	P		
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 Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P*	Persons in care (max)	50
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.5.3.C.1.
Wireless Facility, Rooftop	P*	Supplemental standards	Sec. 5B.5.3.C.1.
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	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

- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Minor	P		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Allowed use
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully indoor
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with: Supplemental procedures	Restaurant Sec. 5B.5.3.D.1.
Bar	C2*	Supplemental procedures	Sec. 5B.5.3.D.2.
Counter Service	P		
Restaurant	P		
Entertainment Venue:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		

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

Use	Permission	Use Standard	Specification
Lodging	P*	Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Exception	Regional Center, Transit Core, or Traditional Core General Plan Designation
		Supplemental standards	Sec. 5B.5.3.C.3.
		Relief	C2
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	Sec. 5B.5.3.D.3.
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	Sec. 5C.4.1.
Firearms	C2*	Supplemental procedures	Sec. 5B.5.3.D.4.
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	Sec. 5B.5.3.D.5.
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		

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
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	
		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.5.3.C.4.
Commercial Vehicle	--		
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
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.5.3.C.5.
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
Standard Vehicle	P*	Transition screen	T-Screen 1
		Screening	
		Frontage screen	F-Screen 3
Storage, Indoor:	C2	Transition screen	T-Screen 1
General	--		
Self-Service Facility	C2		
Storage, Outdoor:			

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Use	Permission	Use Standard	Specification
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
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
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:			

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator;
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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Collection	C2*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	Sec. 5B.5.3.C.6.
		Supplemental procedures	Sec. 5B.5.3.D.6.
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	Sec. 5B.6.3.C.7.
		Supplemental procedures	Sec. 5B.6.3.D.6.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	Sec. 5B.6.3.C.8.
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	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed 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. Wireless Facility, All

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (*Wireless Telecommunication Facilities*).

3. Lodging

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

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, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), 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. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

- b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.
- d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.
- e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. **Recycling Facility, Donation Bin**

- a. No more than one collection bin shall be located on any lot.
- b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.
- d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.
- e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.
- f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

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.

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 lot 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.
- c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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.
- c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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, 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 lot.

5. **Retail, Large Format**

- a. 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 large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:
 - i. The economic impact on retail businesses within a 3-mile radius, based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area, as well as the anticipated customer volume of the study area, shall be included in the report.
 - ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, Nature Reserve, or Public Recreation.

- iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.
 - iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.
 - v. Fiscal impact on City tax revenue, either positive or negative.
 - vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.
 - vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.
 - viii. Measures to mitigate any materially adverse impacts identified within the report.
- b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:
- i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:
 - a) Is sufficient in size based on reasonably expected users;
 - b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and
 - c) Is covered to provide adequate shelter from the weather.
 - ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.
 - iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot, directing users to dedicated congregation areas and amenities.

6. **Recycling Facilities, All**

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.5.4. **COMMERCIAL-MIXED 4 (CX4)**

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

SEC. 5B.5.5. **COMMERCIAL-MIXED 5 (CX5)**

A. **Intent**

The CX5 Use District is intended to support the clustering of small-scale retail, dining, personal service, office, entertainment, cultural and institutional uses catering to immediately surrounding neighborhoods, as well as a wide range of housing types. The district generally limits commercial uses to a 5,000 square foot establishment size on the ground story.

B. **Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	Incidental to	Dwelling
Home Occupation	P*	Incidental to	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.5.5.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
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	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	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 Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.5.5.C.2.
Wireless Facility, Rooftop	P*	Supplemental standards	Sec. 5B.5.5.C.2.

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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential tenant size (max)	5,000 SF
		Relief	C2
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Minor	C2		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	5,000 SF
		Relief	C2
Animal Services:			
General	P*	(see General Commercial)	
Kennel	--	Use enclosure	Fully indoor
Veterinary Care	--		
Commissary Kitchen	P*	(see General Commercial)	
Eating & Drinking:			
Alcohol Service	C2*	(see General Commercial)	
Bar	C2*	In conjunction with:	Restaurant
Counter Service	P*	Supplemental procedures	Sec. 5B.5.5.D.1.
Restaurant	P*	(see General Commercial)	
Entertainment Venue:			
Local	P*	(see General Commercial)	
Regional	--		
Financial Services:			
General	P*	(see General Commercial)	
Alternative	--		

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Use	Permission	Use Standard	Specification
Lodging		Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Exception	Regional Center, Transit Core, or Traditional Core General Plan Designation
		Supplemental standards	Sec. 5B.5.5.C.3.
		Relief	C2
Medical Clinic	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)	
Farmers' Market, Certified	C1*	Supplemental procedures	Sec. 5B.5.5.D.3.
		Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	Sec. 5C.4.1.
Food & Beverage	P*	(see General Commercial)	
Large Format	--		
Merchant Market	P		
Pet Shop	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 Outdoor storage screen	Other allowed use S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard 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	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

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Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	C2*	In conjunction with:	Other allowed use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	Sec. 5B.5.5.C.4.
		Supplemental procedures	Sec. 5B.5.5.D.4.
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	Sec. 5B.5.5.C.5.
		Supplemental procedures	Sec. 5B.5.5.D.4.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	Sec. 5B.5.5.C.6.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

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Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other Allowed 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. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

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

4. Recycling Facility, Collection

- a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.
- b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

- c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.
- d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.
- e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

- a. No more than one collection bin shall be located on any lot.
- b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.
- d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.
- e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.
- f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

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 lot 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.
- c.** Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i.** Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii.** The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii.** Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv.** Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v.** Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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.
- c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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. **Recycling Facilities, All**

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).

DIV. 5B.6. **COMMERCIAL DISTRICTS**

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

[Reserved]

DIV. 5B.7. **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.7.1. **INDUSTRIAL-MIXED 1 (IX1)**

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

SEC. 5B.7.2. **INDUSTRIAL-MIXED 2 (IX2)**

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

SEC. 5B.7.3. **INDUSTRIAL-MIXED 3 (IX3)**

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

SEC. 5B.7.4. **INDUSTRIAL-MIXED 4 (IX4)**

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

SEC. 5B.7.5. INDUSTRIAL-MIXED 5 (IX5)**A. Intent**

The IX5 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. Residential uses are limited to Joint Living and Work Quarters and Supportive Housing.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
		(see Residential)	
		Designated work space:	
		Work space area (min/max)	10%/50%
Joint Living & Work Quarters	C1*	Workspace uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	P*	(see Residential)	
Medical Care	--		
Transitional Shelter	P*	(see Residential)	

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
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Use separation	
		From Heavy Industrial Uses	50'
		Relief	C2
K-12	C3		
Post-Secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	Sec. 5B.7.5.C.1.
Wireless Facility, Rooftop	P*	Supplemental standards	Sec. 5B.7.5.C.1.

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Use	Permission	Use Standard	Specification
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Minor	P		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	C3		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with: Supplemental procedures	Restaurant <i>Sec. 5B.7.5.D.1.</i>
Bar	C2*	Supplemental procedures	<i>Sec. 5B.7.5.D.2.</i>
Counter Service	P		
Restaurant	P		
Entertainment Venue:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	--		

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Medical Clinic	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.7.5.D.3.</i>
Farmers' Market, Certified	C1*	Hours of operation (open/ close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	<i>Sec. 5C.4.1.</i>
Firearms	C2*	Supplemental procedures	<i>Sec. 5B.7.5.D.4.</i>
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	<i>Sec. 5B.7.5.D.5.</i>
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
General	P*	(see <i>Sexually Oriented Business</i>)	
Sexual Encounter	C2*	(see <i>Sexually Oriented Business</i>)	

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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
		Supplemental standards	Sec. 5B.7.5.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	
		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.7.5.C.3.
Commercial Vehicle	--		
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
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.7.5.C.4.

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
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
		Transition screen	T-Screen 1
Standard Vehicle	--		
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
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
		Supplemental standards	Sec. 5B.7.5.C.5.
		Supplemental procedures	Sec. 5B.7.5.D.6.
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

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Use	Permission	Use Standard	Specification
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
Standard Vehicle	P*	Transition screen	T-Screen 1
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
LIGHT INDUSTRIAL	*	Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Use standard applicability	
		Abutting	<ul style="list-style-type: none"> • Sensitive Use • Residential Use Districts • Residential Mixed Use Districts • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
Electronics Assembly	P*	Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
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 <i>Light Industrial</i>)	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facilities			
Collection	C2*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	Sec. 5B.7.5.C.6.
		Supplemental procedures	Sec. 5B.7.5.D.7.
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	Sec. 5B.7.5.C.7.
		Supplemental procedures	Sec. 5B.7.5.D.8.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	Sec. 5B.7.5.C.8.
Off-Shore Drilling Servicing Installation	--		
Waste Facility			
Green Waste	--		
Hazardous Waste Facility	--		

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Use	Permission	Use Standard	Specification
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	P*	Lot Area (min)	
		Per beehive	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.7.5.C.9.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (*Wireless Telecommunication Facilities*).

2. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exits 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, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), 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, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), 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 lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.
- 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 shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. **Recycling Facility, Collection**

- a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.
- b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.
- d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

- e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

- a. No more than one collection bin shall be located on any lot.
- b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.
- d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.
- e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.
- f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

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. 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 lot 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.
- c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
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- c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
 - v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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, 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 lot.

5. **Retail, Large Format**

- a. 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 large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:
 - i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.
 - ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

- iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.
 - iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.
 - v. Fiscal impact on City tax revenue, either positive or negative.
 - vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.
 - vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.
 - viii. Measures to mitigate any materially adverse impacts identified within the report.
- b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:
- i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:
 - a) Is sufficient in size based on reasonably expected users;
 - b) Located along but clear of a pedestrian accessway leading to a primary entrance; and
 - c) Is covered to provide adequate shelter from the weather.
 - ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.
 - iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

6. **Outdoor Storage, Cargo Container**

- a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

- Industrial-Mixed Districts -

- b. 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. Salvage 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*).

8. Recycling Facilities, All

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*).

DIV. 5B.8. **INDUSTRIAL DISTRICTS**

SEC. 5B.8.1. **INDUSTRIAL 1 (I1)**

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

SEC. 5B.8.2. **INDUSTRIAL 2 (I2)**

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

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			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		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 Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		

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Use	Permission	Use Standard	Specification
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C3		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
		In conjunction with:	Other allowed use
Solar Energy Facility	P*	Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	Sec. 5B.8.2.C.1.
Wireless Facility, Rooftop	P*	Supplemental standards	Sec. 5B.8.2.C.2.
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Minor	P		
Major	C3		
TRANSPORTATION			
Airport	C3		
Freight Terminal	C3		
Heliport	C2*	Incidental to:	Office or Medical
		Relief	C3
Railway Facility	C3		

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with: Supplemental procedures	Restaurant <i>Sec. 5B.8.2.D.1.</i>
Bar	C2*	Accessory to:	Manufacturing, Light: Food & Drink
		Supplemental procedures	<i>Sec. 5B.8.2.D.2.</i>
Counter Service	P		
Restaurant	P*	Accessory to:	Manufacturing, Light: Food & Drink
Entertainment Venue:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	Accessory to:	Other allowed use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	Accessory to:	Other allowed use
Alcohol	C2*	Accessory to:	<ul style="list-style-type: none"> • Manufacturing, Light: Food & Drink, • Fueling Station
		Supplemental procedures	<i>Sec. 5B.8.2.D.3.</i>

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Use	Permission	Use Standard	Specification
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	Sec. 5C.4.1.
Firearms	C2*	Supplemental procedures	Sec. 5B.8.2.D.4.
Food & Beverage	P*	Accessory to:	<ul style="list-style-type: none"> • Manufacturing, Light: Food & Drink • Fueling Station
Large Format	C3*	Supplemental procedures	Sec. 5B.8.2.D.5.
Merchant Market	P		
Pet Shop	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)	

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- Industrial Districts -

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
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.8.2.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
Commercial Vehicle	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
		Supplemental standards	Sec. 5B.8.2.C.2.

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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 sound system	Prohibited
		Supplemental standards	Sec. 5B.8.2.C.4.
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
		Transition screen	T-Screen 1
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
Storage, Indoor:			
General	P		
Self-Service Facility	P		

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Storage, Outdoor:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Outdoor storage screen	S-Screen 2
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
		Supplemental standards	Sec. 5B.8.2.C.5.
Commercial Vehicle	P*	Supplemental procedures	Sec. 5B.8.2.D.6.
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
Official Motor Vehicle Impound	P*	Transition screen	T-Screen 1
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
Standard Vehicle	P*	Transition screen	T-Screen 1
		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

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	<ul style="list-style-type: none"> • Sensitive Use • Residential Use District • Residential Mixed Use Districts • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see <i>Light Industrial</i>)	
Maintenance & Repair Services	P*	(see <i>Light Industrial</i>)	
Manufacturing, Light:			
General	P*	(see <i>Light Industrial</i>)	
Alcoholic Beverage	P*	(see <i>Light Industrial</i>)	
Artistic & Artisanal	P*	(see <i>Light Industrial</i>)	
Cosmetic, Pharmaceutical	P*	(see <i>Light Industrial</i>)	
Food & Drink	P*	(see <i>Light Industrial</i>)	
Textile & Apparel	P*	(see <i>Light Industrial</i>)	
Research & Development	P*	(see <i>Light Industrial</i>)	
Soundstages & Backlots	P*	(see <i>Light Industrial</i>)	
Wholesale Trade & Warehousing	P*	(see <i>Light Industrial</i>)	
HEAVY INDUSTRIAL	*	Use standard applicability	
		Abutting	<ul style="list-style-type: none"> • Sensitive Use • Residential Use Districts • Residential Mixed Use Districts • 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
		(See Heavy Industrial Uses)	
Manufacturing, Heavy:			
General	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		(See Heavy Industrial Uses)	
Chemical Products	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		(See Heavy Industrial Uses)	
Petroleum and Coal Product	C3*	Use separation (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Supplemental procedures	Sec. 5B.8.2.D.7.

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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
		Supplemental procedures	Sec. 5B.8.2.D.8.
Recycling Facilities			
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
		Use enclosure	Fully indoor
		Supplemental standards	Sec. 5B.8.2.C.6.
		Supplemental procedures	Sec. 5B.8.2.D.9.
Donation Bin	P*	In conjunction with	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	Sec. 5B.8.2.C.7.
		Supplemental procedures	Sec. 5B.8.2.D.9.

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- Industrial Districts -

Use	Permission	Use Standard	Specification
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
		Use enclosure	Fully indoor
		Supplemental standards	Sec. 5B.8.2.C.8.
		Supplemental procedures	Sec. 5B.8.2.D.9.
Resource Extraction:			
General	C3*	Supplemental procedures	Sec. 5B.8.2.D.10.
Exploratory Core Hole	C2*	Supplemental standards	Sec. 5B.8.2.C.9.
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
		Use enclosure	Fully indoor
		Supplemental standards	Sec. 5B.8.2.C.10.

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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
		Use enclosure	Fully indoor
		Supplemental standards	Sec. 5B.8.2.C.11.
		Supplemental procedures	Sec. 5B.8.2.D.11.
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
		Use enclosure	Fully indoor
		Supplemental standards	Sec. 5B.8.2.C.12.
		Supplemental procedures	Sec. 5B.8.2.D.12.
AGRICULTURE	*	Building separation	
		Off-site dwelling units	75'
		Relief	C1
Animal Keeping:			
Bees	P*	Lot Area (min)	
		Per beehive	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.8.2.C.13.
Dairy	P*	Lot area (min)	871,200 SF
		(see Agriculture)	

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Equine, Commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Agriculture)	
Equine, Non-commercial	--		
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Agriculture)	
Pets	P*	In conjunction with:	Other allowed use
Small Animals	P*	Lot area (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Agriculture)	
Wild Animals	C2*	(see Agriculture)	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards**1. Wireless Facility, All**

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (*Wireless Telecommunication Facilities*).

2. Motor Vehicle Services, General & Commercial Vehicle

- a. Bay doors and other building entrances and exits 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, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), 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, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), 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 lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.
- 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 shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. **Recycling Facility, Collection**

- a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.
- b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.
- d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.
- e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. **Recycling Facility, Donation Bin**

- a. No more than one collection bin shall be located on any lot.

- b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.
- d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.
- e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.
- f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Recycling Facilities, Sorting & Processing

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

9. 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.

10. Waste Facility, Green Waste

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

11. Waste Facility, Hazardous Waste

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

12. Waste Facility, Solid Waste

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

13. 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 lot 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.
- c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

- v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

vi.

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 lot 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.
- c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
 - ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
 - iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
 - iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

- v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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, 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 lot.

5. **Retail, Large Format**

- a. 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 large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:
 - i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

- Industrial Districts -

- ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.
 - iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.
 - iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.
 - v. Fiscal impact on City tax revenue, either positive or negative.
 - vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.
 - vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.
 - viii. Measures to mitigate any materially adverse impacts identified within the report.
- b.** If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:
- i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:
 - a)** Is sufficient in size based on reasonably expected users;
 - b)** Located along but clear of a pedestrian accessway leading to a primary entrance; and
 - c)** Is covered to provide adequate shelter from the weather.
 - ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.
 - iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

6. Outdoor Storage, Cargo Container

- a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).
- b. 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, daycare centers, and other similar uses.

8. Salvage 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)*.

9. Recycling Facilities, All

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).

10. 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, child care centers, and other similar uses.

11. 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, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.
- 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 lot and nearby uses.

12. 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, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.
- 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 lot and nearby uses.

SEC. 5B.8.3. INDUSTRIAL 3 (I3)**A. Intent**

The I3 District is intended to support a wide range of commercial and industrial uses that support commerce, manufacturing, goods movement, and warehousing. Industrial uses are regulated to ensure disruptions to abutting uses and nearby communities are minimized.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	p*	Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		

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Use	Permission	Use Standard	Specification
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
		In conjunction with:	Other allowed use
Solar Energy Facility	P*	Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	Sec. 5B.8.3.C.1.
Wireless Facility, Rooftop	P*	Supplemental standards	Sec. 5B.8.3.C.1.
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Minor	P		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	C3		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			

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Use	Permission	Use Standard	Specification
Animal Services:			
General	P*	Use enclosure	Fully indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with: Supplemental procedures	Restaurant <i>Sec. 5B.8.3.D.1.</i>
Bar	C2*	Supplemental procedures	<i>Sec. 5B.8.3.D.2.</i>
Counter Service	P		
Restaurant	P		
Entertainment Venue:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	--		
Office	P		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	<i>Sec. 5B.8.3.D.3.</i>
Farmers' Market, Certified	C1*	Hours of operation (open/ close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	<i>Sec. 5C.4.1.</i>
Firearms	C2*	Supplemental procedures	<i>Sec. 5B.8.3.D.4.</i>
Food & Beverage	P		

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Use	Permission	Use Standard	Specification
Large Format	C3*	Supplemental procedures	<i>Sec. 5B.8.3.D.5.</i>
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed 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
		Supplemental standards	<i>Sec. 5B.8.3.C.2.</i>

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- Industrial Districts -

Use	Permission	Use Standard	Specification		
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			
		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.8.3.C.3.		
Commercial Vehicle	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.8.3.C.2.		
		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				
Service hours (early/late)	7AM/7PM				
Outdoor sound system	Prohibited				
Supplemental standards	Sec. 5B.8.3.C.4.				
Motor Vehicle Sales & Rental:					

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Use	Permission	Use Standard	Specification
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
		Transition screen	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:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
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
		Supplemental standards	Sec. 5B.8.3.C.5.
		Supplemental procedures	Sec. 5B.8.3.D.6.

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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 4
Official Motor Vehicle Impound	P*	Transition screen	T-Screen 1
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
Standard Vehicle	P*	Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
LIGHT INDUSTRIAL	*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Use enclosure	Fully Indoor
		Use standard applicability	
		Abutting	<ul style="list-style-type: none"> • Sensitive Use • Residential Use Districts • Residential Mixed Use Districts • Agricultural Use Districts
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)	

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Use	Permission	Use Standard	Specification
Research & Development	P*	(see <i>Light Industrial</i>)	
Soundstages & Backlots	P*	(see <i>Light Industrial</i>)	
Wholesale Trade & Warehousing	P*	(see <i>Light Industrial</i>)	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
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
		Hours of operation (early/late)	
		Within 1000' of Residential or Agricultural Use District	7AM/7PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Residential or Agricultural Use District	7AM/8PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Supplemental standards	Sec. 5B.8.3.C.6.
		Supplemental procedures	Sec. 5B.8.3.D.7.

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	Sec. 5B.8.3.C.7.
		Supplemental procedures	Sec. 5B.8.3.D.8.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	Sec. 5B.8.3.C.8.
Off-Shore Drilling Servicing Installation	--		
Waste Facility			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	P*	Lot Area (min)	
		Per beehive	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.8.1.C.9.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		

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
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. Wireless Facility, All

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (*Wireless Telecommunication Facilities*).

2. Motor Vehicle Services, General & Commercial Vehicle

- a. Bay doors and other building entrances and exits 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, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), 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, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), 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 lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.
- 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 shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Recycling Facility, Collection

- a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.
- b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.
- d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.
- e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

- a. No more than one collection bin shall be located on any lot.
- b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.
- d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.
- e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

- f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

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. 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 lot 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.
- c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

- i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
- ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).
- iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
- iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
- v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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.
- c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
 - i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

- ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).
- iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
- iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
- v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

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 lot 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, 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 lot.

5. **Retail, Large Format**

- a. 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 large format retail uses are required to prepare an economic impact analysis report for submission to the Department

- Industrial Districts -

of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

- i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.
 - ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.
 - iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.
 - iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.
 - v. Fiscal impact on City tax revenue, either positive or negative.
 - vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.
 - vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.
 - viii. Measures to mitigate any materially adverse impacts identified within the report.
- b.** If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:
- i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:
 - a) Is sufficient in size based on reasonably expected users;
 - b) Located along but clear of a pedestrian accessway leading to a primary entrance; and
 - c) Is covered to provide adequate shelter from the weather.

- ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.
- iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

6. **Outdoor Storage, Cargo Container**

- a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).
- b. 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, Salvage 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)*.

8. **Recycling Facilities, All**

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)*.

DIV. 5B.9. PUBLIC DISTRICTS

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

SEC. 5B.9.1. 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. For most uses, district permissions assume those of the most restrictive adjoining use district.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	A-		
Household Business:			
Family Child Care	A-		
Home Occupation	A-		
Home Sharing	A-		
Joint Living & Work Quarters	A-		
Live/Work	A-		
Mobilehome Park	A-		
Supportive Housing:			
General	A-		
Medical Care	A-		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	A-		
Civic Facility:			
Local	P*	Government owned	Required
		Relief	C3
Regional	C3		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	P*	Government owned	Required
Regional	P*	Government owned	Required
Office, Government	P		
Parking	A-		

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Public Safety Facility	P		
Religious Assembly	A-		
School:			
Preschool/Daycare	P		
K-12	P*	Government owned	Required
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.9.1.C.1.
Wireless Facility, Rooftop	P*	Supplemental standards	Sec. 5B.9.1.C.1.
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	A-		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	A-		
Golf	A-		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	A-		
Freight Terminal	A-		
Heliport	A-		
Railway Facility	A-		
Transit Station	A-		
GENERAL COMMERCIAL			
Animal Services:			
General	A-		
Kennel	A-		
Veterinary Care	A-		
Commissary Kitchen	A-		

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive 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
Eating & Drinking:			
Alcohol Service	A-		
Bar	A-		
Counter Service	A-		
Restaurant	A-		
Entertainment Venue, Indoor:			
Local	A-		
Regional	C2		
Financial Services:			
General	A-		
Alternative	A-		
Instructional Services	A-		
Lodging	A-		
Medical Clinic	P*	Government owned	Required
Office	A-		
Personal Services:			
General	A-		
Massage, Licensed	A-		
Massage, Unlicensed	A-		
Postmortem Services	A-		
Retail:			
General	A-		
Alcohol	A-		
Farmers' Market, Certified	A-		
Firearms	A-		
Food & Beverage	A-		
Large Format	A-		
Merchant Market	A-		
Pet Shop	A-		
Temporary, Outdoor	A-		
Smoke & Vape Shop	A-		
Sexually Oriented Business:			
General	A-		
Sexual Encounter	A-		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	A-		
Car Wash	A-		
Commercial Vehicle	A-		
Fueling Station	A-		
Motor Vehicle Sales & Rental:			

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

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

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive 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
Waste Facility:			
Green Waste	A-		
Hazardous Waste	A-		
Solid Waste	C3		
AGRICULTURE USES			
Animal Keeping:			
Bees	A-		
Dairy	A-		
Equine, Commercial	A-		
Equine, Non-commercial	A-		
Livestock	A-		
Pets	A-		
Small Animals	A-		
Wild Animals	A-		
Plant Cultivation:			
Community Garden	A-		
Farming	A-		
Truck Gardening	A-		

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards**1. Wireless Facility, All**

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

SEC. 5B.9.2. **PUBLIC 2 (P2)**

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

SEC. 5B.9.2. PUBLIC 2 (P2)**A. Intent**

The P2 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. For most uses, district permissions assume those of the most permissive adjoining use district.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	A+		
Household Business:			
Family Child Care	A+		
Home Occupation	A+		
Home Sharing	A+		
Joint Living & Work Quarters	A+		
Live/Work	A+		
Mobilehome Park	A+		
Supportive Housing:			
General	A+		
Medical Care	A+		
Non-medical	A+		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	A+		
Civic Facility:			
Local	P*	Government owned Relief	Required C3
Regional	C3		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	P*	Government owned	Required
Regional	P*	Government owned	Required
Office, Government	P		
Parking	A+		
Public Safety Facility	P		
Religious Assembly	A+		

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive 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
School:			
Preschool/Daycare	A+		
K-12	P*	Government owned	Required
Post-secondary	C3		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	Sec. 5B.10.2.C.1.
Wireless Facility, Rooftop	P*	Supplemental standards	Sec. 5B.10.2.C.1.
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	A+		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	A+		
Golf	A+		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	A+		
Freight Terminal	A+		
Heliport	A+		
Railway Facility	A+		
Transit Station	A+		
GENERAL COMMERCIAL			
Animal Services:			
Kennel	A+		
Veterinary Care	A+		
Commissary Kitchen	A+		
Eating & Drinking:			
Alcohol Service	A+		
Bar	A+		
Counter Service	A+		
Restaurant	A+		

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Entertainment Venue:			
Indoor, Local	A+		
Indoor, Regional	C2		
Outdoor	C2		
Financial Services:			
General	A+		
Alternative	A+		
Instructional Services	A+		
Lodging	A+		
Medical Clinic	P*	Government owned	Required
Office	A+		
Personal Services:			
General	A+		
Massage, Licensed	A+		
Massage, Unlicensed	A+		
Postmortem Services	A+		
Retail:			
General	A+		
Alcohol	A+		
Farmers' Market, Certified	A+		
Firearms	A+		
Food & Beverage	A+		
Large Format	A+		
Merchant Market	A+		
Pet Shop	A+		
Temporary, Outdoor	A+		
Smoke & Vape Shop	A+		
Sexually Oriented Business:			
General	A+		
Sexual Encounter	A+		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	A+		
Car Wash	A+		
Commercial Vehicle	A+		
Fueling Station	A+		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	A+		
Household Moving Truck Rental	A+		
Standard Vehicle	A+		

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive 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
Storage, Indoor:	A+		
General	A+		
Self-Service Facility	A+		
Storage, Outdoor:			
General	A+		
Cargo Container	A+		
Commercial Vehicle	A+		
Official Motor Vehicle Impound	A+		
Standard Vehicle	A+		
LIGHT INDUSTRIAL USES			
Electronics Assembly	A+		
Maintenance & Repair Services	A+		
Manufacturing, Light:			
General	A+		
Alcoholic Beverage	A+		
Artistic & Artisanal	A+		
Cosmetic, Pharmaceutical	A+		
Food & Drink	A+		
Textile & Apparel	A+		
Research & Development	C3		
Soundstages & Backlots	A+		
Wholesale Trade & Warehousing	A+		
HEAVY INDUSTRIAL USES			
Animal Products and Processing	A+		
Manufacturing, Heavy:			
General	A+		
Chemical Products	A+		
Petroleum & Coal Products	A+		
Salvage Yard	A+		
Recycling Facilities			
Collection	C3		
Donation Bin	A+		
Sorting & Processing	C3		
Resource Extraction:			
General	A+		
Exploratory Core Hole	A+		
Off-Shore Drilling Servicing Installation	A+		
Waste Facility:			
Green Waste	A+		
Hazardous Waste	A+		
Solid Waste	C3		

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
AGRICULTURE USES			
Animal Keeping:			
Bees	A+		
Dairy	A+		
Equine, Commercial	A+		
Equine, Non-commercial	A+		
Livestock	A+		
Pets	A+		
Small Animals	A+		
Wild Animals	A+		
Plant Cultivation:			
Community Garden	A+		
Farming	A+		
Truck Gardening	A+		

KEY: "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

PART 5C. USE RULES

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

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

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

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

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

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

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

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

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

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

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

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

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

SEC. 5C.3.5. **BUILDING SEPARATION**

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

SEC. 5C.3.6. **CLIENT VISITS PER HOUR**

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

SEC. 5C.3.7. **NON-RESIDENTIAL TENANT SIZE**

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

SEC. 5C.3.8. **DESIGNATED WORK SPACE AREA**

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

SEC. 5C.3.9. **DESIGNATED WORK SPACE DIMENSIONS**

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

SEC. 5C.3.10. **DESIGNATED WORK SPACE USES**

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

SEC. 5C.3.11. **GOVERNMENT OWNED**

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

SEC. 5C.3.12. **HOURS OF OPERATION**

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

SEC. 5C.3.13. **IN CONJUNCTION WITH**

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

SEC. 5C.3.14. **INCIDENTAL TO**

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

SEC. 5C.3.15. **LOT ELIGIBILITY**

A. Intent

To limit subject uses only to lots having specific qualities required in order to ensure the use is appropriately sited within its surroundings and complies with the intent of the Use District.

B. Applicability

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

C. Standards

1. Alley Abutting: Where the applied Use District specifies 'Alley Abutting' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot that abuts an alley having a width of 15 feet or greater.
2. Boulevard or Avenue Fronting: Where the applied Use District specifies 'Boulevard or Avenue Fronting' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot sharing a lot line with a street designated as a Boulevard or Avenue.
3. Industrial Collector Fronting: Where the applied Use District specifies 'Industrial Collector Fronting' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot sharing a lot line with a street designated as a Industrial Collector.
4. Corner Lot: Where the applied Use District specifies 'Corner Lot' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot located at the intersection of two streets.
5. Minimum Lot Area: Where the applied Use District specifies 'Minimum Lot Area' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot having an area that is equal to or greater than the minimum area specified by the applied Use District.

D. Measurement

1. Alley width is measured as the narrowest horizontal distance between opposite edges of a designated alley.
2. For lot line determination see *Sec. 14.1.12 (Lot Line Determination)*.
3. For lot area measurement see *Sec. 2C.1.1.D. (Lot Area, Measurement)*.

E. Relief

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

SEC. 5C.3.16. MINIMUM FLOOR AREA

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

SEC. 5C.3.17. OPEN PLAN AREA

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

SEC. 5C.3.18. OPERATING DAYS PER WEEK

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

SEC. 5C.3.19. OUTDOOR SOUND SYSTEM

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

SEC. 5C.3.20. PERSONS IN CARE

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

SEC. 5C.3.21. RESTRICTED AFFORDABLE UNITS

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

SEC. 5C.3.22. SCREENING

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

SEC. 5C.3.23. SEATING CAPACITY

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

SEC. 5C.3.24. SERVICE HOURS

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

SEC. 5C.3.25. SIZE

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

SEC. 5C.3.26. SUPPLEMENTAL PROCEDURES

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

SEC. 5C.3.27. **SUPPLEMENTAL STANDARDS**

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

SEC. 5C.3.28. **UNIT SIZE**

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

SEC. 5C.3.29. **UPPER STORY LOCATION**

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

SEC. 5C.3.30. **USE ENCLOSURE**

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

SEC. 5C.3.31. **USE SEPARATION**

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

SEC. 5C.3.32. **USE SETBACK**

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

SEC. 5C.3.33. **USE STANDARD APPLICABILITY**

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

DIV. 5C.4. **SPECIAL USE PROGRAMS**

Special use programs are established for uses that require a detailed and prescriptive set of performance standards for safe, orderly, and efficient operation, in addition to any use standards and supplemental standards that may be included in the Use District.

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

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

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

[Placeholder for the incorporation of Council File 17-0981 (Restaurant Beverage Program)]

SEC. 5C.4.3. **RESTAURANT BEVERAGE PROGRAM B**

[Placeholder for the incorporation of Council File 17-0981 (Restaurant Beverage Program)]

SEC. 5C.4.4. **RESTAURANT BEVERAGE PROGRAM C**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU as Sec. 5C.4.2. in the June 2nd, 2021 Proposed Draft of the New Zoning Code]

SEC. 5C.4.5. **NIGHTLIFE BEVERAGE PROGRAM**

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

SEC. 5C.4.6. **HOME-SHARING**

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

- Special Use Programs -