

# ARTICLE 4. **DEVELOPMENT STANDARDS**

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

Part 4A. **Introduction**

Part 4B. **Development Standards Districts**

Part 4C. **Development Standards Rules**

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# PART 4A. INTRODUCTION

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## DIV. 4A.1. INTRODUCTION

### SEC. 4A.1.1. PURPOSE

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

### SEC. 4A.1.2. DEVELOPMENT STANDARDS APPLICABILITY

#### A. Project Applicability

All projects filed after the effective date of this Chapter shall comply with the Development Standards Districts and Rules in this Article, as further specified below.

##### 1. Project Activities

Development Standards Districts apply to project activities as shown in the table below:

DEVELOPMENT STANDARDS DISTRICT RULES		PROJECT ACTIVITIES											
		Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Temporary Use	Ordinary Maintenance and Repair	Demolition
<i>Div. 4C.1.</i>	<b>Pedestrian Access</b>	○	●	●	●	●	●	●	○	○	○	○	●
<i>Div. 4C.2.</i>	<b>Automobile Access</b>	○	●	●	○	●	●	●	○	○	○	○	○
<i>Div. 4C.3.</i>	<b>Bicycle Parking</b>	○	●	●	○	●	●	●	○	○	○	○	○
<i>Div. 4C.4.</i>	<b>Automobile Parking</b>	○	●	●	○	●	●	○	○	●	○	○	●
<i>Div. 4C.5.</i>	<b>Transportation Demand Management</b>	○	●	●	●	●	●	○	○	○	○	○	○
<i>Div. 4C.6.</i>	<b>Plants</b>	●	●	●	●	●	●	○	○	○	○	○	○
<i>Div. 4C.7.</i>	<b>Fences &amp; Walls</b>	●	●	●	○	●	●	●	○	●	○	○	○
<i>Div. 4C.8.</i>	<b>Screening</b>	○	●	●	●	●	●	○	○	○	○	○	○
<i>Div. 4C.9.</i>	<b>Grading</b>	●	●	●	○	●	●	○	○	○	○	○	●
<i>Div. 4C.10.</i>	<b>Outdoor Lighting &amp; Glare</b>	○	●	●	●	●	●	○	○	○	○	○	○
<i>Div. 4C.11.</i>	<b>Signs</b>	○	●	●	●	○	●	●	○	●	○	○	○
<i>Div. 4C.12.</i>	<b>Ridgeline Protection</b>	●	●	●	○	●	●	○	○	○	○	○	○
<i>Div. 4C.13.</i>	<b>Environmental Protection</b>	●	●	●	●	●	●	○	○	○	○	○	●
<i>Div. 4C.13.</i>	<b>Project Review</b>	●	●	●	●	●	●	○	○	○	○	○	○

● = Rule generally applies to this project activity

○ = Rule is not applicable

- a. More than one project activity may apply to a project (for example, an addition may also include an expansion of use).
- b. Where a rule is listed as generally applicable in the table above, the project activity shall meet the Development Standards District rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 4C. (Development Standards Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the Development Standards District rules is listed as not applicable in the table above, the standards within the Division do not apply to the project activity.
- c. For more information about project activities see *Sec. 14.1.17. (Project Activities)*.

## 2. **Nonconformity**

For nonconforming lots, structures, and uses, no project activity may decrease conformance with any Development Standards District standard unless otherwise specified by *Division 12.5. (Development Standards)*. Consider the following examples:

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

## B. **Applicable Components of Lots and Structures**

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

### SEC. 4A.1.3. **RELATIONSHIP TO ZONE**

A zone is comprised of the following districts:



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

## SEC. 4A.1.4. **HOW TO USE THIS ARTICLE**

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

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

### B. **Development Standards District Regulations**

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

### C. **Interpreting Development Standards District Regulations**

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

## Development Standards District Example:

### Zone String

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

See Rules that Apply in all Districts

Find Your Development Standards District

### Part 4B (Development Standards Districts)

DIV. 4B.1. **DISTRICT 5**

**SEC. 4B.1.1. INTENT**

Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards increase porosity in long blocks and ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC.	Name of Standard	DARDS	Specification for Standard
	<b>PEDESTRIAN ACCESS</b>		Sec. 4C.1
	Pedestrian access package		Package 1
	Pedestrian passageway spacing		350'
	<b>AUTOMOBILE ACCESS</b>		Sec. 4C.2
	Automobile access package		Package 1
	Drive-through		Not Allowed
	<b>AUTOMOBILE PARKING</b>		Sec. 4C.4
	Required parking stalls		Package E
	Exempt change of use, commercial tenant size (max)		n/a
	Parking structure design		
		Primary St.	Side St.
	<b>Parking Garage</b>		
	Ground Story	Wrapped	Wrapped
	Upper Stories	Adaptable	Adaptable
	<b>Integrated Parking</b>		
	Ground Story	Wrapped	Wrapped
	Upper Stories	Wrapped	Adaptable
	<b>SIGNS</b>		Sec. 4C.11
	Sign package		2

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

Link to Rules

Standard Does Not Apply

Frontage Lot Line

Learn More About Your Rules

### Part 4C (Development Standards Rules)

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

SEC. 4C.4.1. **AUTOMOBILE PARKING STALLS**

**A. Intent**

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

**B. Applicability**

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

**C. Standards**

**1. General**

- All uses subject to the parking requirements of this Division must provide the minimum number of automobile parking stalls for the applicable parking set - A, B, C, D or E. Part 4B, (Development Standard Districts) specifies the applicable parking set requirement for each Zone.
- When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 4C.4.2.C.2, (Reduction for Shared Parking).
- For electric vehicle charging space requirements, see the Green Building Code (LAMC, Chapter 9, Article 9).

**2. Required Automobile Parking Table**

- When the Required Automobile Parking Table lists multiple parking stall requirement options, the greater number of required parking stalls is required.
- Uses are defined in Part 5D (Use Definitions).

### SEC. 4A.1.5. **DEVELOPMENT STANDARDS DISTRICT NAMING CONVENTION**

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



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

[Reserved]

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

[Reserved]

DIV. 4B.3. **DISTRICT 3**

[Reserved]

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

[Reserved]

## DIV. 4B.5. DISTRICT 5

### SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards increase porosity in long blocks and ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

### SEC. 4B.5.2. STANDARDS

<b>PEDESTRIAN ACCESS</b>		Sec. 4C.1	
Pedestrian access package	Package 1		
Pedestrian passageway spacing (max)	350'		
<b>AUTOMOBILE ACCESS</b>		Sec. 4C.2	
Automobile access package	Package 1		
Drive-through	Not Allowed		
<b>AUTOMOBILE PARKING</b>		Sec. 4C.4	
Required parking stalls	Package A		
Exempt change of use, commercial tenant size (max)	n/a		
Parking structure design		Primary St.	Side St.
<b>Parking Garage</b>			
Ground Story	Wrapped	Wrapped	
Upper Stories	Adaptable	Adaptable	
<b>Integrated Parking</b>			
Ground Story	Wrapped	Wrapped	
Upper Stories	Wrapped	Adaptable	
<b>SIGNS</b>		Sec. 4C.11	
Sign package	2		
<b>PROJECT REVIEW</b>		Sec. 4C.14	
Project review threshold	2		

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

## DIV. 4B.6. DISTRICT 6

### SEC. 4B.6.1. INTENT

Development Standards District 6 enables the flexibility needed for a diversity of industries with changing demands. Standards for automobile access are permissive and parking minimums are not mandated.

### SEC. 4B.6.2. STANDARDS

<b>PEDESTRIAN ACCESS</b>		Sec. 4C.1.	
Pedestrian access package	Package 4		
Pedestrian passageway spacing (max)	Not required		
<b>AUTOMOBILE ACCESS</b>		Sec. 4C.2.	
Automobile access package	Package 4		
Drive-through	Not Allowed		
<b>AUTOMOBILE PARKING</b>		Sec. 4C.4	
Required parking stalls	Package A		
Exempt change of use, commercial tenant size (max)	n/a		
Parking structure design		Primary St.	Side St.
<b>Parking Garage</b>			
Ground Story	Concealed	Concealed	
Upper Stories	Concealed	Concealed	
<b>Integrated Parking</b>			
Ground Story	Concealed	Concealed	
Upper Stories	Concealed	Concealed	
<b>SIGNS</b>		Sec. 4C.11	
Sign package	1		
<b>PROJECT REVIEW</b>		Sec. 4C.14	
Project review threshold	1		

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

# PART 4C. DEVELOPMENT STANDARDS RULES

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

### SEC. 4C.1.1. **PEDESTRIAN ACCESS PACKAGES**

#### A. **Intent**

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that required entrances are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

#### B. **Applicability**

Applicable pedestrian access standards are determined by the pedestrian access package assigned by the applicable Development Standards District.

##### 1. **Site Access**

Site access standards apply to street-facing entrances required by the applicable Frontage District and all frontage yards.

##### 2. **Through Access**

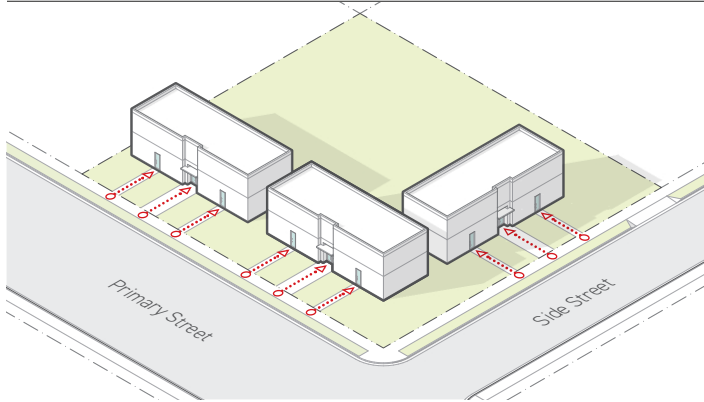
Through access standards apply only to lots that meet all of the following conditions:

- a. Lot area greater than 30,000 square feet, and
- b. Lot width equal to or greater than the pedestrian passageway spacing minimum required by the pedestrian access package assigned by the applicable Development Standards District.
- c. Lot is a through lot or abuts either a public right-of-way or a lot zoned with an Open Space Use District on at least two opposing lot lines.

#### C. **Standards**

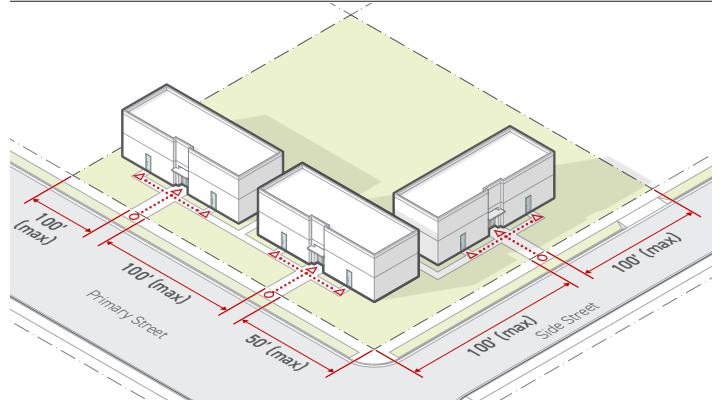
### 1. Pedestrian Access Packages

#### a. Pedestrian Access Package 1



SITE ACCESS	
Pedestrian accessway type	Direct
Pedestrian accessway spacing (max)	n/a
Distance from intersection (max)	n/a
THROUGH ACCESS	
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	350'

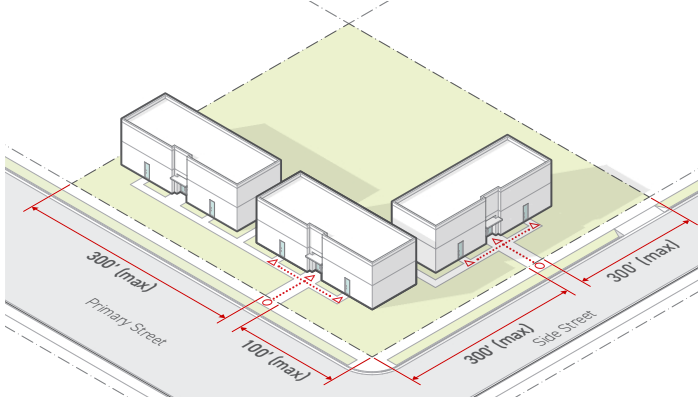
#### b. Pedestrian Access Package 2



SITE ACCESS	
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	100'
Distance from intersection (max)	
Primary street	50'
Side street	100'
THROUGH ACCESS	
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	600'

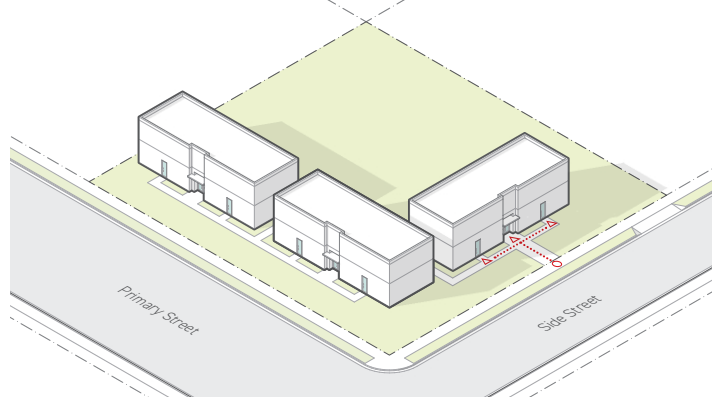


### c. Pedestrian Access Package 3



SITE ACCESS	
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	300'
Distance from intersection (max)	
Primary street	100'
Side street	300'
THROUGH ACCESS	
Pedestrian passageway	Not required
Pedestrian passageway spacing (max)	n/a

### d. Pedestrian Access Package 4



SITE ACCESS	
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	1 per lot
Distance from intersection (max)	n/a
THROUGH ACCESS	
Pedestrian passageway	Not required
Pedestrian passageway spacing (max)	n/a

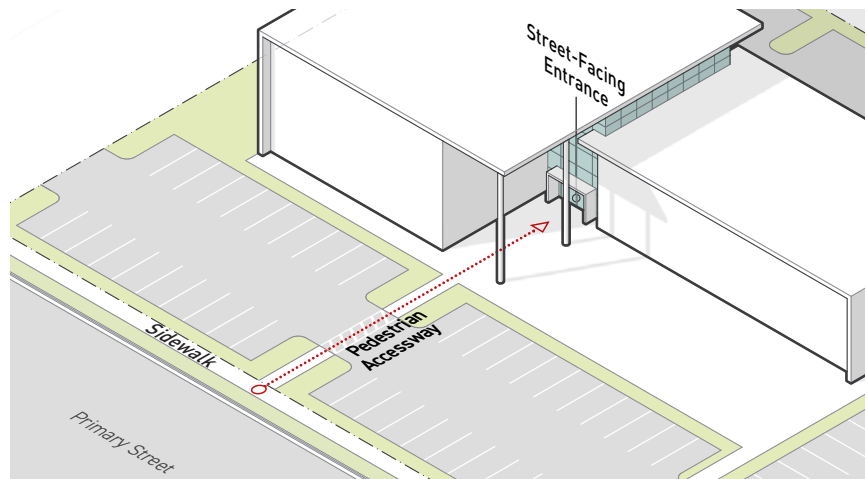
## 2. Site Access

### a. Pedestrian Accessway Type

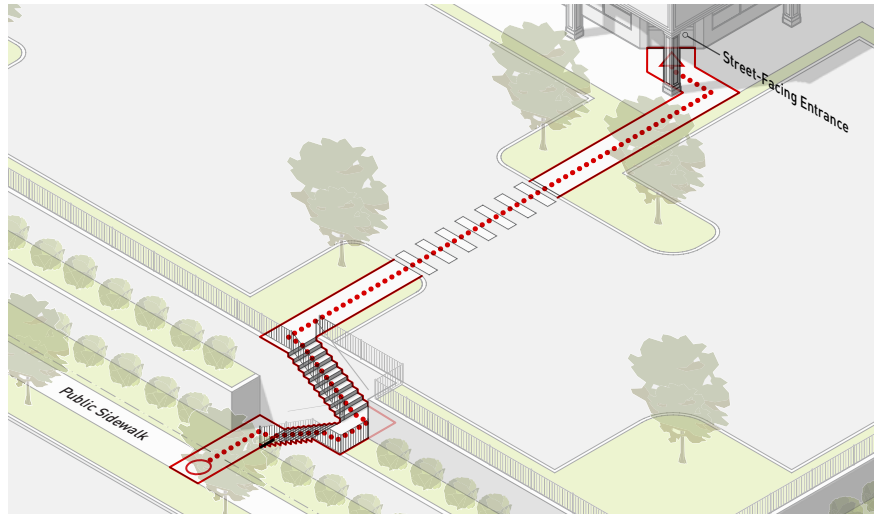
#### i. Linked

Where the applicable package in *Sec. 4C.1.1.C.1. (Pedestrian Access Package)* specifies linked as the pedestrian accessway type, all required pedestrian accessways shall meet the following standards:

- a) Shall be a minimum width of 4 feet.
- b) Shall connect the sidewalk, or other publicly accessible pedestrian facility along the applicable frontage lot line, to a street-facing entrance required by the applicable Frontage District within the frontage yard.
- c) Finished ground or floor surfaces shall be stable, firm and slip resistant in accordance with ADA floor and ground surface standards.
- d) Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle. Drive aisle crossings shall be no wider than the minimum drive aisle width in *Sec. 4C.4.3.C.12. (Parking Bay Dimensions)*.



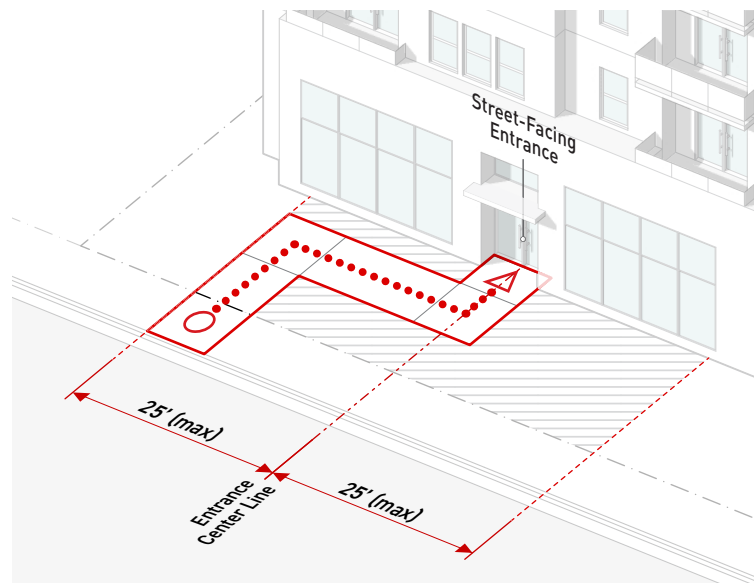
- e) Where a retaining wall, open drainage, or similar obstacle interrupts a required pedestrian accessway, the pedestrian accessway shall continue through the obstacle.



ii. **Direct**

Direct pedestrian accessways shall meet following standards:

- a) Comply with *Sec. 4C.1.2.C. (Linked Pedestrian Accessway Type)*.
- b) A minimum of one pedestrian accessway shall be provided to each street-facing entrance required by the zoned Frontage District.
- c) All portions of the accessway including the connection to the public sidewalk shall be within 25 feet of the center of the street-facing entrance, measured parallel to the frontage lot line.



**b. Pedestrian Accessway Spacing**

A pedestrian accessway shall not be separated from another pedestrian accessway or the end of a frontage lot line by a distance greater than the maximum allowed pedestrian accessway spacing standard in Sec. 4C.1.1.C.1. (*Pedestrian Access Package*).

**c. Distance from Intersection**

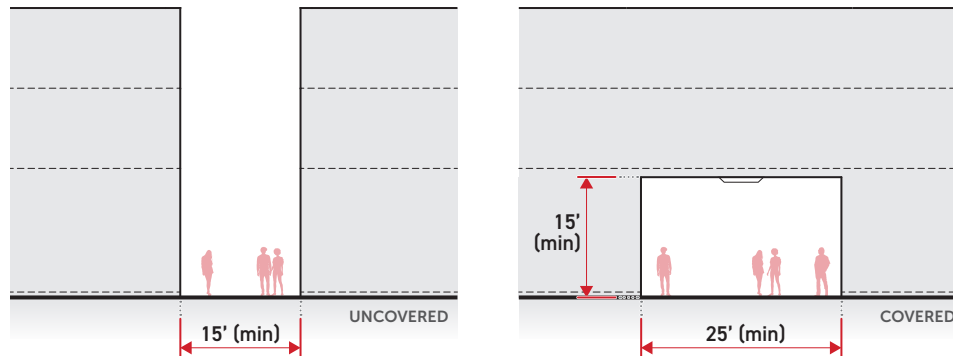
A pedestrian accessway shall not be separated from a street intersection by a distance greater than the maximum allowed distance from intersection standard in Sec. 4C.1.1.C.1. (*Pedestrian Access Package*).

**3. Through Access**

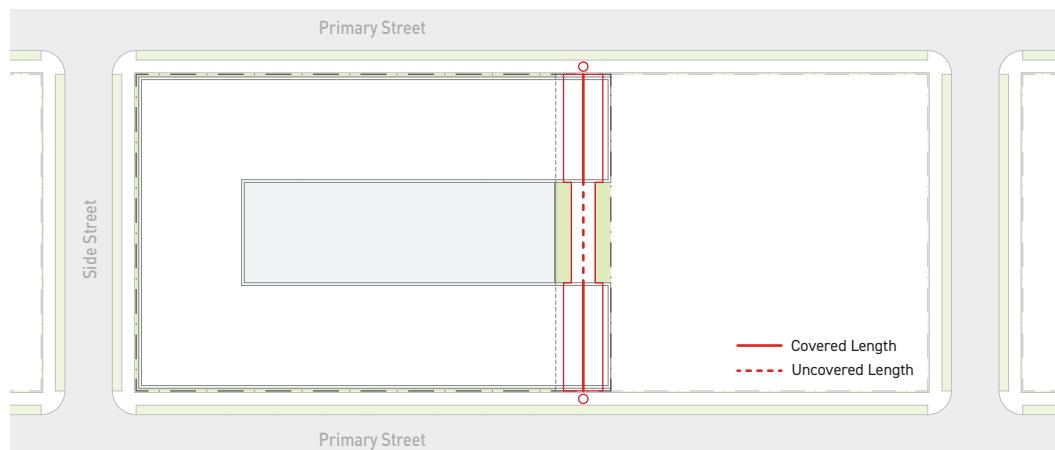
**a. Pedestrian Passageway**

When a pedestrian passageway is required by Sec. 4C.1.1.C.1. (*Pedestrian Access Package*), a pedestrian passageway shall provide a pathway meeting the following requirements:

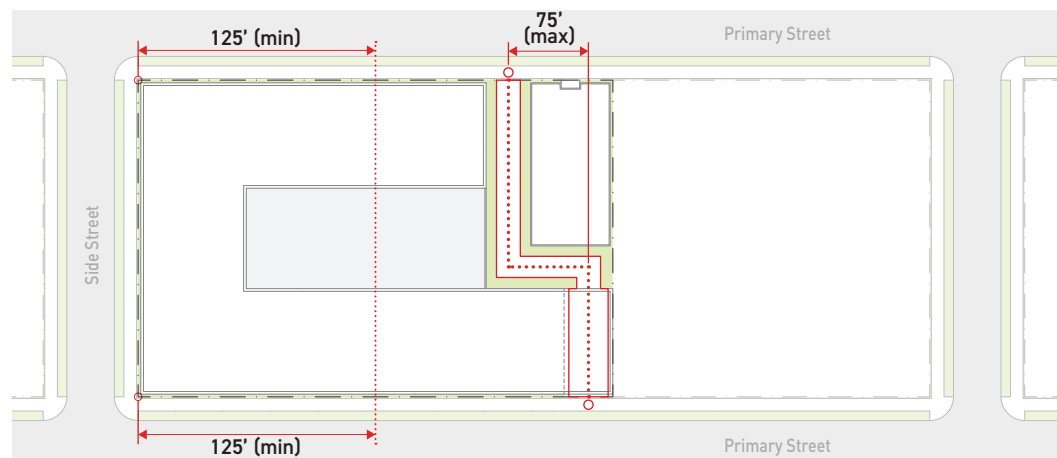
- i. Minimum width of 15 feet for uncovered portions and a minimum width of 25 feet for covered portions.
- ii. Minimum clear height of 15 feet, with the exception of required luminaires.



- iii. For pedestrian passageways having a clear height of less than 30 feet for any portion of its required width, a maximum of 125 linear feet of the total pathway may be covered for any portion of the required width, measured cumulatively.



- iv. For pedestrian passageway having a clear height of 30 feet or greater for all portions of its required width, a maximum of 350 linear feet of the total pathway may be covered for any portion of the required width, measured cumulatively.
- v. For pedestrian passageway having a clear height of 45 feet or greater for all portions of its required width, up to 100% of the pedestrian passageway may be covered.
- vi. Shall connect from the public sidewalk on the primary street through the lot to the either the public sidewalk or the lot zoned with an Open Space Use District adjacent to the opposing lot line.
- vii. The centerline of the pedestrian passageway shall be located within 75 feet of the sidewalk access point on the primary street, measured parallel to the primary street lot line.
- viii. Shall take access from the sidewalk along the primary street lot line a minimum of 125 feet from a street intersection.



- ix. The surface of the pathway shall be illuminated according to the following standards:
  - a) A minimum average horizontal illuminance of 0.75 footcandles.
  - b) A uniformity ratio of 3:1.
  - c) Luminaires shall be mounted no more than 15 feet above the finished pathway surface.
- x. Shall be made permanently available to the general public, at no cost, between sunrise and sunset daily, or during the operating hours of the building, whichever would result in a longer period of time. No gates or other like barriers may block any portion of a pedestrian passageway pathway during the required available hours.
- xi. Each facade facing the pedestrian passageway pathway shall meet the side street transparency and entrance standards of the applicable Frontage District. For the purposes of determining which facades shall be considered as facing the pedestrian

passageway, the pedestrian passageway shall be considered a pedestrian amenity space and measured in accordance with *Sec. 14.1.16 (Pedestrian Amenity-Facing Facade)*.

- xii. Pedestrian passageways may count toward the lot amenity space required by the applicable Form District for any portion of the passageway that meets the *Sec. 2C.3.1.C. (Amenity Space Standards)* or may count as pedestrian amenity spaces for any portion of the pedestrian passageway that meets *Sec. 2C.3.1.C. (Amenity Space Standards)*.

#### 4. Pedestrian Passageway Spacing

- a. Pedestrian passageway pathways shall not be separated from another pedestrian passageway or the end of a primary street lot line by a distance greater than the maximum allowed pedestrian passageway spacing specified by the applicable Development Standards District.
- b. The maximum pedestrian passageway spacing requirement shall be met for each lot individually and is not applicable to adjacent or abutting lots.

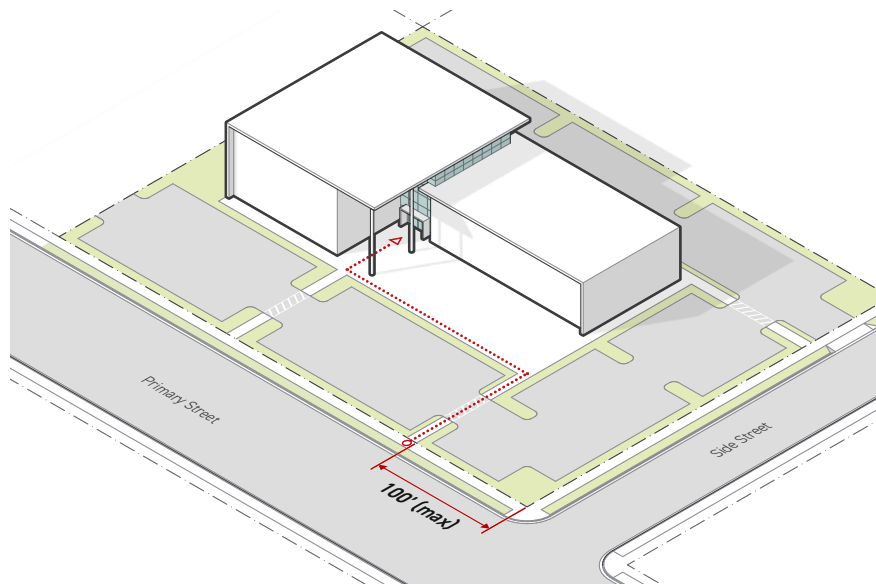
### D. Measurement

#### 1. General

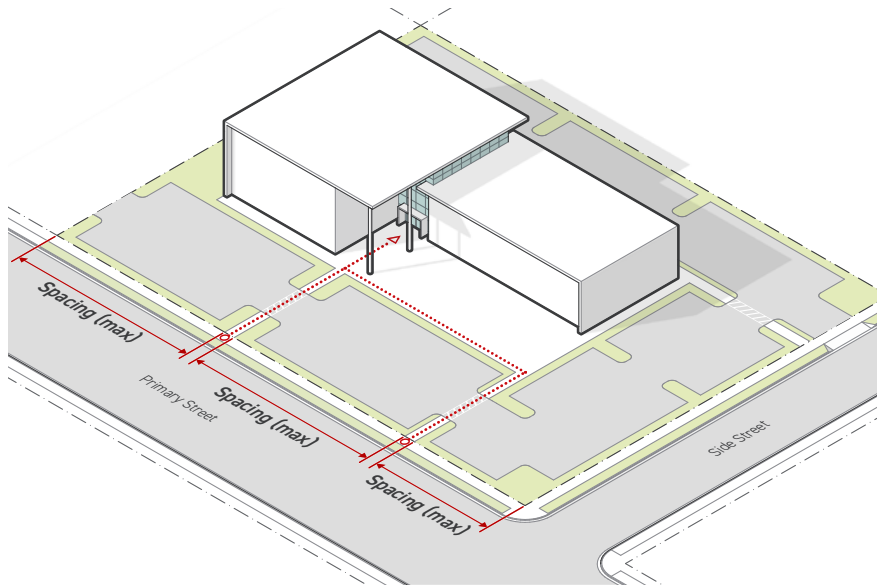
For frontage lot line, see *Sec. 14.1.12 (Lot Line Determination)*.

#### 2. Pedestrian Accessways

- a. Pedestrian accessway spacing is measured as the horizontal distance between pedestrian accessways measured along the frontage lot line from end of lot line to edge of pedestrian accessway and from edge of pedestrian accessway to edge of pedestrian accessway.
- b. Pedestrian accessway distance from a street intersection is measured from the intersection of two street lot lines to the nearest edge of a pedestrian accessway measured along the applicable frontage lot line.

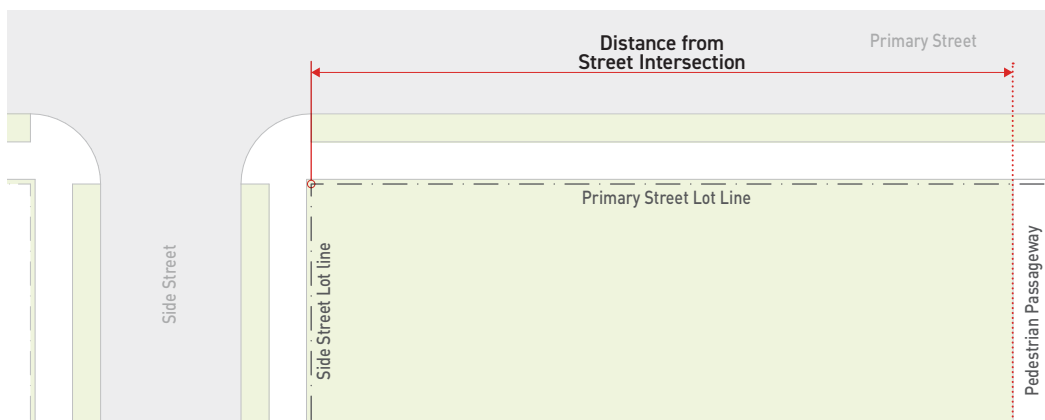


- c. Pedestrian accessway width is measured from one edge of the accessway perpendicularly to the opposite edge.



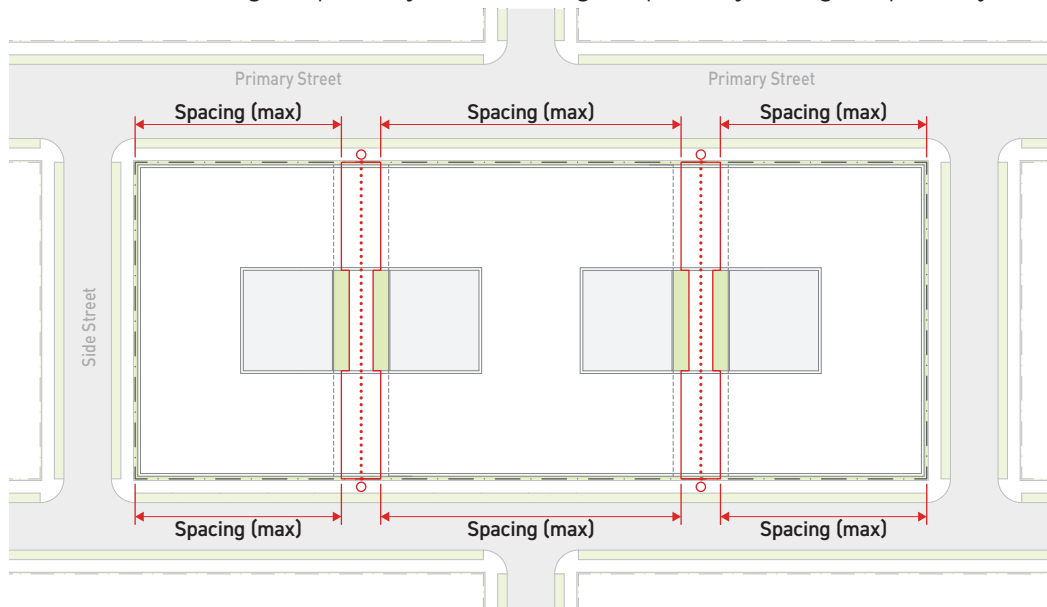
### 3. Pedestrian Passageways

- a. Pedestrian passageway pathway width is measured from one edge of the designated pathway perpendicularly to the opposite edge of the pathway.
- b. The cumulative linear feet of covered pedestrian passageway path is measured along the centerline of the minimum pedestrian passageway path width. Where any portion of the width of the minimum path is not open to the sky, the length of the centerline having covered area perpendicular to it counts as covered length. The total covered length is calculated as the sum of all portions of the centerline considered covered.
- c. Access distance from street intersection is measured from the point where two street lot lines intersect adjacent to a street corner to the nearest edge of a required pedestrian passageway pathway, measured along the primary street lot line.



- Pedestrian Access -

- d. Luminaire mounting height is measured from finished grade of the pathway immediately below the luminaire vertically to the underside of the lamp, bulb or light producing component.
- e. Pedestrian passageway spacing is measured as the horizontal distance between designated pedestrian passageway pathways measured at the primary street lot line from end of lot line to edge of pathway and from edge of pathway to edge of pathway.



**E. Relief**

1. A deviation from any pedestrian access standard may be requested in accordance with Sec. 13B.5.1. (*Alternative Compliance*).
2. A deviation from any pedestrian access dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (*Adjustment*).
3. A deviation from any pedestrian access standard may be allowed as a variance in accordance with Sec. 13B.5.3 (*Variance*).



## SEC. 4C.1.2. **PEDESTRIAN BRIDGES & TUNNELS**

### A. **Intent**

To limit the creation of new pedestrian bridges and tunnels that create an inhospitable environment for pedestrians at the street level, and to ensure that, in the event pedestrian bridges and tunnels are deemed necessary to the feasibility of a project, that they positively contribute to the public realm and general pedestrian safety.

### B. **Applicability**

Pedestrian bridges and tunnels standards are applicable to all pedestrian bridges and pedestrian tunnels included in a proposed project.

### C. **Standards**

#### 1. **General**

The construction and operation of a pedestrian bridge or tunnel shall be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, before granting approval, the Director shall find that the proposed pedestrian bridge or tunnels meets *Sec. 4C.1.4.C.2. (Performance Criteria)* and *Sec. 4C.1.4.C.3. (Justification Criteria)*. Additional conditions of approval may also be applied by the Director.

#### 2. **Performance Criteria**

The proposed pedestrian bridge or tunnel meets all of the following performance criteria:

- a. The design of the pedestrian bridge or tunnel is visually compatible with buildings involved and the surrounding environment.
- b. The pedestrian bridge or tunnel does not have a detrimental effect on surrounding properties or public right-of-way.
- c. The pedestrian bridge or tunnel includes features that enhance the streetscape and pedestrian safety.
- d. The pedestrian bridge shall not include exterior signage.
- e. Existing sidewalk widths shall not be reduced.
- f. The pedestrian bridge or tunnel shall not detract from the intended use and activation of the public sidewalk.

### 3. **Justification Criteria**

The proposed pedestrian bridge or tunnel is justified by one or more of the following criteria:

- a. The pedestrian bridge or tunnel is essential to the viability to one of the following uses:
  - i. Civic
  - ii. School
  - iii. Hospital
  - iv. Convention Center
- b. The pedestrian bridge or tunnel is essential to the health and safety of occupants of the buildings it serves or the general public.
- c. The pedestrian bridge or tunnel is essential to overcome physical constraints, such as grade changes or public infrastructure.

### 4. **Additional Conditions of Approval**

Additional Conditions of Approval may be imposed by the Director to ensure pedestrian bridge or tunnel does not detract from the pedestrian experience or have detrimental effect on surrounding properties or public right-of-way.

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

### SEC. 4C.2.1. **AUTOMOBILE ACCESS PACKAGES**

#### A. **Intent**

To ensure vehicle access to sites is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit vehicles, micro-mobility devices, and automobile traffic on the abutting public right-of-way, and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to automobile parking and motor vehicle use areas.

#### B. **Applicability**

Automobile automobile access lane and automobile access location standards are applicable wherever a project provides automobile access from a public right-of-way. Applicable automobile access standards are in *Sec. 4C.2.1.C.1. (Automobile Access Packages)*, and are assigned by the applicable Development Standards District.

#### C. **Standards**

### 1. Automobile Access Packages

#### a. Automobile Access Package 1

	Single Lane	Double Lane
<b>ACCESS LOCATION</b>		
Boulevard or Avenue	Limited	Limited
Collector or Local	Limited	Limited
Alley	Permitted	Permitted
<b>NUMBER OF ACCESS LANES</b>		
<b>Boulevard or Avenue</b>		
0'-400' lot width	2	1
> 400' lot width	4	+1 / 400'
<b>Collector or Local</b>		
0'-120' lot width	1	0
120'-400' lot width	2	1
> 400' lot width	+1 / 200'	+1 / 400'
Alley	Unlimited	Unlimited
<b>ACCESS DIRECTION</b>		
Boulevard or Avenue	1-way only	2-way separated
Collector or Local	2-way shared	2-way shared
<b>ACCESS LANE SEPARATION</b>		
<b>Boulevard or Avenue</b>		
From intersection (min)	150'	150'
From bus stop (min)	100'	100'
Access lane spacing (min)	60'	120'
<b>Collector or Local</b>		
From intersection (min)	75'	75'
From bus stop (min)	75'	75'
Access lane spacing (min)	60'	120'
<b>ACCESS LANE WIDTH</b>		
Boulevard or Avenue (min/max)	10'/16'	18'/22'
Collector or Local (min/max)	8'/12'	18'/20'

See Sec. 4C.2.2. (Motor Vehicle Use Area Design) for additional standards that apply.

#### b. Automobile Access Package 2

	Single Lane	Double Lane
<b>ACCESS LOCATION</b>		
Boulevard or Avenue	Limited	Limited
Collector or Local	Limited	Limited
Alley	Permitted	Permitted
<b>NUMBER OF ACCESS LANES</b>		
<b>Boulevard or Avenue</b>		
0'-200' lot width	2	1
200'-400' lot width	4	2
> 400' lot width	+1 / 200'	+1 / 400'
<b>Collector or Local</b>		
0'-80' lot width	1	0
80'-200' lot width	2	1
200'-400' lot width	4	2
> 400' lot width	+1 / 200'	+1 / 400'
Alley	Unlimited	Unlimited
<b>ACCESS DIRECTION</b>		
Boulevard or Avenue	1-way only	2-way separated
Collector or Local	2-way shared	2-way shared
<b>ACCESS LANE SEPARATION</b>		
<b>Boulevard or Avenue</b>		
From intersection (min)	150'	150'
From bus stop (min)	100'	100'
Access lane spacing (min)	40'	120'
<b>Collector or Local</b>		
From intersection (min)	75'	75'
From bus stop (min)	75'	75'
Access lane spacing (min)	40'	120'
<b>ACCESS LANE WIDTH</b>		
Boulevard or Avenue (min/max)	10'/16'	18'/22'
Collector or Local (min/max)	8'/12'	18'/20'

See Sec. 4C.2.2. (Motor Vehicle Use Area Design) for additional standards that apply.

### c. Automobile Access Package 3

	Single Lane	Double Lane
<b>ACCESS LOCATION</b>		
Boulevard or Avenue	Limited	Limited
Collector or Local	Limited	Limited
Alley	Permitted	Permitted
<b>NUMBER OF ACCESS LANES</b>		
<b>Boulevard or Avenue</b>		
0'-200' lot width	2	1
200'-400' lot width	4	2
> 400' lot width	+1 / 200'	+1 / 400'
<b>Collector or Local</b>		
0'-200' lot width	2	1
200'-400' lot width	4	2
> 400' lot width	+1 / 200'	+1 / 400'
Alley	Unlimited	Unlimited
<b>ACCESS DIRECTION</b>		
Boulevard or Avenue	1-way only	2-way separated
Collector or Local	2-way shared	2-way shared
<b>ACCESS LANE SEPARATION</b>		
<b>Boulevard or Avenue</b>		
From intersection (min)	150'	150'
From bus stop (min)	100'	100'
Access lane spacing (min)	20'	40'
<b>Collector or Local</b>		
From intersection (min)	75'	75'
From bus stop (min)	75'	75'
Access lane spacing (min)	20'	40'
<b>ACCESS LANE WIDTH</b>		
Boulevard or Avenue (min/max)	10'/16'	18'/30'
Collector or Local (min/max)	8'/16'	18'/30'

See Sec. 4C.2.2. (Motor Vehicle Use Area Design) for additional standards that apply.

**2. General**

**a. General**

All vehicle access lanes shall conform to *Sec. 4C.2.2. (Motor Vehicle Use Area Design)*.

**b. Access Lane Depth**

- i. Vehicle access lanes designated for ingress traffic shall have a depth no less than the minimum specified in the table below, based on the total number of parking stalls included within the parking facility the vehicle access lane serves.

ACCESS LANE DEPTH		
Total Parking Stalls	Access Lane Depth	
	Boulevard or Avenue	Collector or Local
1-10	20' min	0' min
11-100	20' min	20' min
101-300	40' min	40' min
> 300	60' min	60' min

- ii. Vehicle entry restriction devices, such as mechanical gates or ticket dispensers are prohibited within the automobile access lane for the minimum access lane depth.
- iii. Automobile parking stalls shall not be permitted along the automobile access lane for the minimum access lane depth.
- iv. Drive aisles shall not be permitted to intersect the automobile access lane within the minimum access lane depth.

**3. Access Location**

**a. Limited**

Where an automobile access package specifies Limited for a street designation, the following standards apply:

- i. Vehicle access is prohibited along primary street lot lines unless access from a side street lot line or an alley lot line is not available.
- ii. Vehicle access is prohibited along side street lot lines unless access from an alley lot line is not available, except when the alley lot line abuts an alley designated as a pedestrian walkway.
- iii. If the abutting alley right-of-way is designated a pedestrian walkway then access shall not be permitted along the alley lot line.

**b. Permitted**

Where an automobile access package specifies Permitted for a street designation, vehicle access is permitted along the applicable street lot line or alley lot line unless it is an alley lot line that abuts an alley designated as a pedestrian walkway.

**4. Number of Access Lanes**

The total number of vehicle access lanes along a street lot line shall be no greater than the number specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)* based on the lot width measured along the street lot line abutting the street having the listed street designation.

**5. Access Direction**

- a.** Where a automobile access package lists 1-way only, the vehicle access lane shall be designated exclusively for either ingress or egress traffic.
- b.** Where a automobile access package lists 2-way separated, the vehicle access lane shall provide a lane exclusively for ingress traffic alongside a lane exclusively for egress traffic.
- c.** Where a automobile access package lists 2-way shared, the vehicle access lane may be designated and used for both ingress or egress traffic.

**6. Access Lane Separation**

**a. From Intersection**

Vehicle access lanes shall be separated from all street intersections by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*.

**b. From Bus Stop**

Vehicle access lanes shall be separated from all bus stops by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*, measured parallel to the applicable street lot line.

**c. Access Lane Spacing**

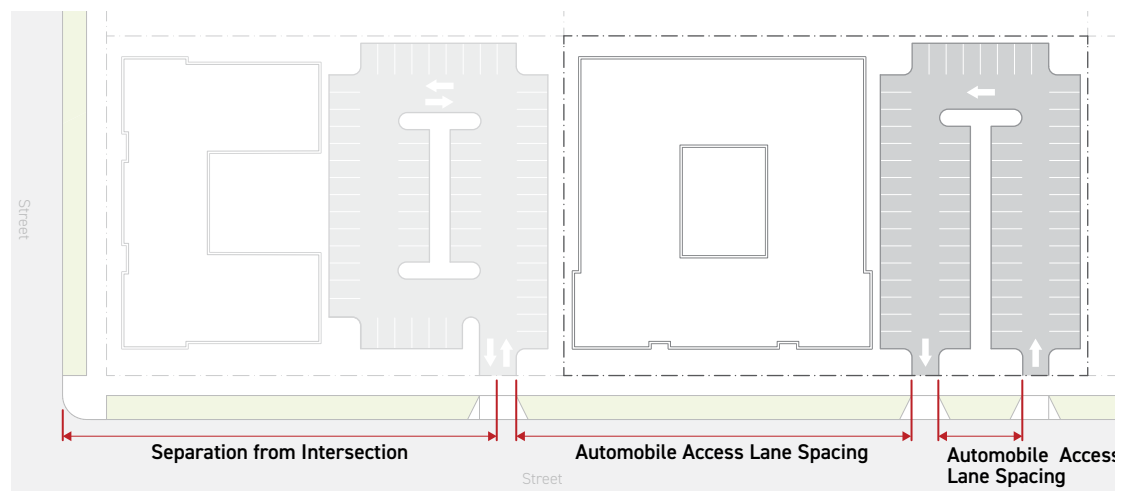
Vehicle access lanes located on the same street lot line shall be separated by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*, measured parallel to the applicable street lot line.

**7. Access Lane Width**

Vehicle access lanes shall be no wider than the maximum and no narrower than the minimum width specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*.

## D. Measurement

1. For determining primary and side street lot lines see *Sec. 14.1.12 (Lot Line Determination)*.
2. Street designation and pedestrian walkway designation is determined by the applicable community plan circulation map.
3. Automobile access lane quantity is calculated as the total number of vehicle access lanes providing access to a lot along an individual street lot line.
4. Automobile access lane separation from intersections is measured parallel to the street lot line that the automobile access lane takes access through, from the extension of the curb along the intersecting street to the centerline of the automobile access lane.
5. Automobile access lane separation from bus stops is measured parallel to the street lot line that the automobile access lane takes access through, from the edge of the bus stop to the centerline of the automobile access lane.
6. Automobile access lane spacing is measured along each street lot line from edge of automobile access lane to edge of automobile access lane. Automobile access lane spacing includes automobile access lane on other lots along the same block face.



7. Automobile access lane width is measured as the narrowest horizontal dimension from edge of automobile access lane to edge of automobile access lane excluding up to a 9 inches of curb on either side.
8. Access lane depth is measured from the applicable street lot line, into the lot and perpendicular to the access lane width, to the nearest parking stall, drive aisle or vehicle entry restriction device.



## E. Relief

1. A deviation from any automobile access lane or access standard may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any automobile access lane spacing, width or depth dimensional standard of up to 10% may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
3. A deviation from any automobile access lane or access standard may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

## SEC. 4C.2.2. **MOTOR VEHICLE USE AREA DESIGN**

### A. **Intent**

To ensure motor vehicle use areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of neighboring lots or the public realm.

### B. **Applicability**

1. Motor vehicle use area design standards apply to all lots that contain a motor vehicle use area.
2. Parking lots and parking structures are excluded from motor vehicle use area design standards. For parking lots and parking structure design standards see Sec. 4C.4.3. (*Parking Area Design*).

### C. **Standards**

#### 1. **General**

##### a. **Screening**

- i. Where a motor vehicle use area faces a frontage lot line, common lot line or an alley lot line the entire length of the motor vehicle use area shall be screened.
  - a) A Type B2 or B3 frontage screen in Sec. 4C.8.1.C.3 is required along frontage lot lines where motor vehicle use areas face a frontage lot line.
  - b) A Type C1 transition screen in Sec. 4C.8.2.C.3.a is required along common lot lines and alley lot lines where motor vehicle use areas face a common or alley lot line.
- ii. Screens may only be located in a frontage yard where they comply with frontage yard fences and wall standards in the applicable Frontage District.

##### b. **Barriers**

Bumper guards, wheel stops, steel posts, curbs, or other permanent installations that prevent vehicles from parking or maneuvering outside of parking areas, vehicle access lanes and motor vehicle use areas.

##### c. **Surfacing**

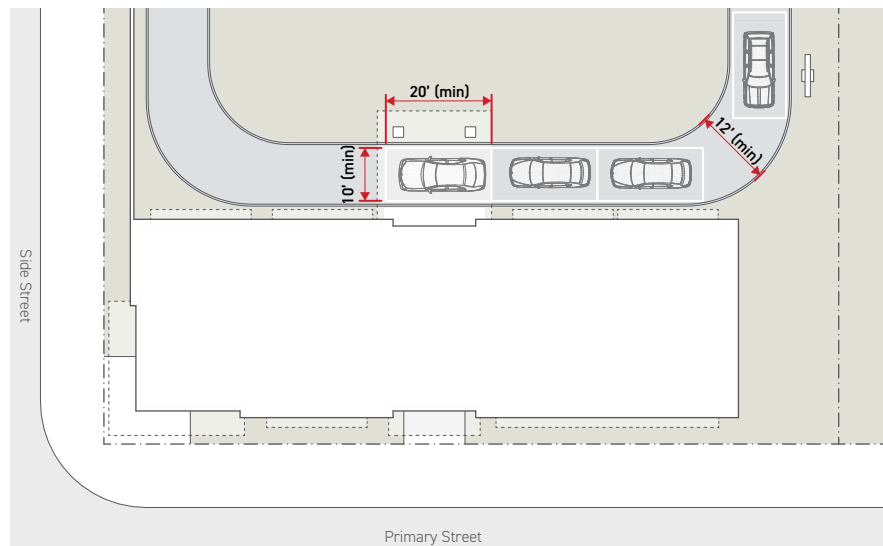
##### d. **Location**

- i. Motor vehicle use areas shall not be located in a frontage yard.
- ii. Motor vehicle use areas shall not be located in the area between a frontage lot line and the minimum parking frontage setback specified by the applicable Frontage District.

#### 2. **Drive-Through Facilities**

- a. Where the applicable Development Standards District specifies that drive-through facilities are not allowed, no drive-through lane may be provided on-site.

- b. Where the applicable Development Standards District specifies that drive-through facilities are allowed, drive-through lanes may be provided on-site provided they meet the following standards:
  - i. Shall meet *Sec. 4C.2.2.C.1. (General)*.
  - ii. Shall not encroach on or interfere with the use of sidewalks, drive aisles, loading areas or parking areas.
  - iii. Each queuing space in a drive-through lane shall be a minimum of 20 feet in length and 10 feet in width along straight segments of the drive-through lane. Drive-through lanes shall be a minimum of 12 feet in width along curved segments.



- iv. All projects proposing drive-through lanes require additional review and approval by LADOT to ensure the site design does not cause detrimental impacts on traffic and circulation.
3. **Loading Areas**

- a. Shall meet *Sec. 4C.2.2.C.1. (General)*.
- b. If determined necessary by LADOT adequate space shall be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping, otherwise on-site loading space is not required.
- c. Loading and unloading activities are not permitted in non alley public streets, with the exception of loading areas designated by the City.
- d. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas or parking areas.

D. **Measurement**

- 1. For lot line determination see *Sec. 14.1.12 (Lot Line Determination)*.

2. For frontage yard designation see *Sec. 14.1.20.G. (Frontage yard)*.
3. For parking frontage setback see *Sec. 3C.2.1. (Parking)*.
4. Drive-through queuing space length is measured parallel to the drive-through lane from one end to the opposite end of the queuing space.
5. Drive-through queuing space width is measured perpendicular to the queuing space length from one end to the opposite end of the queuing space.

#### **E. Relief**

1. A deviation from any motor vehicle use area design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. A deviation from any motor vehicle use area design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## DIV. 4C.3. BICYCLE PARKING

### SEC. 4C.3.1. BICYCLE PARKING SPACES

#### A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for all users.

#### B. Applicability

1. Required bicycle parking spaces standards apply to all buildings, structures and all portions of a lot.
2. Projects undergoing a change of use are not required to provide additional bicycle parking. This includes adaptive reuse projects in accordance with *Sec. 9.4.5. (Downtown Adaptive Reuse Projects)* and *Sec. 9.4.6. (Downtown Adaptive Reuse Projects)*.

#### C. Standards

Bicycle parking spaces are required determined by use according to the following provisions:

##### 1. Residential

##### a. Dwelling Units

For all residential buildings other than hotels and motels containing more than 3 dwelling units, long and short-term bicycle parking shall be provided according to the ratios specified for each marginal increment of dwelling units as specified in the table below. A minimum of 2 short-term bicycle parking spaces shall be provided in all cases.

REQUIRED BICYCLE PARKING		
	SHORT-TERM <i>(Sec. 4C.3.2.)</i>	LONG-TERM <i>(Sec. 4C.3.3.)</i>
<b>RESIDENTIAL</b>		
1st 25 dwelling units	1/10 du, (2 min)	1/du, (2 min)
26th-100th dwelling unit	1/15 du, (2 min)	1/1.5 du, (2 min)
101st-200th dwelling unit	1/20 du, (2 min)	1/2 du, (2 min)
201st + dwelling units	1/40 du, (2 min)	1/4 du, (2 min)

- i. Developments that include individually accessed private garages for each unit shall not be required to provide long-term bicycle parking.
- ii. For all senior living housing, including Alzheimer's and dementia care housing, assisted living, eldercare facility, senior independent living, and skilled nursing home, short-term bicycle parking shall be provided at a rate of 1 space per 10,000 square feet and long-term bicycle parking shall be provided at a rate of 1 space per 5,000 square feet. A minimum of 2 short-term and 2 long-term bicycle parking spaces shall be provided.

**b. Guest Rooms**

All apartment hotels containing more than 5 guest rooms shall provide both short- and long-term bicycle parking, respectively, at a rate of 1 per 10 guest rooms. A minimum of 2 short-term and 2 long-term bicycle parking spaces shall be provided.

**c. Buildings with Dwelling Units and Guest Rooms**

The total amount of bicycle parking for a building containing both dwelling units and guest rooms is calculated by adding the number of required bicycle parking spaces for dwelling units to the number of required bicycle parking spaces for guest rooms. Any combination that results in more than 5 combined dwelling units and guest rooms requires bicycle parking.

**2. Public and Institutional, Commercial, and Industrial Uses**

Short-term and long-term bicycle parking shall be provided as provided below.

- a.** For uses listed in the table below, a minimum of two short-term and two long-term bicycle parking spaces shall be provided.
- b.** After the first 100 bicycle parking spaces are provided, additional spaces may be provided at the minimum number required by the *California Green Building Standards Code Section 5.106.4*.

**REQUIRED BICYCLE PARKING**

	<b>SHORT-TERM</b> <i>(Sec. 4C.3.2.)</i>	<b>LONG-TERM</b> <i>(Sec. 4C.3.3.)</i>
<b>PUBLIC &amp; INSTITUTIONAL</b>		
<b>Public and Institutional Uses, except as Listed Below:</b>	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
School, K-12	4/classroom, (2 min)	1/10 classrooms, (2 min)
School, Postsecondary	1/500 SF or 1/50 fixed seats whichever is greater, (2 min)	1/1,000 SF or 1/100 fixed seats whichever is greater, (2 min)
<b>COMMERCIAL</b>		
<b>All Commercial Uses, Except as Listed Below:</b>	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Eating & Drinking, except as listed below:	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Entertainment Venue: All	1/350 SF or 1/50 fixed seats whichever is greater, (2 min)	1/700 SF or 1/100 fixed seats whichever is greater, (2 min)
Indoor Recreation, Commercial	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Lodging (containing more than 5 Guest Rooms)	1/Guest Room, (2 min)	1/Guest Room, (2 min)
Office	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
Retail, except as listed below:	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Furniture or Major Appliance	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
<b>LIGHT &amp; HEAVY INDUSTRIAL</b>		
All	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)

**d. City Owned and Leased Buildings and Parking Lots**

- i. In all buildings or parking lots used by the City of Los Angeles for government purposes, including government office buildings, both short-term and long-term bicycle parking shall be provided at a rate of 10% of the required parking available on the site. However, short- and long-term bicycle parking can be no less than 5 spaces each for the entire site.
- ii. Buildings and lots owned by the City of Los Angeles that are leased for private uses shall meet the bicycle parking required for commercial uses as detailed by the Table in *Sec. 4C.3.1.C.2. (Public and Institutional, Commercial, and Industrial Uses)*.

**e. Parks**

- i. For all short-term bicycle parking shall be provided at a rate of 10% of the required automobile parking with a minimum of five short-term bicycle parking spaces.
- ii. For all community centers, parks and open spaces, and school playgrounds where no automobile parking is provided, at least 5 short-term bicycle parking spaces shall be provided, except that in park space of less than 2 acres in which there are no recreational facilities requiring building permits, no short-term bicycle parking is required.
- iii. Long-term bicycle parking shall be provided as required in the *California Green Building Standards Code Section 5.106.4*.

**f. Unmanned Facilities**

No bicycle parking is required for unmanned facilities, such as stand-alone public restrooms in parks or unmanned cellular antenna facilities.

**D. Measurement**

**1. Multiple Uses**

Where there is a combination of uses on a lot, the number of bicycle parking spaces required is the sum of the requirements of the various uses. The exceptions provided in *Sec. 4C.4.1.E* for automobile parking also apply to bicycle parking.

**2. Fractions**

When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half is construed as requiring one bicycle parking space.

**E. Relief**

1. A deviation from any required bicycle parking dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

- Bicycle Parking -

2. A deviation from any required bicycle parking standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.



## SEC. 4C.3.2. **SHORT-TERM BICYCLE PARKING DESIGN**

### A. **Intent**

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for visitors and other short-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

### B. **Applicability**

Short-term bicycle parking design standards apply to all short-term bicycle parking spaces required by *Sec. 4C.3.1 (Required Bicycle Parking)*.

### C. **Standards**

#### 1. **General**

- a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with *Sec. 4C.10.1 (Outdoor Lighting)*.
- b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for short-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this Section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

#### 2. **Bicycle Parking Space Design**

##### a. **General**

- i. Required short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.
- ii. Racks shall allow for the bicycle frame and at least 1 wheel to be locked to the racks.
- iii. The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.
- iv. If bicycles can be locked to each side of the rack, each side can be counted toward a required space.
- v. Racks shall be securely anchored to a permanent surface.
- vi. If more than 20 short-term bicycle parking spaces are provided, at least 50% of the bicycle parking spaces shall be 100% covered by a roof or overhang.

**- Bicycle Parking -**

- vii. Bicycle share station docks counted toward the requirements for short-term bicycle parking spaces as permitted in *Sec. 4C.3.2.C.3.a.* shall conform to *Sec. 4C.3.2.C.6. (Bicycle Share Station).*

**b. Horizontal Storage**

- i. Short-term bicycle parking spaces shall be a minimum of 2 feet wide and 6 feet long.
- ii. Individual racks installed beside each other that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.
- iii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, except that bicycle parking spaces providing a tray or channel for insertion of bicycle wheels may be placed a minimum of 20 inches from the wall.
- iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.

**c. Stacked Storage**

- i. Short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle. If stacked bicycle storage is provided as an attended bicycle service, the service must meet the standards outlined in *Sec. 4C.3.2.C.7. (Attended Bicycle Parking Service).*
- ii. Racks installed parallel to walls shall be a minimum of 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

**3. Siting Requirements**

- a. Required short-term bicycle parking shall be provided in one of the following locations:
  - i. On the same lot as the use for which it is intended to serve.
  - ii. In a parking facility serving that use.
  - iii. Immediately in front of a lot within the public right-of-way in accordance with *Sec. 4C.3.2.C.4 (Bicycle Parking in the Public Right-of-Way).*
  - iv. In a city-funded bicycle corral in accordance with *Sec. 4C.3.2.C.5 (Bicycle Corrals).*
  - v. In a bicycle share station in accordance with *Sec. 4C.3.2.C.6 (Bicycle Share Stations).*
- b. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.
- c. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with automobiles or other motor vehicles.

- d. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).
- e. Short-term bicycle parking shall be located so as to provide safe and convenient access to visitors.
- f. For new construction, at least 50% of short-term bicycle parking shall be located outside buildings or parking structures; however, no more than 8 short-term bicycle parking spaces per 100 linear feet of street frontage are required to be outside.
- g. All short-term bicycle parking spaces located inside the building or parking structure shall be located on the ground story with a direct pedestrian accessway to a public street.
- h. For new construction, addition, site alteration or major renovation, short-term bicycle parking shall be located to maximize visibility from a pedestrian entrance.
- i. All short-term bicycle parking areas located within buildings or parking garages require signs meeting the following standards:
  - i. Permanently posted at each building entrance and each automobile access lane.
  - ii. Legible and reflectorized.
  - iii. Indicate the availability and location of bicycle parking within the site.
  - iv. All signs shall comply with *Div. 4C.12 (Signs)*.
- j. Short-term bicycle parking spaces may be located no farther than 100 feet of walking distance from a pedestrian entrance that provides access to uses that require the bicycle parking spaces.
- k. For buildings with more than one pedestrian entrance, short-term bicycle parking, with the exception of bicycle share stations, shall be distributed in approximately equal proportions among all pedestrian entrances. In buildings with 3 or more pedestrian entrances, no more than 50% of all short-term bicycle parking spaces shall be assigned to a single pedestrian entrance.

#### 4. **Bicycle Parking in the Public Right-of-Way**

- a. Business operators or property owners may install their own racks within the public right-of-way unless a City owned rack already exists.
- b. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install short-term bicycle parking within the public right-of-way. A Bureau of Engineering permit may be issued only after the business operator or property owner receives issuance of plan approval or a permit by LADOT pursuant to *LAMC Section 85.04 (Bicycle Infrastructure Zones)*.

- Bicycle Parking -

- c. All bicycle parking provided in the public right-of-way shall meet the rules and regulations set out by the *Bureau of Engineering Standard Plan S-671*.
- d. Business operators or property owners who choose to install bicycle parking within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

**5. Bicycle Corrals**

**a. City-Funded Bicycle Corrals**

Any site located within 500 feet of a City funded bicycle corral may count up to 4 bicycle parking spaces within the bicycle corral towards their required short-term bicycle parking spaces.

**b. Bicycle Corral Parking Incentive Program**

- i. Business operators or property owners may submit an application to LADOT to install and maintain their own bicycle corrals immediately in front of their property in the public right-of-way.
- ii. Businesses or property owners who do so may count all the bicycle parking within the bicycle corral toward their required number of short-term bicycle parking spaces. In such cases, short-term bicycle parking installed in such a manner cannot be counted towards the bicycle parking requirements of surrounding businesses.
- iii. Business operators or property owners shall pay the construction and maintenance costs of building said bicycle corrals.
- iv. Multiple businesses or property owners may submit an application to LADOT as a group and split the costs to construct and maintain the corral.
  - a) In such cases, a single business is responsible for assuming the maintenance responsibilities detailed in a Covenant Maintenance Agreement as outlined below.
  - b) The business responsible for maintaining the bicycle corral may count the full amount of bicycle parking in the corral towards its short-term bicycle parking requirements.
  - c) All other businesses may count up to half of the bicycle parking spaces in the corral towards their required short-term bicycle parking spaces so long as they provide a financial contribution.
- v. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install bicycle corrals within the public right-of-way.
- vi. Business operators or property owners who choose to install bicycle corrals within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

- vii. If, for any reason, the responsibility for maintaining a bicycle corral is returned to the City of Los Angeles, it will be considered a City-funded bicycle corral.
- viii. If, for any reason, the City determines that a bicycle corral must be removed, business owners shall no longer be able to count the spaces removed toward their required bicycle parking. In such cases, said businesses shall be required to provide any bicycle parking spaces lost in the removal of the bicycle corral. Failure to comply may result in the revocation of a business's certificate of occupancy and a fine for code violation.

## 6. Bicycle Share Stations

- a. Bicycle share stations shall conform to *Sec. 4C.3.2.C.3. (Siting Requirements)*.
- b. Business operators or property owners may allow a bicycle share service provider to install one or more bicycle share stations on their property, provided that such bicycle share station is part of a bicycle share system approved by LADOT and complies with all location criteria established by LADOT for bicycle share stations.
- c. Any site within 500 feet of a bicycle share station may count up to 4 bicycle share docks toward the required number of short-term bicycle parking spaces for a building or buildings on the same lot. In all cases, the number of bicycle share docks counted toward the required number of short-term bicycle parking spaces cannot exceed 10% of the total number of short-term bicycle parking spaces required for the subject site.
- d. Where bicycle share docks are counted toward the required number of short-term bicycle parking spaces, residential and nonresidential uses may replace a percentage of the required automobile parking spaces with bicycle share docks in a manner consistent with the limitations and replacement ratio established in *Sec. 4C.4.2.C.3 (Reduction for Bicycle Parking)*.
- e. If, for any reason, bicycle share docks are removed, the associated land uses may no longer count the docks removed toward required bicycle parking and shall be required to replace the number of docks formerly counted toward required bicycle parking with an equivalent number of bicycle parking spaces.

## 7. Attended Bicycle Parking Service

- a. Pick-up and drop-off location shall either comply with *Sec. 4C.3.3.C.3. (Siting Requirements)* or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.
- b. If some or all required short-term bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.

- Bicycle Parking -

- c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward their required number of bicycle parking spaces and shall be required to provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

**D. Measurement**

[Reserved]

**E. Relief**

1. An alternative to any short-term bicycle parking design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any short-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any short-term bicycle parking design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.3.3. **LONG-TERM BICYCLE PARKING DESIGN**

### A. **Intent**

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for tenants and other long-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

### B. **Applicability**

Long-term bicycle parking design standards apply to all long-term bicycle parking spaces required by *Sec. 4C.3.1 (Required Bicycle Parking Spaces)*.

### C. **Standards**

#### 1. **General**

- a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with *Sec. 4C.10.1 (Outdoor Lighting)*.
- b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for long-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this Section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

#### 2. **Bicycle Parking Space Design**

##### a. **General**

- i. Long-term bicycle parking shall be secured from the general public and protected from inclement weather. All long-term bicycle parking shall be 100% enclosed and 100% covered.
- ii. Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities.
- iii. Except in the case of lockers and commercially operated attended bicycle parking, all long-term bicycle parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

##### b. **Horizontal Storage**

Long-term bicycle parking spaces shall be sized to permit safe, efficient, and convenient access to each individual bicycle parking space without interference from bicycles in adjoining spaces, as described below:

**- Bicycle Parking -**

- i. Individual racks installed beside each other within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.
- ii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, with the exception that bicycle parking spaces that provide a tray into which the bicycle wheels may be inserted may be placed a minimum of 20 inches from the wall, or 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.
- iii. Triangular lockers with varying widths may be used so long as the opening is at least 2 feet wide.
- iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.
- v. If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.

**c. Vertical Storage**

Long-term bicycle parking may be mounted so that the bicycle is stored vertically. Such devices that hold the bicycle by the wheel shall be designed to support the bicycle without damaging the wheels. Vertically installed bicycle parking shall be a minimum of 4 feet deep and 6 feet in height.

**d. Stacked Storage**

Long-term or short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

**3. Siting Requirements**

- a. Long-term bicycle parking spaces shall be provided in one of the following locations, or in a combination of the following locations:
  - i. On the ground floor within 100 feet of the major entrance to the lobby. There shall be safe and convenient access between the public right-of-way, the bicycle parking space, and the lobby area.
  - ii. In the off-street automobile parking area, subject to the following limitations:



- a) Long-term bicycle parking inside a parking garage may be no more than 200 feet from a pedestrian entrance to the main building, and located so as to provide reasonably convenient access from the bicycle parking to the nearest walkway, ramp, or elevator providing access to the building.
  - b) Long-term bicycle parking inside a parking garage shall be located within the space available on the building's pedestrian entry level, after required handicapped-accessible parking stalls and other required elements have been provided. Remaining long-term bicycle parking may be provided on other levels of the parking garage in accordance with the provisions of *Sec 4C.3.3.a. (Siting Requirements)*.
  - iii. One level above or below the ground floor, within 100 feet of the elevator, ramp, walkway, or other building entrance on that story. In such cases, elevator or ramp access to the building shall be provided.
  - iv. Residential long-term bicycle parking may be provided in common storage facilities on residential floors in accordance with *Sec. 4C.3.3.C.2. (Bicycle Parking Space Design)*. If residential long-term bicycle parking is provided on residential floors, the amount of bicycle parking on each floor shall be equal to or greater than 50% of the number of dwelling units on the same floor.
  - b. For lots with multiple uses, long-term bicycle parking may be provided in one or more bicycle parking facilities within 200 feet of each use.
  - c. For lots with multiple buildings, required bicycle parking may be sited in one or more bicycle parking facilities within 200 feet of each building.
  - d. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.
  - e. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with automobiles or other motor vehicles.
  - f. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).
4. **Showers and Personal Lockers**

Showers and personal lockers are required for long-term bicycle parking in nonresidential uses in accordance with *LAMC Section 91.6307 (Shower and Locker Facilities)*. If showers and personal lockers are provided, such showers and personal lockers shall remain available for the use of building occupants, including residents or employees, arriving by bicycle.

## 5. **Attended Bicycle Parking Service**

- a. Pick-up and drop-off location shall either comply with *Sec. 4C.3.3.C.3. (Siting Requirements)* or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.
- b. If some or all required bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.
- c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward the required number of bicycle parking spaces and shall provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

## D. **Measurement**

[Reserved]

## E. **Relief**

1. An alternative to any long-term bicycle parking design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any long-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any long-term bicycle parking design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

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

### SEC. 4C.4.1. **AUTOMOBILE PARKING STALLS**

#### A. **Intent**

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

#### B. **Applicability**

Required automobile parking stall standards apply to all uses on a lot determined by the automobile parking package assigned by the applicable Development Standards District.

#### C. **Standards**

##### 1. **General**

- a. All uses subject to the parking requirements of this Division shall provide the minimum number of automobile parking stalls for the applicable parking package. The applicable Development Standards District specifies the applicable parking package requirement for each Zone.
- b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in *Sec. 4C.4.2.C.2 (Shared Parking)*.
- c. For electric vehicle charging space requirements, see the *LAMC Chapter 9, Article 9 (Green Building Code)*.

##### 2. **Required Automobile Parking Table**

- a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the option that results in the greater number of required parking stalls applies.
- b. Uses are defined in *Part 5D. (Use Definitions)*.

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
<b>RESIDENTIAL</b>					
Community Care Facility	--	0.1/resident over 7 residents, 1 min	0.1/resident over 7 residents, 1 min	0.2/resident over 7 residents, 2 min	0.2/resident over 7 residents, 2 min
<b>Group Living:</b>					
First 30 units	--	0.25/unit	0.5/unit	1/unit	1/unit
Next 30 units		0.25/unit	0.25/unit	0.5/unit	0.5/unit
Remaining units	--	--	--	0.25/unit	0.25/unit
Homeless Shelter	--	--	--	2/shelter	2/shelter
<b>Household Living:</b>					
1-Unit	--	1/du	1/du	2/du	2/du
<b>2+ Units:</b>					
0-2 Habitable Rooms	--	0.5/du	1/du	1/du	1/du
3 Habitable Rooms	--	0.5/du	1/du	1.5/du	1.5/du
4+ Habitable Rooms	--	1/du	2/du	2/du	2/du
Accessory Dwelling Unit	--	<i>See Div 9.5. (Accessory Dwelling Unit Incentive Program)</i>			
<b>Household Office/Studio:</b>					
Home Occupation	--	See Household Living (No additional parking required beyond Household Living)			
Joint Live/Work Quarters	--	See Sec.9.4.5. (Downtown Adaptive Reuse Projects) or Sec. 9.4.6. (Citywide Adaptive Reuse Projects)			
<b>Live Work:</b>					
0-2 Habitable Rooms	--	0.5/du	1/du	1/du	1/du
3 Habitable Rooms	--	0.5/du	1/du	1.5/du	1.5/du
4+ Habitable Rooms	--	1/du	2/du	2/du	2/du
Mobilehome Park		See Title 25 of the California Administrative Code			
<b>Senior Living:</b>					
Non-Medical	--	0.25/du or 0.5 per guest room	0.5/du or 0.5 per guest room	0.75/du or 0.75 per guest room	1/du or 1 per guest room
Medical Care	--	0.05/bed	0.1/bed	0.15/bed	0.2/bed

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
<b>PUBLIC AND INSTITUTIONAL</b>					
Cemetery	--	--	--	--	--
Civic	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Fleet Services	--	--	--	--	--
Medical, Major	--	1 per bed or 2/1,000 SF	1 per bed or 2/1,000 SF	2 per bed or 5/1,000 SF	2 per bed or 5/1,000 SF
Hospice	--	0.1/bed or 1/1,000SF	0.1/bed or 1/1,000SF	0.2/bed or 2/1,000SF	0.2/bed or 2/1,000SF
Office, Government	--	--	--	--	--
General	--	--	--	--	--
Social Services	--	--	--	--	--
Parking	--	--	--	--	--
Penal Institution	--	--	--	--	--
Public Safety Facility	--	--	--	--	--
Religious Assembly	--	10/1,000 SF or 0.1/fixed seat	10/1,000 SF or 0.1/fixed seat	20/1,000 SF or 0.2/fixed seat	25/1,000 SF or 0.2/fixed seat
School:					
K-12	--	0.5/classroom	0.5/classroom	1/classroom	1/classroom
Post-secondary, except as listed below	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Auditorium or Assembly Area	--	5/1000 SF or 0.05/fixed seat	10/1000 SF or 0.1/fixed seat	25/1000 SF or 1.5/fixed seat	25/1000 SF or 0.2/fixed seat
Utilities	--	--	--	--	--
<b>OPEN SPACE &amp; RECREATION</b>					
Indoor Recreation, Commercial	--	2.5/1,000 SF	5/1,000 SF	7.5/1,000 SF	10/1,000 SF
Nature Reserve	--	--	--	--	--
Open Space, Public	--	--	--	--	--
Outdoor Recreation, Commercial	--	--	--	--	--
Recreation, Public	--	--	--	--	--
Sports Arena and Stadium, Major	--	10/1000 SF or 0.1/fixed seat	15/1000 SF or 0.1/fixed seat	20/1000 SF or 0.2/fixed seat	25/1000 SF or 0.2/fixed seat
<b>TRANSPORTATION USES</b>					
All	--	--	--	--	--

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre,  
**"As required for building"** = required based on all uses within on-site buildings.

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
<b>GENERAL COMMERCIAL</b>					
<b>Animal Sales and Services:</b>					
General	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Kennel		0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Veterinary Care	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
<b>Commissary Kitchen</b>	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
<b>Day Care Facility:</b>	--	--	--	--	--
General	--	0.5/1,000 SF or 0.25/classroom	1/1,000 SF or 0.5/classroom	1.5/1,000 SF or 0.75/classroom	2/1,000 SF or 1/classroom
In-home	--	See Household Living (No additional parking required beyond Household Living)			
<b>Eating and Drinking, except as listed below:</b>	--	2/1,000 SF	2/1,000 SF	5/1,000 SF	10/1,000 SF
Take Out (no seating)	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Small Restaurants <1000SF (no separate bar, dancing or live entertainment)	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	5/1,000 SF
<b>Entertainment Venue</b>	--	10/1,000 SF or 0.1/fixed seat	15/1,000 SF or 0.1/fixed seat	20/1,000 SF or 0.2/fixed seat	25/1,000 SF or 0.2/fixed seat
<b>Financial Services</b>	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
<b>Instructional Services</b>	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
<b>Lodging:</b>	--				
General					
First 30 rooms	--	0.5/guest room	0.5/guest room	1/guest room	1/guest room
Next 30 rooms	--	0.25/guest room	0.25/guest room	0.5/guest room	0.5/guest room
Remaining rooms	--	--	--	0.25/guest room	0.25/guest room
Home Sharing	--	See Household Living (No additional parking required beyond Household Living)			
<b>Medical, Minor, except as listed below:</b>	--	2/1,000 SF	2/1,000 SF	5/1,000 SF	5/1,000 SF
Hospice	--	0.1/bed or 1/1,000SF	0.1/bed or 1/1,000SF	0.2/bed or 2/1,000SF	0.2/bed or 2/1,000SF
<b>Office</b>	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
<b>Personal Services</b>	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
<b>Postmortem Services</b>	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
<b>Retail Sales, except as listed below:</b>	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Furniture, Major Appliance	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
<b>Sexually Oriented Business</b>	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
<b>HEAVY COMMERCIAL USES</b>					
Motor Vehicle Services, except as listed below:	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Car Wash	--	--	--	--	--
Motor Vehicle Sales and Rental	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Storage, Indoor		0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
Storage, Outdoor:					
0-1 acre of outdoor storage area	--	2	3	5	6
>1-2 acres of outdoor storage area	--	1/ac	1.5/ac	2.5/ac	3.5/ac
>2 acres of outdoor storage area	--	0.25/ac	0.5/ac	0.75/ac	1/ac
<b>LIGHT INDUSTRIAL USES</b>					
All Light Industrial, except as listed below:	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Wholesale Trade and Warehousing	--	0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
<b>HEAVY INDUSTRIAL USES</b>					
Heavy Industrial, except as listed below:	--	--	--	--	--
Salvage yard:					
0-1 acre of outdoor storage area	--	2	3	5	6
>1-2 acres of outdoor storage area	--	1/ac	1.5/ac	2.5/ac	3.5/ac
>2 acres of outdoor storage area	--	0.25/ac	0.5/ac	0.75/ac	1/ac
<b>AGRICULTURAL USES</b>					
All Agriculture	--	--	--	--	--

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.

### 3. Public Benefit Projects

Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in Article 9, Public Benefit Systems, may qualify for reduced required automobile parking as deemed eligible.

### 4. Substituting Required Automobile Parking with Bicycle Parking

- a. Required automobile parking stalls may be substituted with bicycle parking at a ratio of 1 automobile parking stall for every 4 bicycle parking spaces provided the bicycle parking spaces meet the applicable requirements of *Sec. 4C.3.1.C. (Required Bicycle Parking Spaces)*.
- b. Nonresidential uses may substitute up to 20% of the required automobile parking with bicycle parking. When a nonresidential use is located within 1,500 feet of a major transit stop, up to 30% of the required automobile parking stalls may be substituted with bicycle parking.
- c. Residential uses may substitute up to 10% of the required automobile parking with bicycle parking. When a residential use is located within 1,500 feet of a major transit stop, up to 15% of the required automobile parking stalls may be substituted with bicycle parking.
- d. Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in *Article 9. (Public Benefit Systems)*, may substitute up to 30% of the required automobile parking with bicycle parking, as deemed eligible.

## D. Measurement

### 1. Square Feet

For the purpose of calculating required parking stalls in *Sec. 4C.4.1. (Automobile Parking Stalls)*, square feet refers to the total floor area of all buildings on a site, measured in square feet. The total floor area includes the floor area of accessory buildings. For the calculation of floor area, see *Sec. 14.1.7. (Floor Area)*.

### 2. Fractional Space

- a. When calculating required parking stalls in *Sec. 4C.4.1. (Automobile Parking Stalls)* results in the requirement of a fractional parking stall, any fraction up to and including 0.5 may be disregarded and any fraction over 0.5 requires one additional parking stall.
- b. Where required parking stalls in *Sec. 4C.4.1. (Automobile Parking Stalls)* is calculated for a lot including more than one use, parking spaces may be rounded after calculating the total number of required parking stalls for all uses on a lot.



## E. Exception

### 1. Change of Use, Commercial Tenant Size

When allowed by the applicable Development Standards District, change of use projects of a size equal to or less than the square footage threshold specified by the applicable Development Standards District are not required to provide additional automobile parking stalls to accommodate a general commercial use that would otherwise require more automobile parking stalls than exists on-site.

### 2. Small Ground Floor Commercial Tenant Space

Commercial tenant spaces with a floor area of 1,500 square feet or less and located on the ground floor of a building are exempt from parking requirements. This exemption is limited to 2 tenant spaces per lot.

### 3. Accessible Electric Vehicle Parking Stalls

An accessible parking stall with an access aisle served by electric vehicle supply equipment or an accessible parking stall with an aisle designated as a future electric vehicle charging space shall count as at least two standard automobile parking stall for the purpose of complying with any applicable minimum parking stall requirements of *Sec. 4C.4.1 (Automobile Parking Stalls)*.

### 4. Historic Buildings and Buildings That Are At Least 25 Years Old

No additional parking is required for uses occupying a building that meets one of the following criteria:

- a. The building is included on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts.
- b. The building is listed in the California Register of Historical Resources.
- c. The building is included in the City of Los Angeles List of Historic-Cultural Monuments.
- d. The building is a contributing structure located in an Historic Preservation Overlay Zone (HPOZ).
- e. The building was constructed conforming to building and zoning codes in effect at the time they were built and are at least 25 years old. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

## F. Relief

1. A reduction in required automobile parking requirements may be requested in accordance with *Sec. 4C.4.2 (Alternative Parking Strategies)*.
2. A reduction in required automobile parking requirements of up to 20% may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.

3. A deviation in required automobile parking requirements may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

## SEC. 4C.4.2. **ALTERNATIVE PARKING STRATEGIES**

### A. **Intent**

To provide opportunities for projects to reduce the number of required automobile parking stalls through alternative methods of accommodating arrival to a site and reduce demand for automobile parking.

### B. **Applicability**

All projects required by *Sec. 4C.4.1 (Automobile Parking Stalls)* to provide automobile parking.

### C. **Standards**

#### 1. **General**

- a. A reduction in required automobile parking stalls through the provision of one or more alternative parking strategies may be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. Applicants that wish to provide an alternative parking strategy as a means of reducing the total number of required spaces shall submit a report which provides the following:
  - i. Detailed description of all uses involved in the alternative parking strategy, including location, gross floor area, seating capacity if applicable, and hours of operations.
  - ii. Anticipated parking demand generated by employees, tenants and visitors on an hourly basis, 24 hours per day, for seven consecutive days.
  - iii. Description of how an alternative parking strategy will alleviate the demand for a specified number of the total required parking stalls.
  - iv. Supplemental maps and plot plans deemed necessary for depicting all relevant components of an alternative parking strategy.
- b. Additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as deemed necessary, in order to assure the continued maintenance, operation and viability of an approved alternative parking strategy, under the conditions set forth in the Director's Determination. Revisions to the parking strategy shall be submitted to the Director in a report documenting the revised manner in which the new parking strategy achieves the same intention and level of service as the originally approved parking strategy.

#### 2. **Shared Parking**

In order to take advantage of different peak periods of parking demand among nearby uses the total number of required automobile parking stalls may be reduced when an applicant

demonstrates that automobile parking stalls can be shared among multiple uses. The parking strategy shall meet all of the following criteria:

- a. A shared parking facility shall be located within a 750-foot walking distance of each participating use.
- b. Participating uses shall have mutually exclusive periods of peak parking demand.
- c. The shared parking strategy will sufficiently alleviate the demand for the specified number of required parking stalls.

### 3. Proximity to Public Transportation

Uses within walking distance of a public transit facility may take advantage of increased transit ridership among employees, tenants and visitors and a decreased demand for automobile parking. The total number of required automobile parking stalls may be reduced provided the parking strategy meets all of the following criteria:

- a. A use shall be located within a 1,500-foot walking distance of public transit. For this purpose, public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. A public transit stop or station that is in development may also apply if the anticipated operating date is within three years.
- b. The nearby public transit facility will sufficiently alleviate the demand for the specified number of required parking stalls.

### 4. Shuttle Service

Uses generating travel patterns whereby a majority of employees or visitors arrive and depart within the same time periods may operate a viable shuttle service that decreases the demand for automobile parking.

Criteria:

- a. A shuttle shall provide scheduled service between the use and a location that can accommodate the arrival of shuttle users, such as a park and ride facility or public transit station or stop.
- b. A majority of shuttle users arrive and depart roughly within the same three hour period.
- c. The planned shuttle service will sufficiently alleviate the demand for the specified number of required parking stalls.

## 5. Designated Passenger Loading Area

Uses that can accommodate a high share of arrivals and departures through dynamic ridesharing or taxi services when provided a safe and efficient passenger loading area may have a decreased demand for automobile parking.

Criteria:

- a. A designated passenger loading area shall be located within a 300-foot walking distance of a street facing entrance to the use it serves. Travel between a designated passenger loading area and the use being served shall not require pedestrians to cross streets.
- b. The passenger loading area shall not be placed within 75 feet of an intersection.
- c. The passenger loading area shall provide sufficient space for a vehicle to pull out of roadway traffic and safely load and unload passengers without interfering with traffic flow.
- d. The passenger loading area shall not decrease sidewalk space for pedestrians or impede pedestrian movement.
- e. Passenger loading areas shall be clearly indicated with signage.
- f. The designated passenger loading area will sufficiently alleviate the demand for the specified number of required parking stalls.

## D. Measurement

1. For measurement of walking distance see *Sec. 14.1.3 (Distance, Walking)*.
2. Peak period demand is determined based on the following:
  - a. For projects that have obtained a certificate of occupancy, this analysis shall be conducted on an hourly basis, 24 hours per day, for seven consecutive days to identify the maximum average number of automobiles on the lot per hour.
  - b. For projects that have not yet obtained a certificate of occupancy, this analysis shall be conducted on an hourly basis, 24 hours per day, for seven consecutive days to identify the maximum average number of automobiles per hour on a lot serving a similar use.

## E. Relief

A deviation from any alternative parking strategy dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

## SEC. 4C.4.3. **PARKING AREA DESIGN**

### A. **Intent**

To ensure parking areas provide sufficient accommodation for automobile parking.

### B. **Applicability**

Parking area design standards are applicable to every parking area containing automobile parking stalls.

### C. **Standards**

#### 1. **Automobile Circulation**

All portions of a parking area, including public parking structures, shall be accessible by automobile to all other portions of a parking area without requiring the use of any public street. Alleys may be used for circulation between parking areas. LADOT may allow use of the public street for this purpose where they determine that it is not detrimental to the flow of traffic.

#### 2. **Location of Parking Stalls**

- a. All required automobile parking stalls shall be located in an off-street parking area.
- b. The required automobile parking stalls shall be provided either on the same lot as the use they are intended to serve or on another lot not more than a 750-foot walking distance of a street facing entrance to the use intended to be served by the required parking. An alternative parking strategy may be approved to exceed this distance.
- c. Automobile parking is not permitted within the primary street parking setbacks, side street parking setbacks and any special lot line parking setbacks established by the applicable Frontage District in accordance with *Sec. 3C.2.1. (Frontage Setback)*.
- d. Automobile parking is not permitted within any portion of a site designated to be used as lot amenity space or residential amenity space in accordance with *Div. 2C.3. (Amenity)*.

#### 3. **Automobile Maneuvering**

- a. Each automobile parking stall shall be so located that no automobile is required to reverse onto any public street or sidewalk to leave the parking stall, parking bay or automobile access lane, except where the automobile parking facility serves 4 parking stalls or less and where the automobile access lane access is to a street other than a boulevard or avenue. An alley may be used for maneuvering in reverse.
- b. Each automobile parking stall shall be so located that parking maneuvers can be accomplished without driving onto a frontage parking setback area.

#### 4. **Parking Stall Striping**

Each parking stall shall be clearly marked with striping for the entire required parking stall depth with the exception of parking areas on lots that contain less than 5 parking stalls, which are not required to mark parking stalls with striping.

#### 5. **Barriers**

Bumper guards, wheel stops, steel posts, curbs, or other permanent installations that prevent vehicles from parking or maneuvering outside of parking areas, vehicle access lanes and motor vehicle use areas.

#### 6. **Paving**

All parking areas shall be paved with a material treatment meeting either the basic or alternative paving material standards.

##### a. **Basic Paving Material**

Automobile parking areas shall be paved with either hard, durable asphaltic paving which has been mixed at a plant and is at least 2 inches thick after compaction, with Portland cement paving at least 3 inches thick.

##### b. **Alternate Paving Materials**

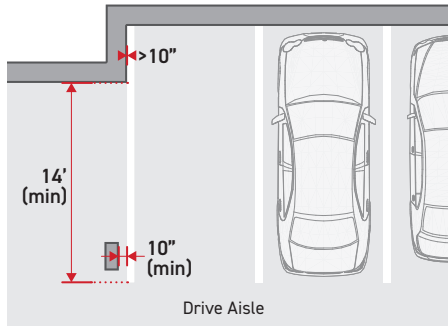
- i. Automobile parking areas shall be paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, or restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids).
- ii. Alternate paving materials are subject to the following standards:
  - a) Paving materials located in a designated fire lane must be approved by LAFD.
  - b) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).
  - c) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.
  - d) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.
  - e) Decomposed granite, crushed rock and gravel shall only be allowed for parking areas serving 1 or 2 dwelling units.

#### 7. **Lighting**

Parking areas shall be illuminated in accordance with *Sec. 4C.11.1 (Outdoor Lighting)*.

### 8. Parking Stall Obstructions

No fence, wall, partition, column, post or similar obstruction may be located within 10 inches of a parking stall along its longest dimension unless the obstruction is located a minimum of 14 feet from the access aisle measured parallel to the parking stall. Parking stalls provided in 1L or 2L Density Districts are exempt from this standard.



### 9. Parking Lots

For additional standards for parking lots see Sec. 4C.4.4. (*Parking Lot Design*).

### 10. Structured Parking

For additional standards for structured parking see Sec. 4C.4.5. (*Parking Structure Design*).

### 11. Parking Stall Dimensions

All automobile parking stalls shall meet the minimum dimension standards in the table below:

PARKING STALL DIMENSIONS					
Parking Stall		Dimension	Parking Stall Type		
STALL TYPE	STALL ANGLE		STANDARD	COMPACT	TANDEM
Perpendicular and Angled	>0°-90°	Width (min)	8'-4"	7'-6"	8'-4"
		Depth (min)	18'-0"	15'-0"	33'-0"
Parallel (Typical)	0°	Width (min)	8'-0"	7'-6"	n/a
		Depth (min)	26'-0"	23'-0"	n/a
Parallel (End Stall)	0°	Width (min)	8'-0"	7'-6"	n/a
		Depth (min)	30'-0"	27'-0"	n/a

### 12. Compact Parking

- a. All parking stalls in excess of the required number of parking stalls in Sec. 4C.4.1. (*Required Automobile Parking Stalls*) may be compact parking stalls.
- b. All parking stalls in excess of one parking stall per dwelling unit may be compact parking stalls.

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- c. In each parking area containing 10 or more parking stalls, a maximum of 40% of the required stalls may be compact parking stalls. Such restriction shall not apply to parking stalls in excess of the number of required stalls.
- d. All compact stalls shall be clearly and visibly striped and labeled for compact car use only.

**13. Tandem Parking**

Automobiles may be parked in tandem in a private parking area serving a residential use, where the tandem parking is not more than two cars in depth. Tandem parking is not allowed for recreational vehicles or guest parking provided as part of a private parking area serving a residential use.

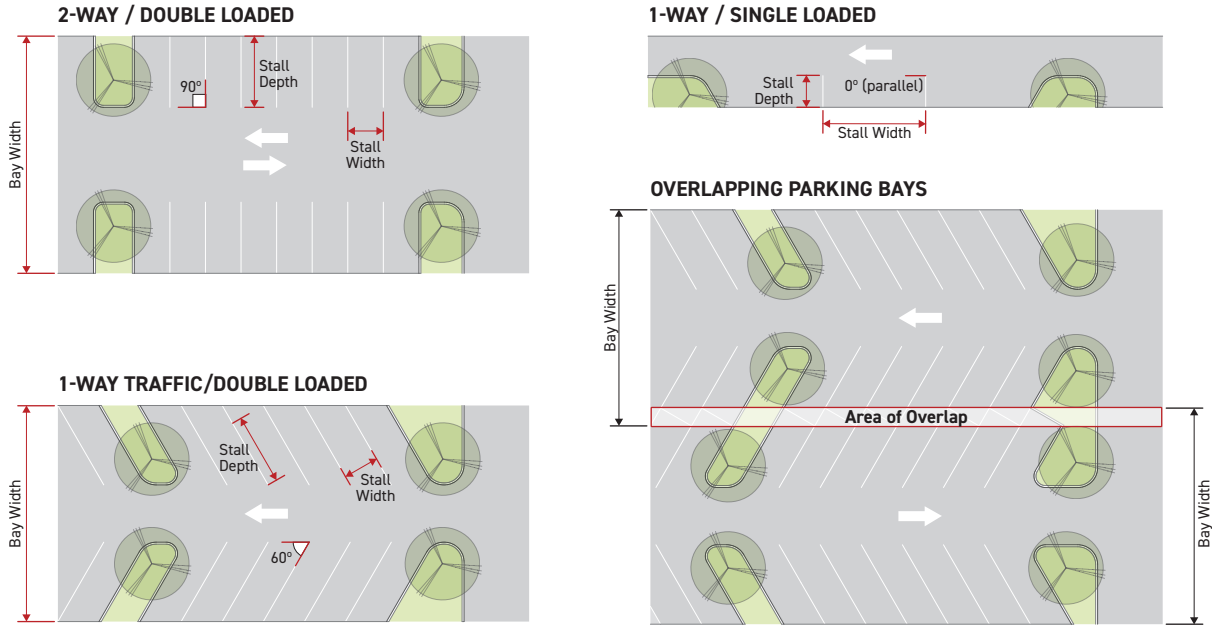


## 14. Parking Bay Dimensions

- a. The minimum width of each parking bay is determined by the stall width and parking stall angle in accordance with the table below:

PARKING BAY WIDTH					
Parking Stall		One-Way Drive Aisle		Two-Way Drive Aisle	
ANGLE	WIDTH	DOUBLE LOADED	SINGLE LOADED	DOUBLE LOADED	SINGLE LOADED
0° (Parallel)	8'-0"	28'-0"	18'-0"	36'-0"	28'-0"
30°	7'-6"	40'-0"	26'-0"	48'-2"	34'-0"
	8'-4"	43'-0"	27'-6"	51'-2"	35'-6"
	8'-6"	43'-0"	27'-6"	51'-2"	35'-6"
	9'-0"	43'-0"	27'-6"	51'-2"	35'-6"
45°	7'-6"	44'-4"	28'-2"	52'-1"	36'-3"
	8'-4"	50'-3"	31'-11"	56'-4"	38'-6"
	8'-6"	49'-10"	31'-6"	56'-4"	38'-6"
	9'-0"	48'-7"	30'-3"	56'-4"	38'-4"
60°	7'-6"	49'-4"	32'-8"	54'-1"	37'-11"
	8'-4"	56'-5"	37'-3"	59'-11"	41'-1"
	8'-6"	55'-11"	36'-9"	59'-9"	40'-11"
	9'-0"	54'-8"	35'-3"	59'-3"	40'-7"
90°	7'-6"	55'-4"	40'-4"	55'-4"	40'-4"
	8'-4"	64'-0"	46'-0"	64'-0"	46'-0"
	8'-6"	63'-4"	45'-4"	63'-4"	45'-4"
	9'-0"	61'-4"	43'-4"	61'-4"	43'-4"

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- b. Where parking stalls of two bays interlock the parking bays may overlap.
- c. Any tandem stalls provided shall increase the minimum parking bay width by 15' tandem stalls are provided on only one side of a drive aisle and 30' where tandem stalls are provided on two sides of a drive aisle.
- d. Parking bay dimensions other than those specified may be approved by the Superintendent of Building based on vehicle maneuvering requirements on the site.

**15. Mechanical Automobile Lifts and Robotic Parking Structures**

- a. The stacking of 2 or more automobiles using a mechanical car lift or computerized parking structure is permitted.
- b. All automobile parking stalls included in a mechanical lift or robotic parking structure shall meet the minimum dimension standards in the table below:

PARKING STALL DIMENSIONS		
Dimension	Parking Stall Type	
	STANDARD	COMPACT
Clear Width (min)	8'-0"	7'-0"
Clear Height (min)	7'-0"	6'-0"

- d. The platform of the mechanical lift on which the automobile is first placed shall be individually accessed and shall be placed so that the location of the platform and access to the platform meet all applicable requirements of this Division.

- e. The lift equipment or computerized parking structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Department of Building and Safety.

## D. Measurement

### 1. Parking Stall Width

The narrowest horizontal distance between opposite edges of a parking stall.

### 2. Parking Stall Depth

The horizontal distance measured perpendicular to the parking stall width from one edge of a parking stall to the opposite edge. A minimum parking stall depth shall be met for all portions of the parking stall width.

### 3. Parking Bay Width

The horizontal distance between opposite edges of a parking bay measured perpendicular to the drive lane.

### 4. Parking Angle

The angle measured from the long edge of a parking stall to the drive lane.

### 5. Clear Height

Minimum clear height is measured as the vertical dimension of a parking stall at the lowest point, from finished floor surface or platform to the ceiling or other fixed obstruction for the full width and depth of the parking stall.

### 6. Clear Width

Minimum clear width is measured as the horizontal dimension of a parking stall at the narrowest point between walls or other fixed obstructions for the full depth of the parking stall.

## E. Exceptions

A parking area providing attendants to park the vehicles at all times when the parking area is open for use does not have to meet the requirements of the following of *Sec. 4C.4.3.6. (Standard Parking Stalls)* and *Sec. 4C.4.3.7. (Parking Bay Dimensions)*.

## F. Relief

1. A deviation from parking area design standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A reduction in required number of standard parking stalls by 10% in lieu of compact parking stalls may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
3. A deviation in required parking stall dimensions or parking bay dimensions may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

## SEC. 4C.4.4. **PARKING LOT DESIGN**

### A. **Intent**

Ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians along the adjacent public right-of-way, while also mitigating heat island effects, absorbing noise pollution, managing stormwater runoff, sequestering carbon emissions and supporting urban biodiversity through landscaping and surface design.

### B. **Applicability**

1. Parking lot design standards apply to all (surface) automobile parking areas that are not contained within a parking structure. For parking structure design standards see Sec. 4C.4.5 (*Parking Structure Design*).
2. Parking lot landscaping standards apply to all (surface) automobile parking areas containing 5 or more parking stalls.

### C. **Standards**

#### 1. **Surfacing**

All automobile parking areas shall be graded and drained to collect, retain and infiltrate surface water on-site by applying Low Impact Development practices and standards in accordance with LAMC Section 64.72. (*Stormwater Pollution Control Measures for Development Planning and Construction Activities*).

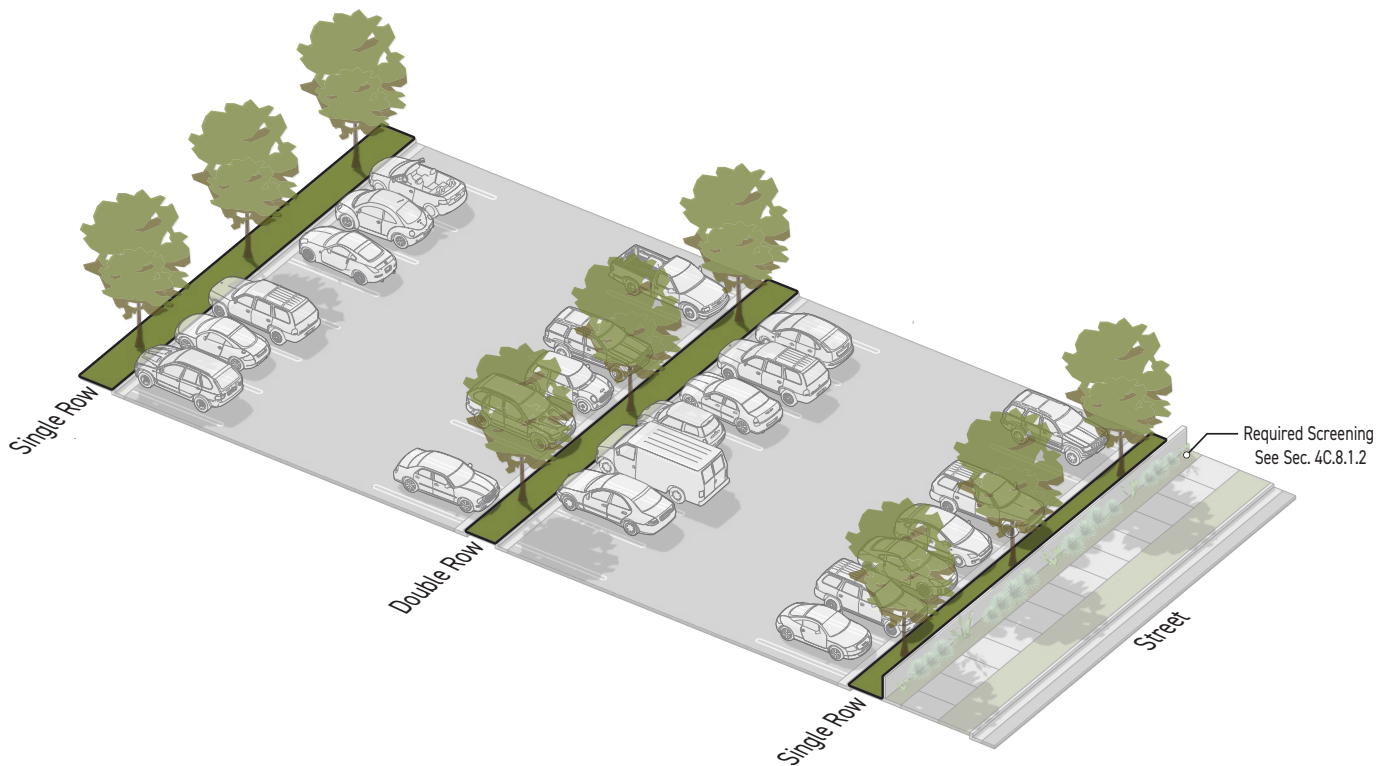
#### 2. **Parking Lot Landscaping**

##### a. **General**

- i. Projects may comply with either Option 1 or Option 2 in order to meet the requirements of this Section.
- ii. Trees provided to meet parking lot landscaping standards may count toward the tree planting requirements in Sec. 4C.6.2 (*Tree Planting*).
- iii. The required stall length of parking stalls may overhang the planting areas required by the parking lot landscaping standards by 2 feet or less.
- iv. All planting areas shall comply with Sec. 4C.6.4. (*Plant Design & Installation*) in addition to any planting area requirements of the chosen parking lot landscaping option.
- v. All required plants shall comply with Sec. 4C.6.4. (*Plant Design & Installation*).

**b. Option 1: Prescriptive Standard**

- i. The entire length of each row of parking stalls shall be accompanied by a continuous planting area with a minimum width of 5 feet.
- ii. Trees planted within a planting area located along a single row of parking stalls shall be provided at a rate of 1 large species tree or 2 small species trees for every 3 parking stalls.
- iii. Trees planted between two rows of parking stalls shall be provided at a rate of 1 large species tree (Sec. 4C.6.5.C.3.a.) or 2 small species trees (Sec. 4C.6.5.C.3.a.) for every 6 parking stalls.
- iv. Required trees shall be spaced evenly along the entire length of the require planting area.



**c. Option 2: Performance-Based Standard**

Trees shall be planted so that at least 50% of all parking lot stalls will be shaded by tree canopy after 10 years of planting.

**3. Perimeter Screening**

- a. A Type B2 or B3 frontage screen (Sec. 4C.8.1.C.3) is required along frontage lot lines for the width of a parking lot with no building located between the parking lot and the frontage lot line when measured perpendicular to the frontage lot line.

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- b. A Type C1 transition screen (*Sec. 4C.8.2.C.3.a*) is required along common lot lines shared with lots having a 1L, 2L, 3L or 4L Density District for the width of any parking lot where no building is located between the parking lot and the common lot line, measured perpendicular to the applicable lot line.
- c. A Type C1 transition screen (*Sec. 4C.8.2.C.3.a*) is required along alley lot lines where lots zoned with a 1L, 2L, 3L or 4L Density District abut the opposite side of the alley right-of-way. The screen shall be provided for the width of any parking lot where no building is located between the parking lot and the alley lot line, measured perpendicular to the applicable lot line.
- d. The required stall length of parking stalls may overhang the planting area of a required frontage screen or transition screen by 2 feet or less.

**D. Measurement**

To measure planting area width see *Sec. 4C.6.4.D.1 (Planting Area Width)*.

**E. Relief**

- 1. A deviation from any parking lot design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
- 2. A deviation from any parking lot design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.4.5. **PARKING STRUCTURE DESIGN**

### A. **Intent**

To limit the visual and environmental impact of motor vehicle use areas on the public realm to extent appropriate to the mobility context.

### B. **Applicability**

#### 1. **General**

Parking structure design standards apply to portions of structures along non-alley public rights-of way that include a motor vehicle use area within 30' of the building facade.

#### 2. **Parking Structure**

For the purpose of parking structure design, parking structure includes parking garages and integrated parking.

#### 3. **Parking Garage**

For the purpose of parking structure design, parking garage standards apply to structures in which vehicle use area is greater than or equal to the total *floor area* (Sec. 14.1.7. *Floor Area*) of the structure.

#### 4. **Integrated Parking**

For the purpose of parking structure design, integrated parking standards apply to structures which vehicle use area is less than the total *floor area* (Sec. 14.1.7. *Floor Area*) of the structure.

#### 5. **Ground Story**

When the applicable Development Standards District requires ground story parking structures to be screened, concealed, adaptable or wrapped, the parking structure design treatments apply to all above ground parking structure facades up to the first finished floor located above the ground story.

#### 6. **Upper Stories**

When the applicable Development Standards District requires upper stories of parking structures to be screened, concealed, adaptable or wrapped, the parking structure design treatments apply to all portions of parking structure facades from the first finished floor located above the ground story to the topmost point of the parking structure facade.

### C. **Standards**

#### 1. **General**

- a. Parking structure design treatments are hierarchical according to the following order:
  - i. Screened Parking

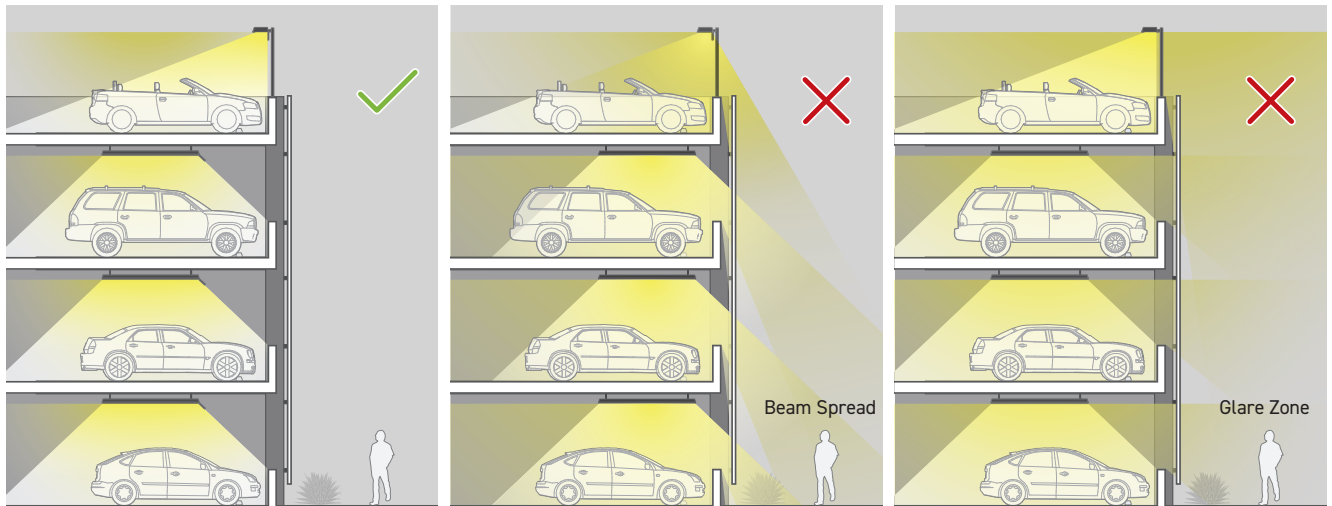
- Automobile Parking -

- ii. Concealed Parking
  - iii. Adaptable Parking
  - iv. Wrapped Parking
- b. If a treatment listed higher in the order is required by the applicable Development Standards District, the applicant may choose to meet the standards of a treatment lower in the order.
- c. Ground story motor vehicle use areas located in a parking structure shall meet any parking setback standards in the applicable Frontage District.

## 2. Lighting

All luminaires located in parking structures shall meet the following standards:

- a. Luminaires shall meet the standards of *Div. 4C.11 (Outdoor Lighting)*.
- b. Beam spread and glare zone from luminaires shall be contained within the parking structure.

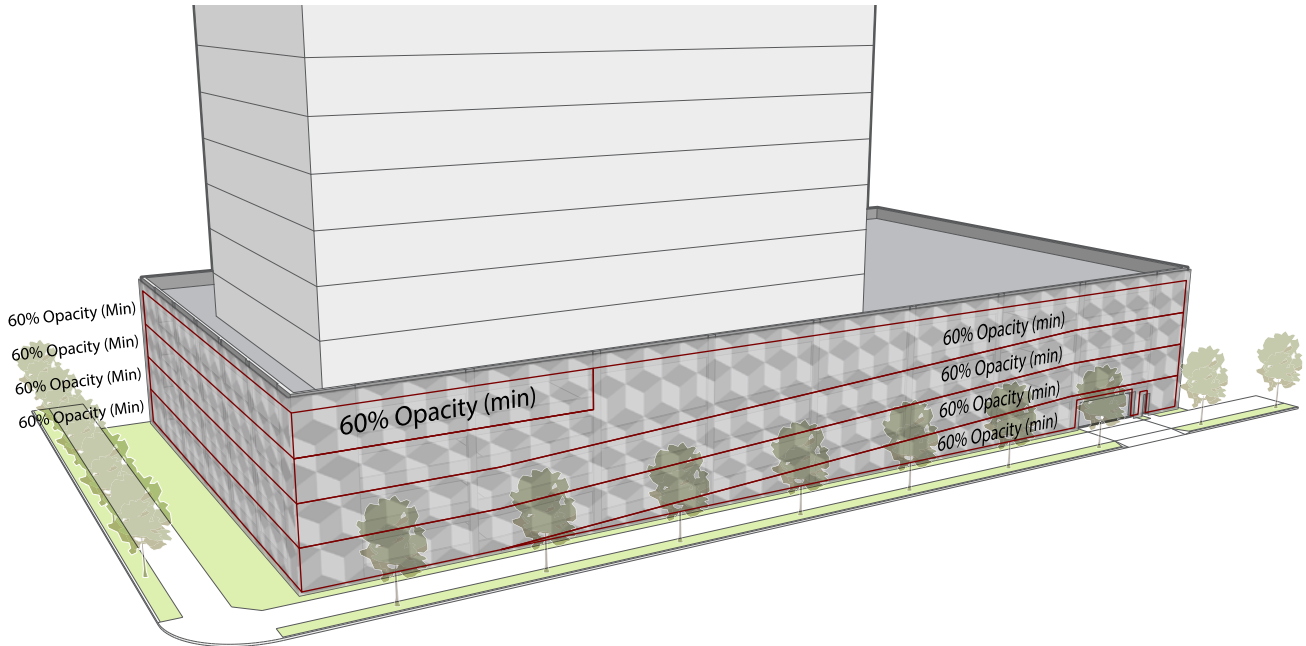




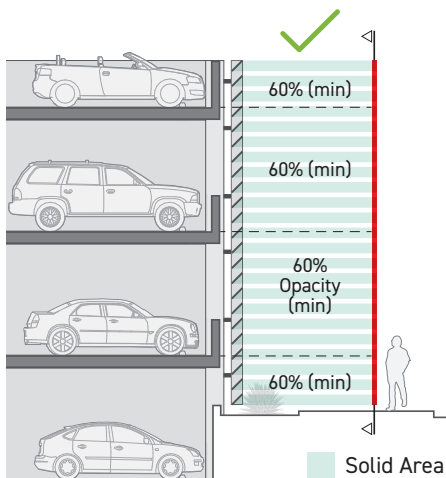
### 3. Parking Structure Design Treatments

#### a. Screened Parking

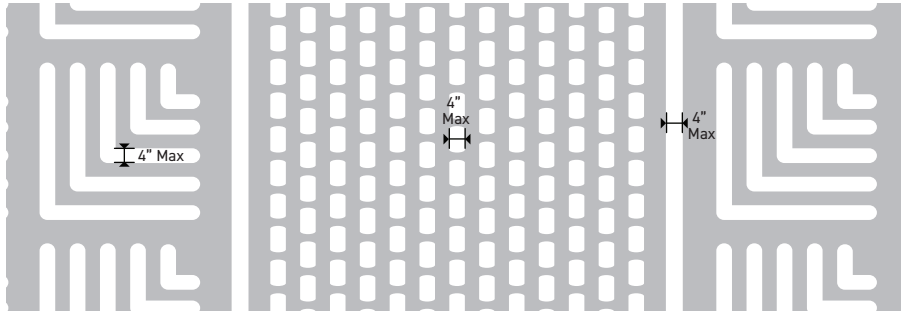
Intended to limit the visual and environmental impact of motor vehicle use areas on the public realm.



- i. Parking structure facades required to be screened shall meet any frontage standards required by the applicable Frontage District.
- ii. All above grade parking structure facades shall be screened with a permanent structure that meets the following standards:
  - a) Shall not have less than 60% opacity for any individual tier of parking measured in elevation projection.



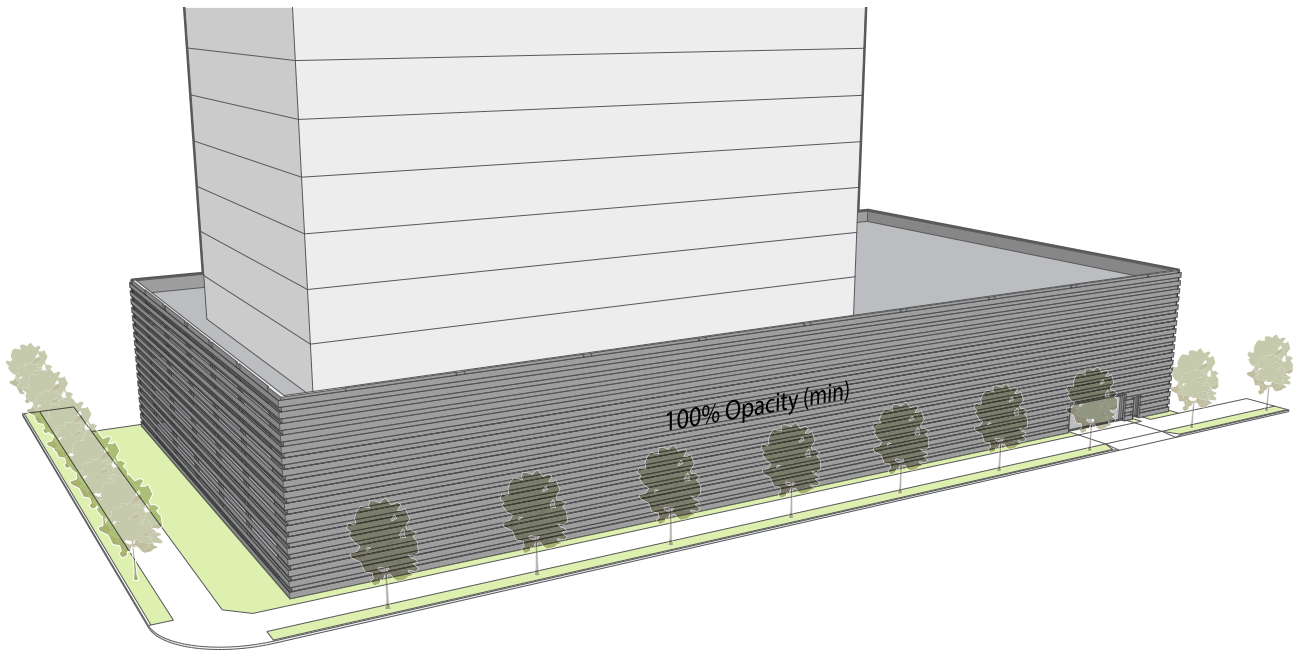
- b) Openings in screens shall be 4 inches or less in at least one dimension except for openings provided for pedestrian or vehicle access.



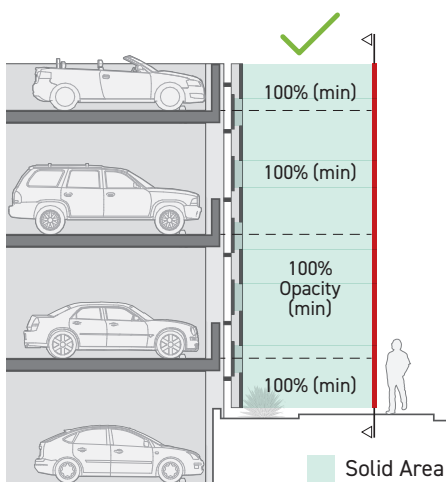
- c) Upper story parking screening, when projected from an angle of elevation of 45 degrees shall not have a lower opacity than when measured in elevation projection.
  - d) Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed vehicle access lane width allowed by the applicable Development Standards District.
  - e) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed vehicle access lane width.
  - f) Parking structure screen openings shall have a height no greater than 1 story.
- iii. In addition to the screening above, a type B1 or B2 frontage screen (Sec. 4C.8.1.C.2.) is required between ground story parking and all frontage lot lines.

**b. Concealed Parking**

To entirely block views of cars, people and direct light from inside parking structures to the public realm.



- i. Parking structure facades required to be concealed shall meet any frontage standards required by the applicable Frontage District.
- ii. All above grade parking structure facades shall be screened with a permanent structure meeting the following standards:
  - a) Shall not have an opacity of less than 100%.



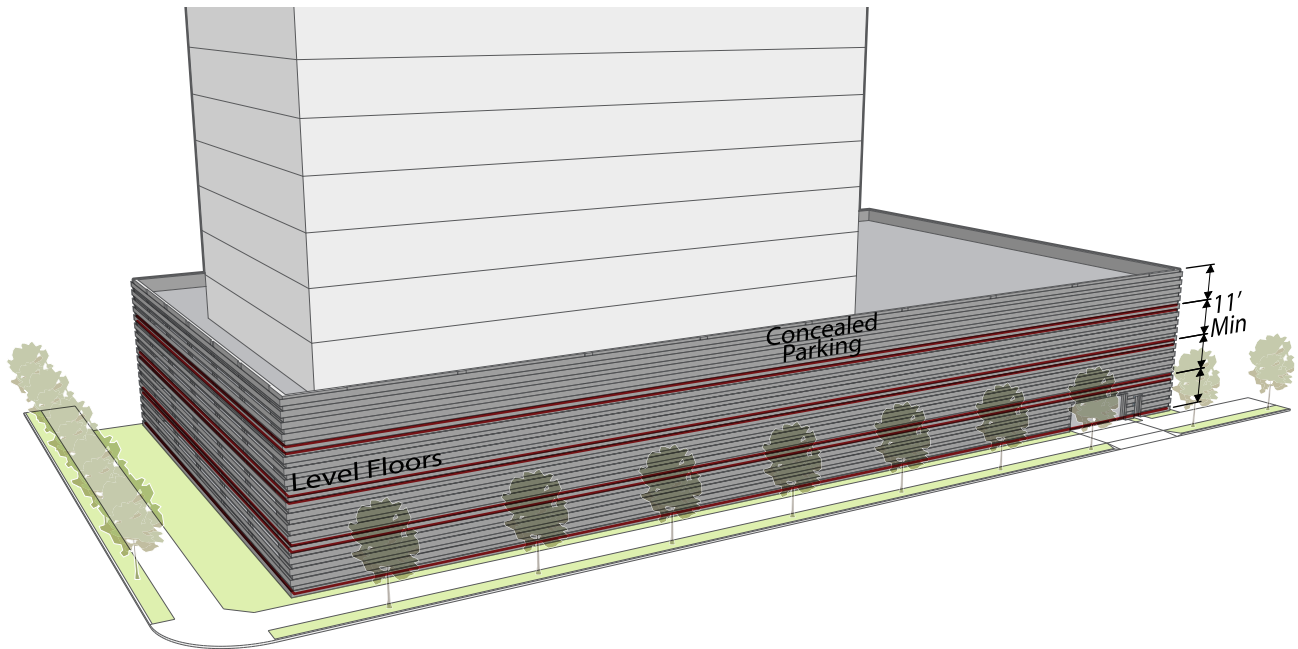
- b) The structure may be the exterior wall of the parking structure or an additional screen to ensure the opacity requirement is met

- Automobile Parking -

- c) Parking structure enclosures shall not include perforated metal screening products.
  - d) Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed vehicle access lane width allowed by the applicable Development Standards District.
  - e) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed vehicle access lane width.
  - f) Parking structure screen openings shall have a height no greater than 1 story.
- iii. In addition to the screening above, a type B2 or B3 frontage screen (*Sec. 4C.8.1.C.3*) is required between ground story parking and all frontage lot lines.

**c. Adaptable Parking**

Intended to ensure floors used for parking are built in a way that allows motor vehicle use areas to change to active uses in the future without significant structural renovation.



- i. Parking structure facades required to be adaptable shall meet any frontage standards required by the applicable Frontage District.
- ii. Where required to be adaptable by the applicable Development Standards District; parking structures shall meet the following standards for a minimum depth of 30 feet from the applicable street-facing building facade:
  - a) Floor plates shall be level except to the minimum extent required for drainage.
  - b) Structure shall be constructed to accommodate loads associated with office building corridors above first floor as indicated by the Los Angeles Building Code.
  - c) Floor to floor heights shall be a minimum of 11 feet.
- iii. All parking required to be adaptable shall also meet the standards for concealed parking (Sec. 4C.4.5.C.3.b.).

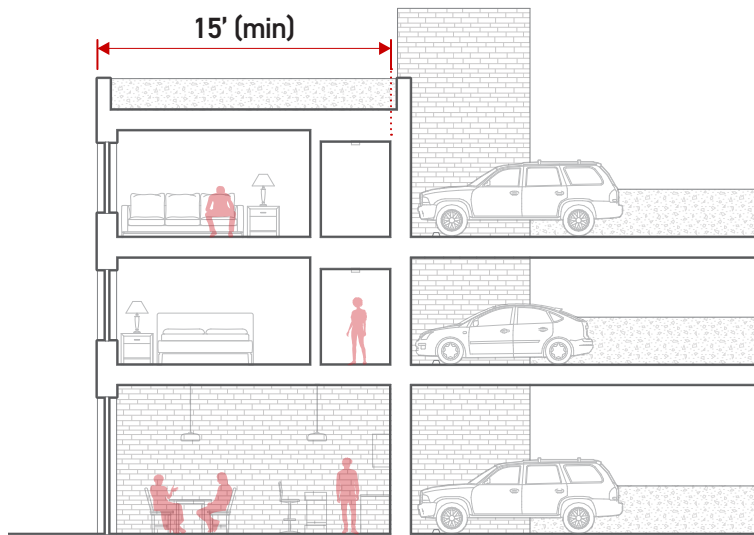
d. **Wrapped Parking**

Intended to ensure active uses along the public right-of-way in order to provide a human-scale and visual interest to buildings along streets and sidewalks, and passive surveillance of the public space, contributing to public safety, walkability and social engagement.



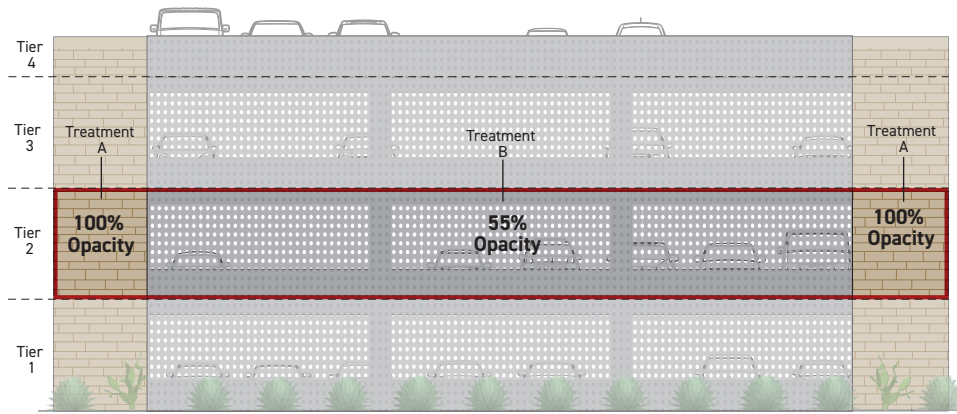
- i. Parking structure facades required to be wrapped shall meet any frontage standards required by the applicable Frontage District.

- ii. Where parking structures are required to be wrapped by the applicable Development Standards District; parking structures shall meet the following standards for the portion of the building width required to meet the minimum build-to width specified in the applicable Frontage District.
  - a) Parking and other motor vehicle use areas shall be separated from the frontage lot line by indoor active uses for a minimum depth of 15 feet measured from the applicable street-facing building face.
  - b) For the purpose of wrapping parking, active uses include indoor occupiable spaces designed and intended for tenants, residents or guests. Areas for circulation, storage, mechanical equipment, utilities, and waste collection shall not account for more than 15% of an area designated as an active use on any story.



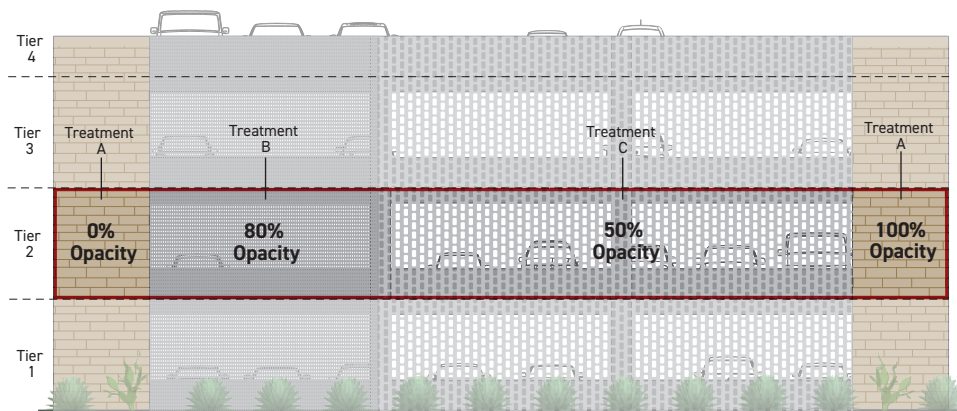
- iii. The portion of the building width not required to meet the minimum build-to width required by the applicable Frontage District may meet either the standards for wrapped parking or concealed parking (Sec. 4C.4.5.C.3.b.).

## D. Measurement



✓

TIER 2 OPACITY CALCULATION			
	% OPACITY	PORTION OF TOTAL FACADE AREA	WEIGHTED VALUE
TREATMENT A	100%	0.2	20%
TREATMENT B	55%	0.8	42%
<b>TIER 2 TOTAL OPACITY</b>			<b>62%</b>



✓

TIER 2 OPACITY CALCULATION			
	% OPACITY	PORTION OF TOTAL FACADE AREA	WEIGHTED VALUE
TREATMENT A	100%	0.2	20%
TREATMENT B	80%	0.3	24%
TREATMENT C	50%	0.5	25%
<b>TIER 2 TOTAL OPACITY</b>			<b>69%</b>

### 1. Opacity

- a. Opacity of screening is calculated separately for each tier of parking on each building facade.
- b. Minimum opacity is measured as a percentage calculated as the sum of all solid areas on a parking facade area divided by the total parking facade area projected horizontally and perpendicular to the facade area. Also see *Sec. 14.1.14. (Opacity %)*.
- c. When a parking structure tier uses more than one screening treatment with varying opacities, the opacity for the entire tier is calculated as a weighted average of the opacities of all the treatments used on the tier. The opacity of each screening treatment is weighted by the percent of the total parking screen facade area covered by that screening treatment.
- d. For the purpose of measuring opacity, above-grade portions of underground and ground floor parking screen facade area using a green wall meeting the standards of *Sec. 3C.4.2.E.1.j (Inactive Foundation Wall Treatments)* are considered to have an opacity of 60%.



## 2. Parking Structure Screen Openings

- a. Parking structure screen opening width is measured as the maximum horizontal dimension of the area not including the parking structure treatment required by *Part 4B. (Development Standard Districts)*. Parking structure screen opening width is measured parallel to the parking structure facade.
- b. Parking structure screen opening height is measured as the maximum vertical dimension of the area on a parking structure facade that does not include the parking structure treatment required by *Part 4B. (Development Standard Districts)*.

## E. Exceptions

As an alternative to meeting the wrapped parking standards, lots having an area of less than 30,000 square feet, may fully enclose upper story motor vehicle use areas with a facade meeting all Frontage standards specified by the applicable Frontage District. If any project chooses to use this exception, all Frontage District standards apply to parking structure facades. These constrained sites are not required to provide the minimum depth of active uses.

## F. Relief

1. An alternative to any parking structure design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any parking structure design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any parking structure design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

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

### SEC. 4C.5.1. **SMALL PROJECTS**

#### A. **Intent**

To alter travel behavior through programs of incentives, services, and policies appropriate for small projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

#### B. **Applicability**

Small projects transportation demand management standards apply to new construction and additions adding more than 25,000 square feet of non-residential floor area.

#### C. **Standards**

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair a bulletin board, display case, or kiosk meeting the following standards:

1. The required bulletin board, display case or kiosk shall be located where the greatest number of employees are likely to see it.
2. The required bulletin board, display case or kiosk display shall include, but is not limited to, the following:
  - a. Current routes and schedules for public transit serving the site;
  - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operations;
  - c. Ridesharing promotion material supplied by commuter-oriented organizations;
  - d. Regional/local bicycle route and facility information;
  - e. A listing of on-site services or facilities which are available for carpool, vanpool, bicycle, and transit riders.

#### D. **Measurement**

[None]

#### E. **Relief**

1. An alternative to small project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any small project transportation demand management dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any small project transportation demand management standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.
4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.1. (Small Projects)*. In granting such an exemption, the City Council shall make the following findings:
  - a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and
  - b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

## SEC. 4C.5.2. **MEDIUM PROJECTS**

### A. **Intent**

To alter travel behavior through programs of incentives, services, and policies appropriate for medium projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

### B. **Applicability**

Medium projects transportation demand management standards apply to new construction and additions adding more than 50,000 square feet of non-residential floor area.

### C. **Standards**

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair the following trip reduction features:

1. All trip reduction features required for small projects (*Sec. 4C.5.1.*).
2. A designated parking area for employee carpools and vanpools as close as practical to the main pedestrian entrance(s) of the building(s). This area shall include at least ten percent of the parking stalls required for the site. The spaces shall be signed and striped sufficient to meet the employee demand for such spaces. The carpool/vanpool parking area shall be identified on the driveway and circulation plan upon application for a building permit;
3. One permanent, clearly identified (signed and striped) carpool/vanpool parking stall for the first 50,000 to 100,000 square feet of gross floor area and one additional permanent, clearly identified (signed and striped) carpool/vanpool parking stall for any development over 100,000 square feet of gross floor area;

4. Parking stalls clearly identified (signed and striped) shall be provided in the designated carpool/vanpool parking area at any time during the building's occupancy sufficient to meet employee demand for such spaces. Absent such demand, parking stalls within the designated carpool/vanpool parking area may be used by other vehicles;
5. No signed and striped parking stalls for carpool/vanpool parking shall displace any handicapped parking;
6. A statement that preferential carpool/vanpool spaces are available on-site and a description of the method for obtaining permission to use such spaces shall be included on the required transportation information board;
7. Additional carpool/vanpool spaces within the designated preferential area will be signed and striped for the use of ridesharing employees based on demand for such spaces;
8. A minimum vertical clearance of 7 feet 2 inches shall be provided for all parking stalls and accessways used by vanpool vehicles when located within a parking structure;
9. Bicycle parking shall be provided in conformance with *Div. 4C.3 (Bicycle Parking)*.

#### D. **Measurement**

[None]

#### E. **Relief**

1. An alternative to medium project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any medium project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).
3. A deviation from any medium project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.2. (Medium Projects)*. In granting such an exemption, the City Council shall make the following findings:
  - a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and
  - b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

## SEC. 4C.5.3. **LARGE PROJECTS**

### A. **Intent**

To alter travel behavior through programs of incentives, services, and policies appropriate for large projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

### B. **Applicability**

Large projects transportation demand management standards apply to new construction or additions adding more than 100,000 square feet of non-residential floor area.

### C. **Standards**

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair the following trip reduction features:

1. All trip reduction features required for small projects (*Sec. 4C.5.1.*).
2. All trip reduction features required for medium projects (*Sec. 4C.5.2.*).
3. A safe and convenient area in which carpool/vanpool vehicles may load and unload passengers other than in their assigned parking area;
4. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development;
5. If determined necessary by the City to mitigate the project impact, bus stop improvements shall be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops or planning building entrances, entrances shall be designed to provide safe and efficient access to nearby transit stations/stops;
6. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

### D. **Measurement**

[Reserved]

### E. **Relief**

1. An alternative to large project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any large project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any large project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of Sec 4C.5.3. (*Large Projects*). In granting such an exemption, the City Council shall make the following findings:
  - a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and
  - b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

#### F. **Monitoring**

LADOT shall be responsible for monitoring the owner/applicant's continual implementation and maintenance of the project trip reduction features required by this ordinance.

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

### SEC. 4C.6.1. **APPROVALS**

The Director shall have the authority to issue approvals under *Div. 4C.6 (Plants)* of this Code. The Director shall review and approve or disapprove the proposed landscape plan.

### SEC. 4C.6.2. **PROTECTED TREES**

Provisions for protected trees are outlined in *LAMC Sec. 46.01 (Definition)*, *LAMC Sec. 46.02. (Requirements for Public Works Permits to Relocate or Remove Protected Trees and Shrubs)* and *Sec. 11.1.4.P. (Division of Land; Protected Tree Regulations)*.

### SEC. 4C.6.3. **TREE PLANTING**

#### A. **Intent**

To maintain and increase the City's tree canopy, reduce consumption of electricity, improve air quality, promote infiltration of stormwater runoff, offset urban heat island effect, mitigate noise pollution, sequester carbon and support urban biodiversity.

#### B. **Applicability**

All lots shall comply with tree requirement standards.

#### C. **Standards**

1. One large species tree (*Sec. 4C.6.4.C.3.a.i*) or two small species trees (*Sec. 4C.6.4.C.3.a.ii*) shall be planted for every 4,000 square feet of floor area provided. For each additional 4,000 square feet of floor area, one additional one large species tree or two small species trees shall be required.
2. No less than one large species tree or two small species trees (*Sec. 4C.6.4.C.3.a.ii*) shall be planted on every lot.
3. Palms and bamboo do not count as required trees, with the exception of existing palm trees located on a lot identified as being within a planting area established by the *Targeted Planting Area Map (Sec. 1.4.5)*. In these planting areas palms may count as a required tree provided that the specific palm tree species meets the requirements of the applicable planting area.
4. Existing trees on-site count toward the minimum tree requirement based on tree type (large species or small species) in compliance with *Sec. 4C.6.4.C.3.a. (Tree Types)*, provided each tree is healthy and has a minimum 1 inch caliper.
5. Required trees shall be planted either on-site, in a common area accessible to multiple lots from a shared pedestrian accessway, or in the abutting parkway. Trees planted in the parkway require approval from the Board of Public Works or its designee per *LAMC Sec. 63.169 (Permit Required to Plant Streets)*.



6. When calculating the total number of trees required by tree planting (Sec. 4C.6.2) results in the requirement of a fraction of a tree, any fraction up to and including one-half may be disregarded and any fraction over one-half will require one additional tree.
7. Additional trees may also be required by Sec. 4C.4.4. (*Parking Lot Design*), Sec. 4C.6.4. (*Planting Areas*), Div. 4C.8. (*Screening*), Sec. 3C.4.2.E.2. (*Ground Story Inactive Wall Treatments*) and Sec. 3C.4.2.E.3. (*Inactive Foundation Wall Treatments*).
8. All required trees shall be planted in accordance with the plant design and installation standards outlined in Sec. 4C.6.4.C.3.a (*Trees*).

#### D. **Measurements**

1. For measuring floor area see Sec. 14.1.7 (*Floor Area*).
2. For large tree measurements see Sec. 4C.6.4.C.3 (*Tree Types*).
3. For small tree measurements see Sec. 4C.6.4.C.3 (*Tree Types*).
4. For measurement of caliper see Sec. 4C.6.4.D.9. (*Caliper*).
5. For measurement of container size see Sec. 4C.6.4.D.8. (*Container Size*).

#### E. **Relief**

1. An alternative to tree planting standards may be requested in accordance with Sec. 13B.5.1 (*Alternative Compliance*).
2. A Director's Determination may be requested to plant a required tree off-site on private property (with prior approval of the property owner) or along public streets (with the prior approval of the Board of Public Works or its designee) within one mile of the lot of the project, or pay an in-lieu fee in accordance with LAMC Sec. 62.177 (*Establishment of Tree Replacement and Planting In-Lieu Fee*) instead of planting a required tree. In order to approve the Director's Determination, the Director shall make the supplemental finding that required trees cannot feasibly be planted on-site or in the abutting parkway.
3. A deviation from any tree requirement standard may be allowed as a variance in accordance with Sec. 13B.5.3 (*Variance*).

### SEC. 4C.6.4. **STREETSCAPE**

[RESERVED]

## SEC. 4C.6.5. **PLANT DESIGN & INSTALLATION**

### A. **Intent**

To provide the necessary elements to support a healthy urban ecological system.

### B. **Applicability**

All plants used to meet a requirement of this Zoning Code shall comply with plant design and installation standards unless otherwise specified.

### C. **Standards**

#### 1. **General**

- a. No invasive species may be planted in the city of Los Angeles. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (<https://www.cal-ipc.org/plants/inventory/>)
- b. Plants shall not interfere with visibility at intersections and driveways per *LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility)*.
- c. No plant identified by the Los Angeles Fire Department as a prohibited flammable plant species is allowed in a Very High Fire Severity Hazard Zone, as established in *LAMC Sec. 57.4908.1 (Very High Fire Severity Zone Established)*.
- d. No artificial plants, trees, or other plants may be installed as required planting.
- e. Projects with planting areas may be subject to *LAMC Sec. 99.04.304 (Outdoor Water Use)*.
- f. Projects with planting areas may be subject to *LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)*.

#### 2. **Planting Areas**

##### a. **General**

- i. Area that includes structures, foundation walls, footings or flatwork shall not count toward any planting area requirement with the following exceptions:
  - a) Planters located within 10 feet of a building that are used to meet *LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)* may count toward required planting area.
  - b) Planters located on or above a structure (examples include: roofs, terraces, bridges, balconies, and above or below ground parking structures) may count toward required planting area.

- ii. Planting areas shall include an automatic irrigation system in compliance with *LAMC Sec. 99.04.304 (Outdoor Water Use)*.
- iii. Planting areas shall have no horizontal dimension less than 3 feet.
- iv. Planting areas shall have a minimum plant coverage of 75 percent.
- v. All plants required to meet the minimum plant coverage standard shall meet the applicable plant type design and installation standards (*Sec.4C.6.4.C.3.*).
- vi. Planting areas shall include 1 large species tree or 2 small species trees for each 500 square feet of total required on-site planting area.

**b. Rooftop Planting Areas**

Plants provided on or over a built structure, including but not limited to, a roof, a bridge, a balcony or a parking structure, shall comply with the following standards:

- i. Where rooftop planting area standards conflict with plant type planting hole standards (*Sec. 4C.6.4.C.3.*), rooftop planting area standards supersede.
- ii. Minimum soil depth or soil volume for required plants, is as follows:

TREES			OTHER PLANTS	
Height at Maturity	Soil Volume (min)	Soil Depth (min)	Height at Maturity	Soil Depth (min)
15' to 19'	220 ft <sup>3</sup>	36"	<5.9"	12"
20' to 24'	400 ft <sup>3</sup>	36"	6" to 11"	18"
25' to 29'	620 ft <sup>3</sup>	42"	1' to 7'	24"
30' to 34'	900 ft <sup>3</sup>	42"	8' to 14'	30"
35' to 39'	1,200 ft <sup>3</sup>	42"	15' to 24'	36"
40' or more	1,600 ft <sup>3</sup>	48"	25' or more	42"

- iii. All large species trees shall be setback from the edge of the roof a minimum of two-thirds the mature height of the tree measured perpendicularly from the edge of the roof to the center of the tree trunk. The required setback may be reduced by an amount equivalent to the height of a guard rail or wall provided along the perimeter of the roof edge.
- iv. All rooftop gardens and landscapes, occupied or unoccupied, shall comply with *LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs)*.

**3. Plant Type**

**a. Trees**

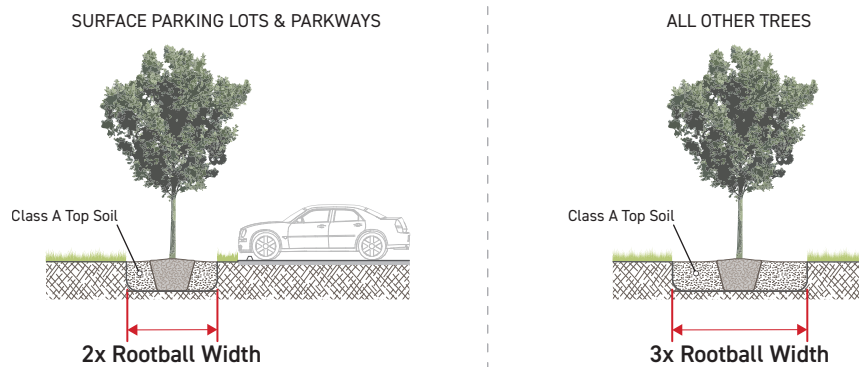
**i. Tree Types**

- a) Large species tree shall have a height of 30 feet at maturity.

- Plants -

- b) Small species tree shall have a height at maturity of less than 30 feet and an no less than 15 feet.

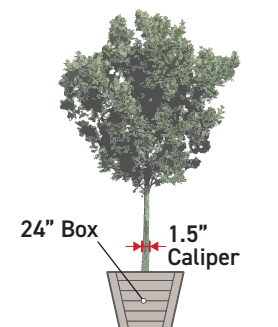
ii. **Planting Specifications**



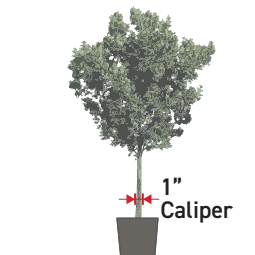
All trees and their planting hole, provided to meet a planting requirement shall meet the following standards:

- a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- b) For trees located in surface parking lots and parkways, planting holes shall be a minimum width of 2 times the width of the rootball
- c) For all other trees, planting holes shall be a minimum width of 3 times the width of the rootball.
- d) Planting holes shall be no deeper than the height of the rootball.
- e) Planting hole shall be backfilled with class A top soil or native variety.
- f) Backfill soil shall be compacted to no more than 70%.
- g) Soil in beneath the rootball shall be compacted to at least 90%.
- h) No other plants may be planted within 2 feet of a tree, measured from the center of the tree trunk.
- i) All required trees, shall have a minimum 15 gallon container size and a minimum caliper of 1 inch or as specified by *ASNS (American Standard for Nursery Stock)*.

SURFACE PARKING LOTS, PARKWAYS & PEDESTRIAN AMENITY SPACES



OTHER REQUIRED TREES



## b. Screening Plants

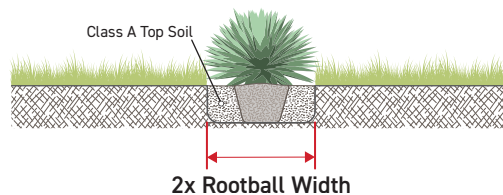
### i. General

- a) Required screening plants shall be perennial including, shrubs, vines, succulents, grasses and ferns.
- b) Required screening plants shall have a minimum height at maturity of 3 feet.

### ii. Planting Specifications

All screening plants and their planting holes provided to meet a screening requirement shall meet the following standards:

- a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- b) Planting holes shall have a minimum width of 2 times the width of the rootball.
- c) Planting holes shall be no deeper than the height of the rootball.
- d) Planting holes shall be backfilled with Class A top soil or native variety.

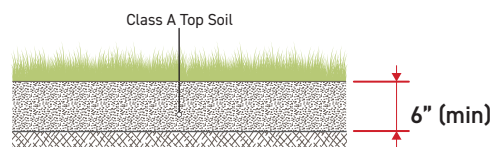


- e) Required screening plants shall have a minimum height of 18 inches at time of planting.

## c. Groundcover & Turf Plants

Turf plants such as sodded or seeded grass areas provided to meet a planting requirement shall meet the following standards:

- i. Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- ii. Minimum top soil depth of 6 inches.
- iii. Top soil shall be Class A top soil or native variety.



d. **Hedges**

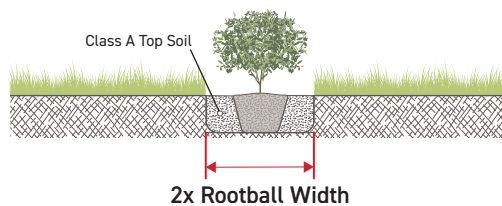
i. **General**

- a) Hedges include all shrubs planted closer than 1/2 of their height at maturity from another shrub or tree and all trees planted closer than 1/2 of their canopy diameter at maturity from another tree.
- b) Trees planted at least 3 feet apart having no branches a minimum of six feet from surrounding grade are not considered a hedge and are not regulated by maximum hedge standards.

ii. **Planting Specifications**

Shrubs and their planting holes provided as part of a hedge shall meet the following standards:

- a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- b) Planting holes shall have a minimum width of 2 times the width of the rootball.
- c) Planting holes shall be no deeper than the height of the rootball.
- d) Planting holes shall be backfilled with Class A top soil or native variety.



e. **Living Walls**

Living walls provided to meet a standard shall meet the following standards:

- i. Permanently attached to the exterior of a building or structure.
- ii. Automatic irrigation system permanently integrated into the assembly in compliance with *LAMC Sec 99.04.304 (Outdoor Water Use)*.
- iii. Growing medium shall be permanently integrated into the assembly while retaining the ability to remove, replace and maintain the plants and growing medium.
- iv. Minimum soil depth of 4 inches of Class A top soil or native variety
- v. Minimum 75 percent plant coverage at maturity, measured vertically.

f. **All Other Plants**

All plants, other than living walls, hedges, groundcover and turf plants, screening plants and trees provided to meet a planting requirement shall meet the following standards:

- i. Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- ii. Planting holes shall have a minimum width of 2 times the width of the rootball.
- iii. Planting holes shall be no deeper than the height of the rootball.
- iv. Planting holes shall be backfilled with Class A top soil or native variety.

#### 4. **Native Plants**

All plants required to be native plants shall meet the applicable plant type design and installations standards (*Sec. 4C.6.4.C.3*) in addition to the following standards:

- a. Shall be a tree, shrub or plant species specified by Water Use Classification of Landscape Species (WUCOLS) as native to the South Coastal region.
- b. Soil amendments shall not be used.

#### 5. **Maintenance**

- a. All required plants shall be maintained in good and healthy condition.
- b. All required plants shall be allowed to reach and be maintained at no less than the spread at maturity specified in a landscape plan.
- c. Landscape and screening areas shall be kept free of weeds and trash.
- d. "Topping," defined as removal of more than 1/3 of the leaves and branches of a tree as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited.

### D. **Measurement**

#### 1. **Planting Area Width**

Planting area width is measured as the narrowest horizontal dimension from one edge of an area complying with *Sec. 4C.6.4.C.2 (Planting Areas)* to the opposite edge.

#### 2. **Plant Coverage**

Plant coverage is measured as the cumulative area of a planting area covered by plants divided by the total planting area.

- a. Trees count as plant coverage only for the portion of a planting area within 2 feet of a tree, measured as a circle, centered on the trunk of the tree, with a radius of 2 feet.
- b. All other plants count as plant coverage for 70% of the plant's anticipated *canopy diameter or spread at maturity (Sec. 4C.6.4.D.7)*.

### 3. **Soil Depth**

Soil depth is measured as the total vertical dimension of growing medium provided, measured from the lowest elevation to the highest elevation for all portions of a planting area.

### 4. **Soil Volume**

Soil volume is measured as the total volume of growing medium provided. Drainage layers and other elements located within a container or planter that are not growing medium are not included in the calculation of soil volume.

### 5. **Rootball Depth**

Depth of the rootball is measured from the root flare to the bottom of the root mass or bottom of the container.

### 6. **Rootball Width**

Width of the rootball is measured as the shortest horizontal dimension of the root mass or container from one end to the opposite end.

### 7. **Canopy Diameter, Spread, Height at Maturity**

Canopy diameter at maturity, spread at maturity and height at maturity shall be specified in Landscape Plants for California Gardens, or other locally calibrated and professionally recognized source.

### 8. **Height at Planting**

- a. Height at planting is measured from the root flare.
- b. For evergreens, height at planting is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.
- c. For deciduous shrubs, height at planting is measured vertically to the top of the shortest of all canes.
- d. For all other plants, height at planting is measured vertically to the highest point of the plant.

### 9. **Container Size**

- a. Container Size is measured in accordance with the American Standard for Nursery Stock (ASNS).



- b. When a minimum container size is indicated by a standard, all equivalent or greater container sizes are also requested in accordance with ASNS Container class volume ranges.

## 10. Caliper

- a. For fruit trees, small fruits, understock and seedling trees and shrubs, caliper measurement shall be taken at the root collar or at the other points expressly described in the applicable Sections of the American Standard for Nursery Stock.
- b. Caliper for trees with multiple stems is measured as one-half the sum of the calipers of the three largest trunks.
- c. For all other plants, caliper measurement shall be taken six inches above the root collar.

## 11. Height at Maturity

- a. Height at maturity is measured from the root flare.
- b. For evergreens, height at maturity is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.
- c. For deciduous shrubs, height at maturity is measured vertically to the top of the shortest of all canes.
- d. For all other plants, height at maturity is measured vertically to the highest point of the plant.

## E. Relief

1. An alternative to plant design and installation standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any plant design and installation dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any plant design and installation standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

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

### SEC. 4C.7.1. **FRONTAGE YARD FENCES & WALLS**

#### A. **Intent**

To balance the needs for natural surveillance and visual interest along the public realm and security and privacy for private ground floor uses in a manner appropriate to context.

#### B. **Applicability**

All fences, walls or hedges located in a frontage yard as allowed by the applicable *Frontage District (Part 3B)*.

#### C. **Standards**

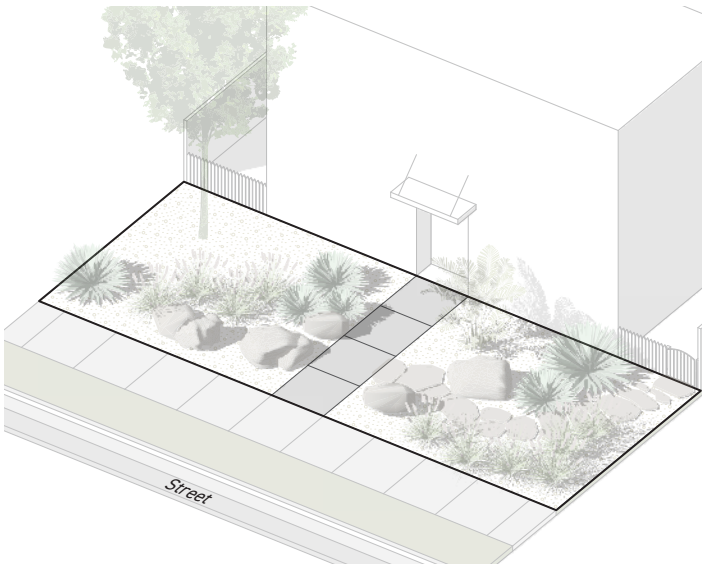
##### 1. **General**

- a. Where a required frontage screen (Sec. 4C.8.1.C.3) includes a wall or fence, the required fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by the applicable Frontage District.
- b. All fences and walls including their sub-grade elements, such as footings or foundation, shall be located on-site.
- c. Allowed fence & wall types are hierarchical. Where a fence & wall type with a higher number designator is allowed in the applicable Frontage District, all fence & wall types having a lower number designator are also allowed.
- d. No fence & wall type with a greater number designator than the fence & wall allowed in applicable Frontage District may be located in the frontage yard.
- e. All fences and walls provided shall include the necessary gates or openings to comply with the applicable pedestrian access package standards in *Sec. 4C.1.1. (Pedestrian Access Packages)*.
- f. All fences and walls provided shall comply with *Sec. 4C.7.3. (Fence/Wall Design and Installation)*.
- g. All hedges provided shall comply with *Sec. 4C.6.4 (Plant Design & Installation)*.

## 2. Fence & Wall Types

### a. Type A1

Intended for frontage yards where building shall engage directly with the public realm to provide natural surveillance and visual interest along the public realm. Especially where ground floor uses are commercial or non-fenced frontage yards are the predominant character.

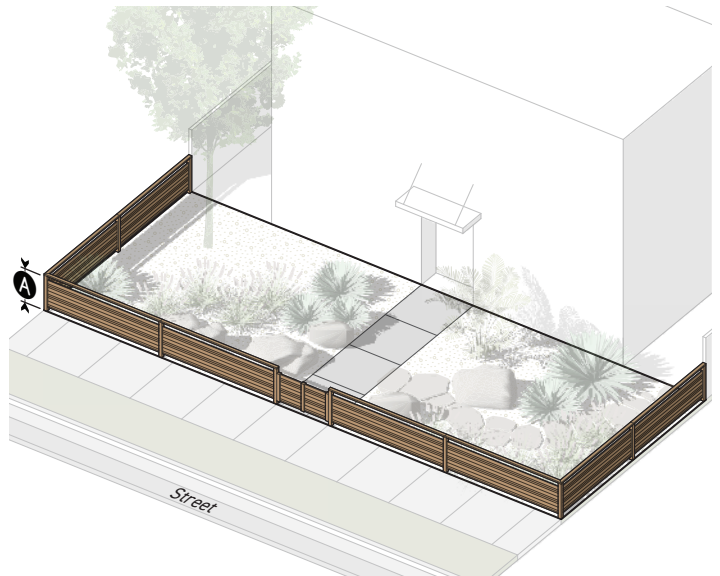


#### DIMENSIONAL STANDARDS

Hedge Height	Not allowed
Fence/Wall Height*	Not allowed

### b. Type A2

Intended for frontage yards where the need for natural surveillance, and visual interest along the public realm shall be balanced with the need for separation between private ground floor uses and the public realm.

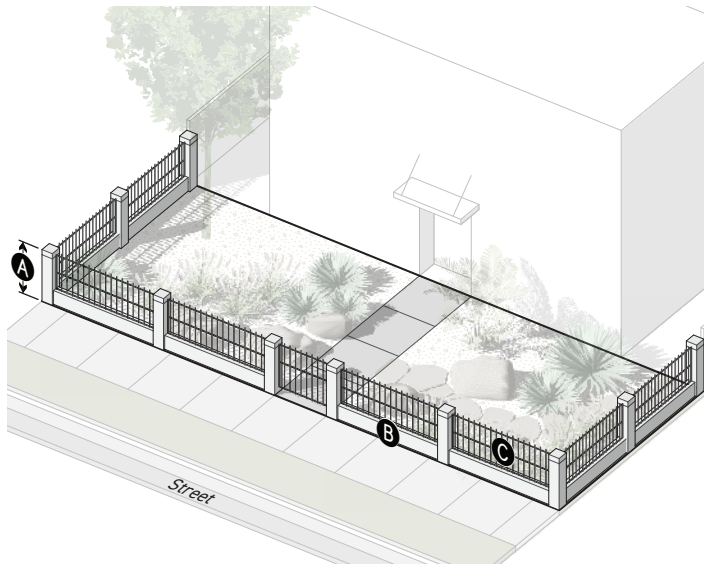


#### DIMENSIONAL STANDARDS

Hedge Height (max)	3.5'
<b>A</b> Fence/Wall Height (max)	3.5'

### c. Type A3

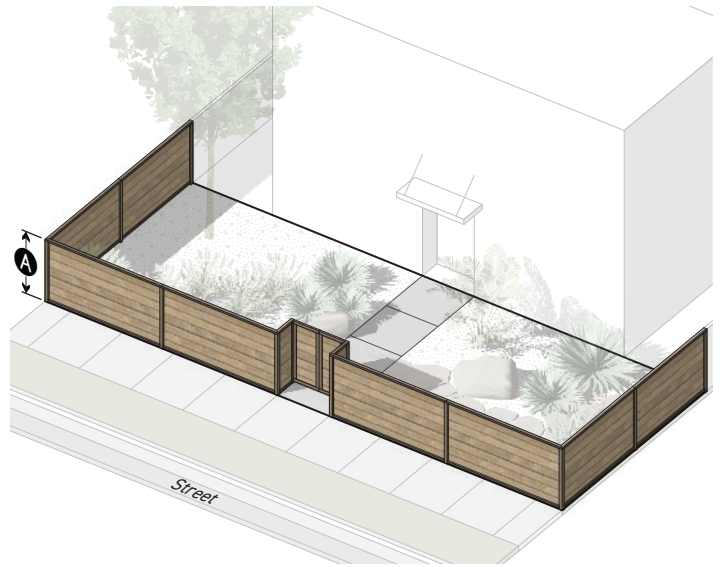
Intended for frontage yards where the need for natural surveillance and visual interest along the public realm shall be balanced with the need for security between private ground floor uses and the public realm.



DIMENSIONAL STANDARDS	
Hedge Height (max)	3.5'
Fence/Wall	
A Height (max)	6'
B Opacity below 3.5' in height (max)	100%
C Opacity 3.5' and above in height (max)	50%

### d. Type A4

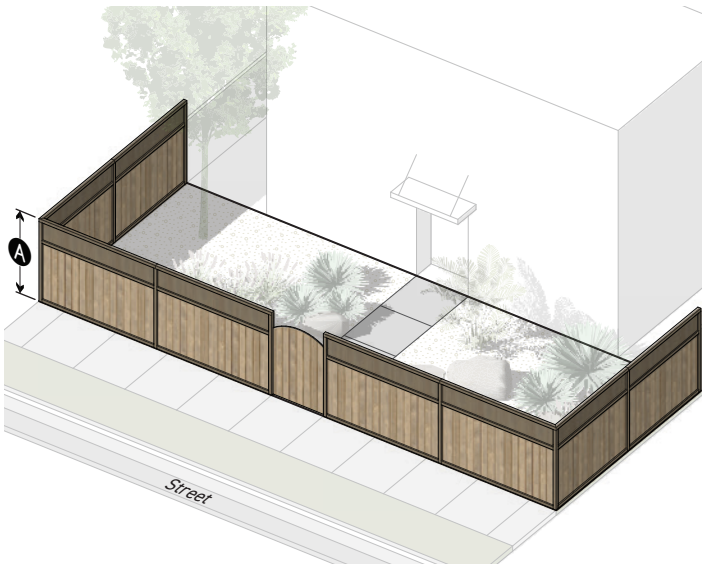
Intended for frontage yards in areas with high pedestrian and automobile traffic, where natural surveillance and visual interest along the public realm is less critical than the need to mitigate impacts from the public realm on private ground floor uses.



DIMENSIONAL STANDARDS	
Hedge Height (max)	6'
A Fence/Wall Height (max)	6'

### e. Type A5

Intended for frontage yards in areas with high pedestrian and automobile traffic, where natural surveillance and visual interest along the public realm is less critical than the need to mitigate intrusions from the public realm on private ground floor uses.



DIMENSIONAL STANDARDS	
Hedge Height (max)	8'
<b>A</b> Fence/Wall Height (max)	8'

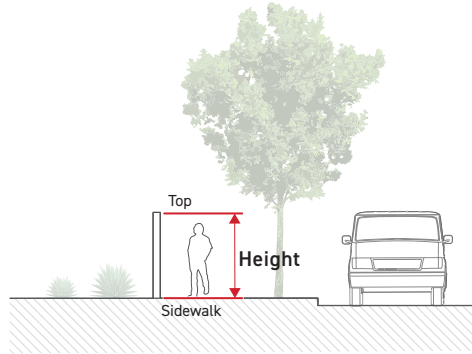
## D. Measurement

### 1. Frontage yard

For frontage yard designation see *Sec. 14.1.20 (Yard Designation)*.

### 2. Fence & Wall Height

- a. Where a sidewalk is located within 5 feet of the wall and fence, height is measured vertically from the topmost point of the wall or fence to the adjacent sidewalk.



- b. Where no sidewalk exists within 5 feet of the wall, height is measured vertically from finished grade at the base of the wall or fence to the topmost point of the wall or fence.

### 3. Hedge Height

Hedge height is measured according to *Sec. 4C.6.4.D.11 (Height at Maturity)*.

### 4. Opacity

For measurement of opacity, see *Sec. 14.1.14 (Opacity %)*.

## E. Relief

1. An alternative to frontage yard fences and walls standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. Up to a type A5 fence & wall type may be allowed in any Frontage District in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any frontage yard fences and walls standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.7.2. SIDE/REAR YARD FENCES & WALLS

### A. Intent

To provide security and privacy for private ground floor uses facing side and rear yards in a manner appropriate to context.

### B. Applicability

All walls, fences and hedges located in a rear or side yard. See *Sec. 14.1.22 (Yard Designation)*.

### C. Standards

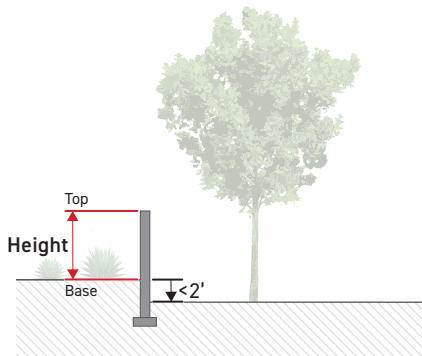
1. Where a required frontage screen or transition screen (*Sec. 4C.8.2.C.3*) includes a wall or fence, the required screening standards supersede side/rear yard fences and walls standards.
2. Side and rear yard fences, walls and hedges shall be no taller than specified in the following table:

SIDE/REAR YARD FENCE & WALL HEIGHT	
Use Districts	Height (Max)
Open Space	6'
Residential	6'
Commercial Mixed	6'
Commercial	6'
Industrial Mixed	6'
Industrial	10'
Public	6'

3. All fences and walls provided shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*.
4. All hedges provided shall comply with *Sec. 4C.6.4 (Plant Design & Installation)*.

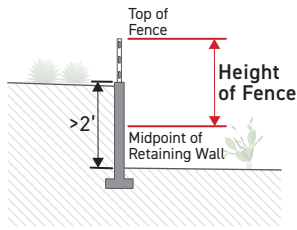
### D. Measurement

1. Where the difference in finished grade on either side of a fence or wall is less than 2 feet, height is measured from finished grade at the base of the wall or fence on the side with the highest finished grade.

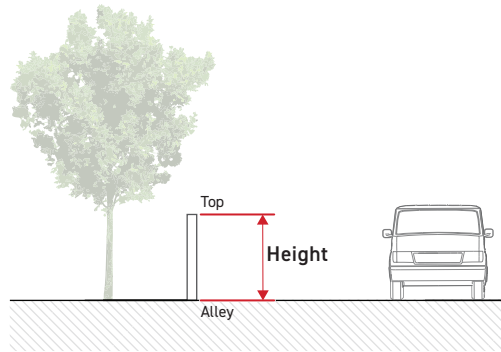


- Fences & Walls -

2. When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, height is measured from the top of the wall or fence to the midpoint of the retaining wall, regardless of property lines.



3. Fences and walls located in a rear or side yard abutting an alley are measured vertically from the nearest surface of the adjacent alley, to the topmost point of the wall or fence.



## E. Relief

1. An alternative to side/rear yard fences and walls standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any side/rear yard fences and walls dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any side/rear yard fences and walls standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.



## SEC. 4C.7.3. **FENCE/WALL DESIGN & INSTALLATION**

### A. **Intent**

To allow for needed security and privacy while preventing looming, and ensuring adequate access to light and air for abutting properties.

### B. **Applicability**

All fences, walls and hedges provided on a lot shall comply with fence/wall design and installation standards unless otherwise specified.

### C. **Standards**

#### 1. **General**

- a. Walls and fences shall be constructed of a durable, low maintenance material that has a long life expectancy.
- b. No wall or fence may be constructed of tires, junk, leaves or other discarded materials.
- c. Fences and walls shall not interfere with visibility at intersections and driveways see *LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility)*.

#### 2. **Maintenance**

Walls and fences shall be maintained in good repair and shall be kept vertical, structurally sound and protected from deterioration.

### D. **Measurement**

[Reserved]

### E. **Relief**

1. An alternative to fence/wall design and installation standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any fence/wall design and installation dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any fence/wall design and installation standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

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

### SEC. 4C.8.1. **FRONTAGE SCREENS**

A device or combination of elements along a frontage lot line that conceals, obstructs or protects the public realm from adjacent uses.

#### A. **Intent**

To mitigate negative impacts of uses with significant impacts from the public realm, promoting visual interest and increasing comfort for users of the public realm.

#### B. **Applicability**

Frontage screen standards are applicable when required by *Part 5B. (Use Districts), Sec. 4C.2.2. (Motor Vehicle Use Area Design), Sec. 4C.2.3. (Drive-Throughs), Sec. 4C.2.4. (Loading), Sec. 4C.4.3. (Parking Lot Design) or Sec. 4C.4.4. (Parking Structure Design).*

#### C. **Standards**

##### 1. **General**

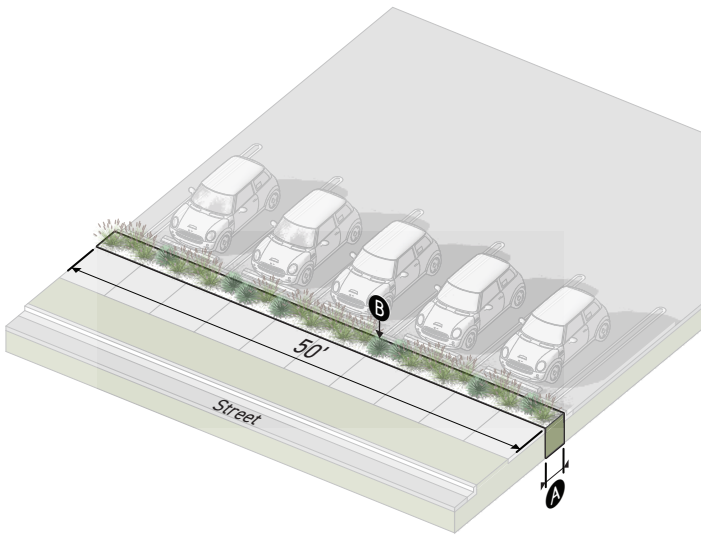
- a. Required frontage screens shall be located along the frontage lot line for the length of the use subject to screening requirements.
- b. Required frontage screens including their sub-grade elements, such as footings or foundation, shall be located entirely on-site.
- c. Openings in a required frontage screen accommodating automobile access are allowed for a width no greater than the maximum allowed vehicle access lane width allowed by the applicable Development Standards District.
- d. Openings in a required frontage screen accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the frontage screen accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed vehicle access lane width.
- e. Where there are overlapping frontage screen requirements, the screen type with the highest minimum fence or wall shall apply. Where none of the required screen types have a fence or wall requirement, the screen type with the widest required planting area shall apply.
- f. For portions of frontage lot lines where a building is located between the public realm and the use requiring the frontage screen, no fence or wall is required as part of a frontage screen.

- g.** Where a required frontage screen includes a wall or fence and is located in a frontage yard, the fence or wall shall comply with the allowed frontage yard fence and wall standards specified by the applicable *Frontage District (Part 3B)*.
- h.** Where a required frontage screen includes a wall or fence, the required screen standards supersede side/rear yard fences and walls standards (*Sec. 4C.7.2.*).
- i.** All fences and walls provided in a frontage screen shall comply with *Sec. 4C.7.3 (Fence/ Wall Design and Installation)*
- j.** All plants provided in a frontage screen shall comply with *Sec. 4C.6.4 (Plant Design and Installation)*.
- k.** Maximum wall and fence height is regulated by *Sec. 4C.7.1. (Frontage Yard Fences & Walls)* and *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.

## 2. Frontage Screen Types

### a. F-Screen 1

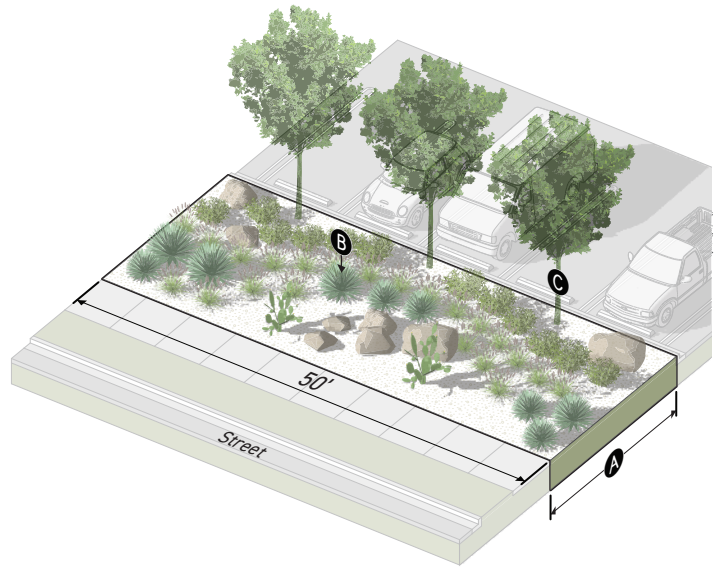
Intended for screening motor vehicle use areas that face a frontage lot line, including vehicle display areas.



PLANTING AREA	
Ⓐ Width (min)	2.5'
Ⓑ Screening Plants (min per 50')	20
FENCES & WALLS	
Height	n/a
Opacity	n/a

### b. F-Screen 2

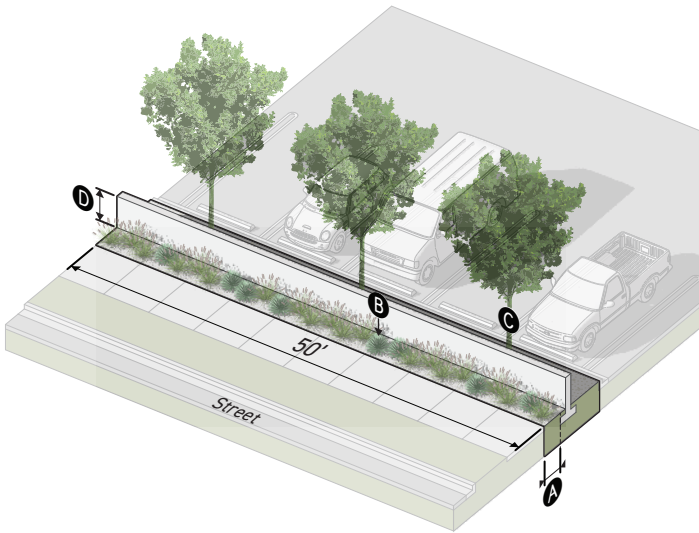
Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.



PLANTING AREA	
Ⓐ Width (min)	15'
Ⓑ Screening Plants (min per 50')	45
Ⓒ Large Species Trees (min per 50')	3
FENCES & WALLS	
Height	n/a
Opacity	n/a

### c. F-Screen 3

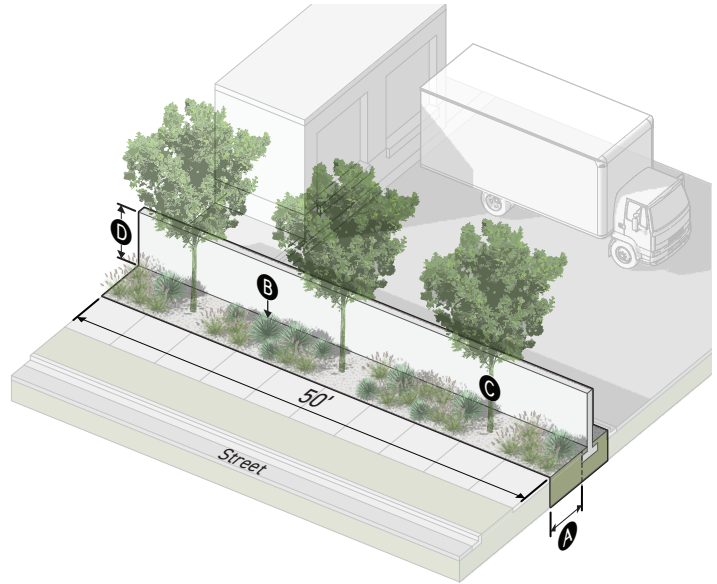
Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.



PLANTING AREA	
A Width (min)*	2.5'
B Screening Plants (min per 50')	20
C Large Species Trees (min per 50')	3
FENCES & WALLS	
D Height (min)	3.5'
Opacity	
Below 3.5' (min)	90%
3.5' and above (max)	50%

### d. F-Screen 4

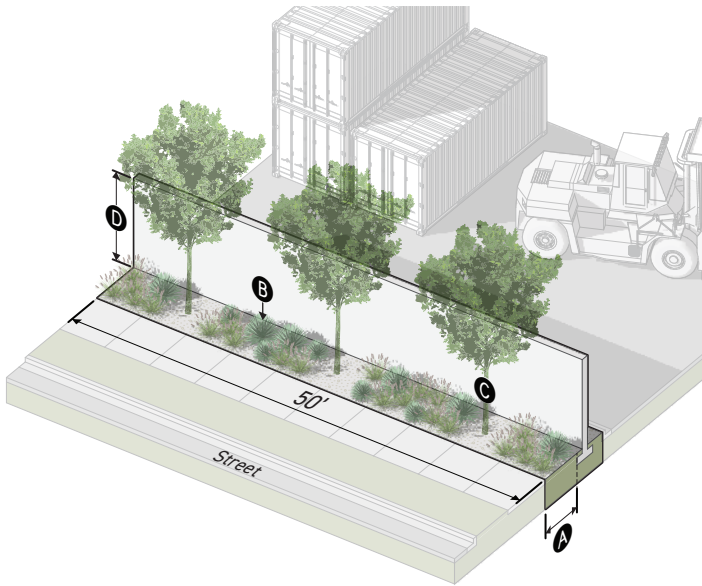
Intended for screening outdoor areas associated with moderate-impact uses that face a frontage lot line.



PLANTING AREA	
A Width (min)*	5'
B Screening Plants (min per 50')	30
C Large Species Trees (min per 50')	3
FENCES & WALLS	
D Height (min)	6'
Opacity	
Below 6' (max)	100%
6' and above (max)	50%

### e. F-Screen 5

Intended for screening outdoor areas associated with high-impact uses that face a frontage lot line.



PLANTING AREA	
<b>A</b> Width (min)	5'
<b>B</b> Screening Plants (min per 50')	30
<b>C</b> Large Species Trees (min per 50')	3
FENCES & WALLS	
<b>D</b> Height (min)	10'
Opacity	
Below 10' (min)	100%
10' and above (max)	100%

## D. Measurement

### 1. Planting Area Width

For measuring planting area width see *Sec. 4C.6.4.D.1 (Planting Area Width)*.

### 2. Screening Plants

For screening plant standards see *Sec. 4C.6.4.C.4 (Screening Plants)*.

### 3. Large Species Trees

For large tree standards see *Sec. 4C.6.4.C.3.a.i (Tree Type- Large Tree)*.

### 4. Fences & Wall Height

For measuring fence and wall height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.

### 5. Fences & Wall Opacity

For measuring opacity see *Sec. 14.1.14. (Opacity %)*.

## E. Relief

1. An alternative to frontage screen standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any frontage screen dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any frontage screen standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.8.2. **TRANSITION SCREENS**

A device or combination of elements along a common lot line that conceals, obstructs or protects abutting lots from impactful uses.

### A. **Intent**

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

### B. **Applicability**

Transition screen standards apply when required by the applicable *Use District (Part 5B)*, *Sec. 4C.2.2. (Motor Vehicle Use Area Design)*, *Sec. 4C.2.3. (Drive-Throughs)*, *Sec. 4C.2.4. (Loading)*, *Sec. 4C.4.3. (Parking Lot Design)*, or *Sec. 4C.4.4. (Parking Structure Design)*.

### C. **Standards**

#### 1. **General**

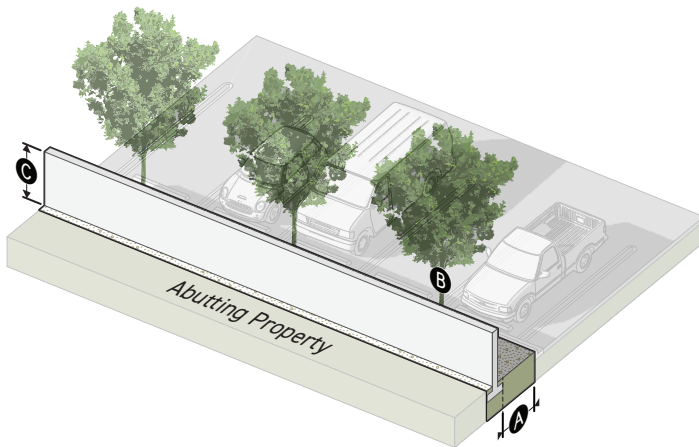
- a. Required transition screens shall be located along the common lot line for the length of the use subject to screening requirements.
- b. Required transition screens including their sub-grade elements, such as footings or foundation, shall be located entirely on-site.
- c. Openings in a required transition screen accommodating pedestrian accessways are allowed for a width no greater than 6 feet in width for each individual pedestrian accessway.
- d. Where there are overlapping transition screen requirements, the screen with the highest minimum wall shall apply.
- e. For portions of common lot lines where a building is located between the common lot line and the use requiring the transition screen, no fence or wall is required as part of a frontage screen.
- f. Where a required transition screen includes a wall or fence, the fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by the applicable Frontage District.
- g. Where a required transition screen includes a wall or fence, the required screen standards supersede side/rear yard fences and walls standards (Sec. 4C.7.2.).
- h. All fences and walls provided in a transition screen shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*
- i. All plants provided in a transition screen shall comply with *Sec. 4C.6.4 (Plant Design and Installation)*.
- j. Maximum wall and fence height is regulated by *Sec. 4C.7.1. (Frontage Yard Fences & Walls)* and *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.



## 2. Transition Screen Types

### a. T-Screen 1

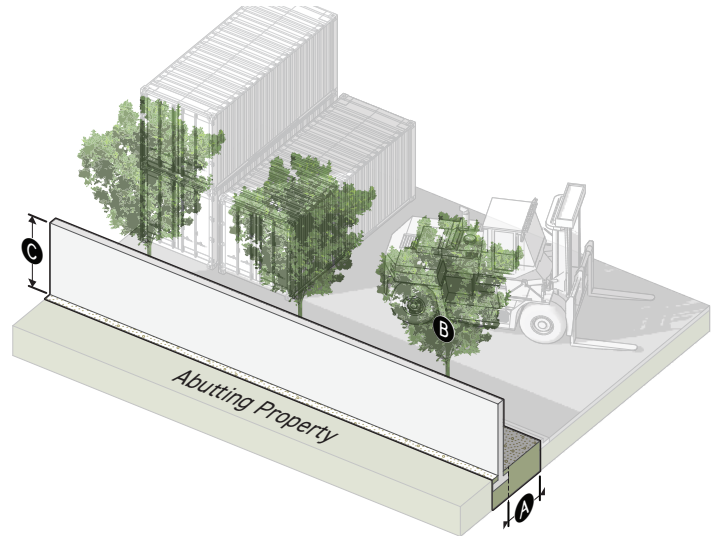
Intended for screening moderate-impact uses from abutting lower-intensity uses.



PLANTING AREA	
Ⓐ Width (min)	5'
Ⓑ Large Species Trees (min per 50')	3
FENCES & WALLS	
Ⓒ Height (min)	6'
Opacity	
Below 6' (min)	100%
6' and above (max)	50%

### b. T-Screen 2

Intended for screening high-impact uses from lower-intensity abutting uses.



PLANTING AREA	
Ⓐ Width (min)	5'
Ⓑ Large Species Trees (min per 50')	3
FENCES & WALLS	
Ⓒ Height (min)	10'
Opacity	
Below 10' (min)	100%
10' and above (max)	100%

## D. Measurement

### 1. Planting Area Width

For measuring planting area width see *Sec. 4C.6.4.D.1 (Planting Area Width)*.

### 2. Large Species Trees

For large tree standards see *Sec. 4C.6.4.C.3.a.i (Tree Type- Large Species Tree)*.

### 3. Fences & Wall Height

For measuring fence and wall height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.

### 4. Fences & Wall Opacity

For measuring opacity see *Sec. 14.1.14 (Opacity %)*.

## E. Relief

1. An alternative to transition screen standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any transition screen dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any transition screen standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.8.3. **OUTDOOR STORAGE**

Material and equipment, new or used, held outside of a building for future use. Outdoor storage includes the storage of vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles.

### A. **Intent**

To ensure outdoor storage areas are designed in a manner that conceals, obstructs or protects abutting lots from impactful activities associated with outdoor storage.

### B. **Applicability**

Outdoor storage screening standards are applicable where required by an applicable *Part 5B. Use District*.

### C. **Standards**

#### 1. **Location**

Outdoor storage and its screening enclosure shall not be located in any of the following locations:

- a. In a frontage yard.
- b. Closer to any frontage lot line than the frontage lot line setback listed in outdoor storage screen types.

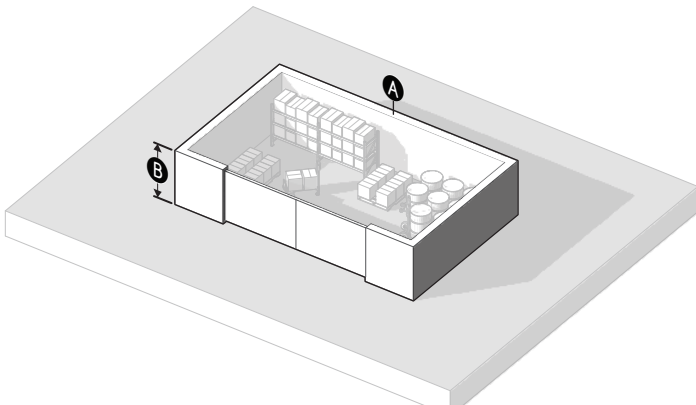
#### 2. **Screening Enclosure**

- a. Outdoor storage areas shall be screened with the outdoor storage screening type (Sec. 4C.8.3) specified by the applicable *Use District (Part 5B)*.
- b. Necessary gates provided in the screening structure shall meet the applicable *outdoor storage screening type (Sec. 4C.8.3C.3.)* requirements in addition to the following standards:
  - i. Shall have a height of no less than the minimum required fence or wall height.
  - ii. Where a screening structure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.
  - iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
- c. No material or equipment shall be stored to a height greater than the height of the enclosing wall or fence.
- d. All provided fences and walls shall comply with *Sec 4C.7.3 (Fence/Wall Design and Installation)*.

### 3. Outdoor Storage Screening Types

#### a. S-Screen 1

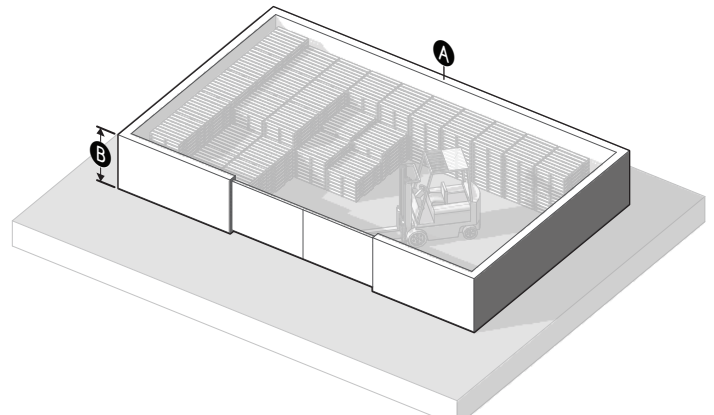
Applicable as required by Article 5. (Use).



SITING	
Frontage lot line setback (min)	60'
Area (max)	3000 SF
FENCES & WALLS	
<b>A</b> Enclosure (min)	100%
<b>B</b> Height (min)	6'
Opacity (min)	90%

#### b. S-Screen 2

Applicable as required by Article 5. (Use).



SITING	
Frontage lot line setback (min)	n/a
Area (max)	n/a
FENCES & WALLS	
<b>A</b> Enclosure (min)	100%
<b>B</b> Height (min)	6'
Opacity (min)	90%

#### D. Measurement

1. For frontage yard designation see *Sec. 14.1.20.G. (Frontage Yard)*.
2. Frontage lot line setbacks are measured perpendicular from all frontage lot lines toward the interior of the lot
3. For lot line designation see *Sec. 14.1.12. (Lot Line Determination)*.
4. For measurement of area, the area of an outdoor storage space is measured as all portions of a lot used for outdoor storage uses and enclosed by a screening structure. The area does not include the screening structure.
5. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.
6. For measurement of height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.
7. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.

#### E. Relief

1. An alternative to outdoor storage screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any outdoor storage screen type dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.8.4. **WASTE RECEPTACLES**

### A. **Intent**

To ensure waste receptacle service areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of the lot, neighboring lots or the public realm.

### B. **Applicability**

All waste receptacles provided on a lot with the exception of lots zoned with a 1L, 2L, 3L, or 4L Density District.

### C. **Standards**

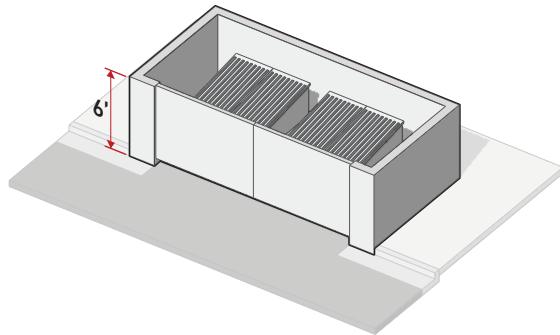
#### 1. **Location**

- a. Waste receptacles and their screening enclosures shall not be located in a frontage yard.
- b. Waste receptacles may be located within a building or structure provided they are 100% enclosed.

#### 2. **Screening Enclosure**

The outdoor waste receptacle shall be screened with an enclosure that meets the following requirements:

- a. 100% enclosed for a minimum height of 6 feet.
- b. Minimum of 90% opaque.



- c. Access gates provided in the screening enclosure shall meet the following standards:
  - i. Shall have a height of no less than 6 feet.
  - ii. Where a screening structure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.
  - iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
  - iv. No less than 90% opaque.
- d. All provided fences and walls shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

#### **D. Measurement**

1. For frontage yard designation see *Sec. 14.1.20.G. (Frontage Yard)*.
2. For measurement of height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.
3. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.
4. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.

#### **E. Relief**

1. An alternative to waste receptacle screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any waste receptacle screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.8.5. ROOF-MOUNTED EQUIPMENT

### A. Intent

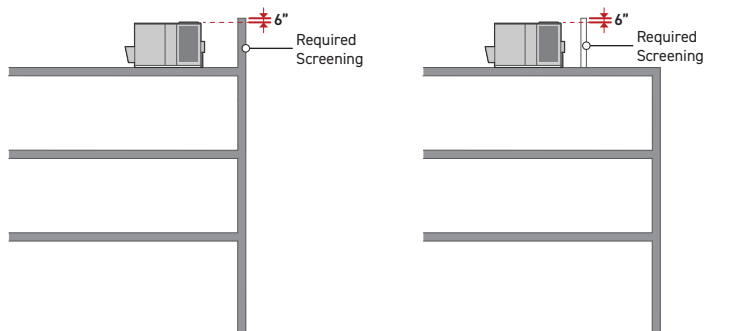
To ensure roof mounted equipment is designed to minimize effects on surrounding properties and the public realm and to ensure roof-mounted equipment is obscured from view on the city skyline.

### B. Applicability

All mechanical or utility equipment located on a roof, with the exception of solar panels and their required appurtenances, shall meet the following screening standards.

### C. Standards

1. Roof-mounted mechanical or utility equipment (including but not limited to, compressors, condensers, conduits, pipes, vents, and ducts) shall be screened on all sides by a parapet or screening enclosure that:
  - a. Is no less than 75% opaque;
  - b. Has a minimum height 6 inches greater in height than the topmost point of the equipment; and
  - c. Encloses the equipment 100% up to the minimum height of the screening structure.
2. The screening structure shall meet *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.



### D. Measurement

1. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.
2. For measurement of enclosure see *Sec. 14.1.4 (Enclosure)*.
3. Height from topmost point of the equipment is measured to the top of the screening structure at its lowest height.

### E. Exceptions

The following are exempt:



1. Sustainable energy systems;
2. Los Angeles Fire Department equipment;
3. Helipads; and
4. Window cleaning systems.

**F. Relief**

1. An alternative to roof-mounted equipment screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any roof-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any roof-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.8.6. **GROUND-MOUNTED EQUIPMENT**

### A. **Intent**

To minimize visibility of ground-mounted equipment from the public realm and support the intent of the applicable *Frontage District (Part 3B)*.

### B. **Applicability**

Mechanical or utility equipment having the following characteristics:

1. Publicly or privately owned.
2. Located at an elevation within 6 feet of surrounding grade.
3. Serves 5 or more dwelling units or at least 5,000 square feet of floor area.

### C. **Standards**

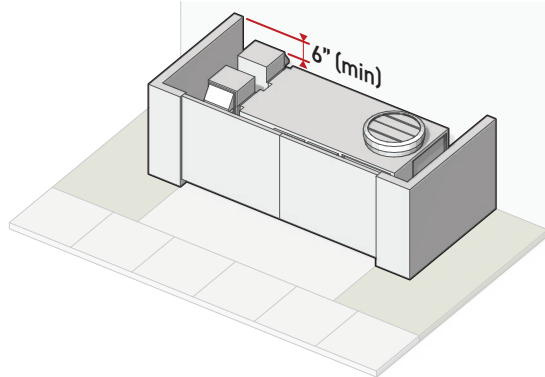
#### 1. **Location**

- a. Ground mounted equipment located in a frontage yard or in the public right-of-way shall be installed entirely below finished grade in a vault.
- b. Ground mounted equipment may be located within a building or structure, such as a utility room or parking garage, provided no portion of the equipment faces a frontage yard unobstructed.
- c. Ground mounted equipment may be located outdoors and above-grade provided that it meets the following standards:
  - i. No portion of the equipment is located in a frontage yard.
  - ii. When located on a corner lot, the equipment and its padmount shall be setback from the intersection of any primary or side street lot lines by a dimension no less than 60% of the building width.
  - iii. Equipment is screened with a screening enclosure meeting the standards outlined in *Sec. 4C.8.6.C.2. (Screening Enclosure)*.

#### 2. **Screening Enclosure**

Ground-mounted equipment located outdoors and above-grade shall be screened with a screening enclosure that meets the following requirements:

- a. 100% enclosed for a height no less that 6 inches taller than the topmost point of the equipment.



- b. Minimum of 90% opaque.
- c. Access gates provided in the screening enclosure shall meet the following standards:
  - i. Shall have a height no less that 6 inches taller than the topmost point of the equipment.
  - ii. Where a screening structure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.
  - iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
  - iv. No less than 90% opaque.
- d. Enclosed areas shall be maintained free of trash and debris.
- e. Screening structure shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.
- f. Screening may need to comply with additional access and clearance standards as may be required by LADWP.

#### D. **Measurement**

1. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.
2. For measurement of Enclosure see *Sec. 14.1.4 (Enclosure)*.
3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest height.
4. Equipment and padmount distance from intersection is measured parallel to each applicable lot line from the intersection of any two frontage lot lines to the nearest edge of the equipment or padmount.
5. For measurement of building width see *Sec 2C.6.1.D. (Building Width)*.

## E. Exceptions

Ground-mounted equipment screening standards do not apply to lots owned of leased by the Los Angeles Department of Water and Power.

## F. Relief

1. Where Los Angeles Department of Water and Power determines that utility equipment must be located in the frontage yard and that locating the equipment in a below grade vault is infeasible for reasons not related to cost, the applicant may request an alternative to the ground-mounted equipment location standards in accordance with Sec. 13B.5.2 (Alternative Compliance) allowing for the utility equipment to be located above-grade and in a frontage yard.
2. A deviation from any ground-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any ground-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.8.7. **WALL-MOUNTED EQUIPMENT**

### A. **Intent**

To ensure wall-mounted equipment is concealed to minimize effects on the public realm.

### B. **Applicability**

All mechanical or utility equipment attached to the exterior wall of a building or structure shall meet the following screening standards.

### C. **Standards**

#### 1. **Location**

Wall-mounted electrical meters, gas meters, cable boxes and other utility equipment shall not be attached to a building facade facing a frontage yard and shall not be located in a frontage yard unless it is fully screened with a screening enclosure meeting the standards below and that screening enclosure complies with the frontage yard fences and walls type standards allowed in the applicable Frontage District.

#### 2. **Screening Enclosure**

Wall-mounted equipment located on a building or structure facade abutting a frontage yard shall be screened with an enclosure that meets the following requirements:

- a. Minimum 75% enclosed for a height of at least 6 inches taller than the topmost point of the equipment.
- b. Minimum of 75% opaque.
- c. Access gates provided in the screening enclosure shall meet the following standards:
  - i. Shall have a height no less than 6 inches taller than the topmost point of the equipment.
  - ii. Where a screening structure is taller than the minimum height, gates may differ no more than 1 foot from the height of the wall or fence provided.
  - iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
  - iv. Minimum of 90% opaque.
- d. The screening structure shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

### D. **Measurement**

1. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.
2. For measurement of enclosure see *Sec. 14.1.4 (Enclosure)*.

3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest height.

#### E. **Exceptions**

[Reserved]

#### F. **Relief**

1. An alternative to wall-mounted equipment screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any wall-mounted equipment screening dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any wall-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.8.8. **WIRELESS TELECOMMUNICATION FACILITIES**

### A. **Intent**

To minimize visual impacts, make the installation, operation, and appearance of wireless telecommunication facilities as inconspicuous as possible, to prevent the facility from visually dominating the surrounding area, and to hide the installation from predominant views from surrounding properties.

### B. **Applicability**

All wireless telecommunications uses, excluding satellite dish antennae, radio, and television transmitters and antennae incidental to residential uses.

### C. **Standards**

Wireless telecommunications facilities shall meet the following screening design standards depending on the proposed site and surroundings, certain camouflage design techniques may be deemed by the City as ineffective or inappropriate and alternative techniques may be required. Below is a menu of potential camouflage design techniques that should be considered based on different installation situations:

#### 1. **Building and Structure Mounted Installations.**

- a. Facility components, including all antenna panels, may be mounted either inside the building or structure or behind the proposed screening elements, or on the exterior face of the building or structure. Suitable screening elements include, but are not limited to, the use of parapets or similar architectural elements (false windows, etc.).
- b. All antenna panels and accessory wireless equipment mounted on the exterior of the building or structure shall be painted or otherwise coated to match the predominant color of the mounting building or structure.
- c. Screening materials shall be matched in color, size, proportion, style, and quality with the exterior design and architectural character of the building or structure and the surrounding visual environment.
- d. When required by the city, antenna panels shall be located and arranged on the building or structure so as to replicate the installation and appearance of the equipment already mounted to the building or structure.

#### 2. **Monopole Installations**

- a. Monopole installations shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings, or other structures to provide the greatest amount of visual screening.

- b. All antenna components and accessory wireless equipment shall be treated with exterior coatings of a color and texture to match the predominant visual background or existing architectural elements so as to visually blend in with the surrounding development. Subdued colors and non-reflective materials that blend with the surrounding materials and colors shall be used.
- c. The approving authority may require additional measures designed to camouflage a Wireless Telecommunication Facility, including placing the facility entirely within a vertical screening structure. Suitable architectural features include, but are not limited to, clock towers, bell towers, church steeples, icon signs, lighthouses, flagpoles or utility poles. All facility components, including the antennas, shall be mounted inside said structure.
- d. The camouflage design techniques employed shall result in an installation that either will blend in with the predominant visual background or will disguise the facility.

### 3. **Miscellaneous Installations**

- a. A monorock or monoshrub installation will be considered properly screened provided that its location is compatible with the proposed screening method. For a monoshrub, other vegetation comparable to that replicated in the proposed screen shall be prevalent in the immediate vicinity of the Wireless Telecommunication Facility and the addition of new comparable living vegetation may be necessary to enhance the monoshrub screen. For a monorock, the proposed screen shall match in scale and color with other rock outcroppings in the general vicinity of the proposed site. A monorock screen may not be considered appropriate in areas that do not have natural rock outcroppings.
- b. Co-location installations shall use screening methods similar to those used on the existing telecommunications facilities. Use of other appropriate screening methods may also be considered.

### 4. **Accessory Equipment**

All accessory equipment associated with the operation of any wireless telecommunication facility shall be placed and mounted in the least visually obtrusive feasible location. Suitable screening includes, but is not limited to, placement underground, internally within the building structure, on rooftop locations behind architectural elements, or when above ground, placement behind a landscaped wall or landscaped solid barrier.

### 5. **Rooftop Wireless Telecommunications Facilities**

Rooftop wireless telecommunications facilities, including antennas and any associated equipment cabinets shall meet the following standards:

- a. Shall be located on rooftops no less than 40 feet above grade.
- b. Shall be enclosed and covered.



- c. The structure covering the antenna and any equipment cabinet shall be painted and textured to match the exterior walls of the building.
- d. The height of any wireless antenna structures and associated equipment cabinets is limited to ten feet in height, measured from immediately adjacent rooftop surface.
- e. Where mounted on the walls of a penthouse, wireless antenna structures and associated equipment cabinets shall not exceed the height of the penthouse

#### D. **Measurement**

[None]

#### E. **Relief**

1. An alternative to wireless telecommunication facilities screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any wireless telecommunication facilities screening dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any wireless telecommunication facilities screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

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

SEC. 4C.9.1. **GRADING & HAULING**

[Reserved]

## SEC. 4C.9.2. **RETAINING WALLS**

A freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building.

### A. **Intent**

To prevent retaining walls which loom over neighboring properties and public right-of-ways in our Hillside Areas and improve the aesthetic quality of large retaining walls.

### B. **Applicability**

This Section applies to retaining walls that meet all of the following criteria:

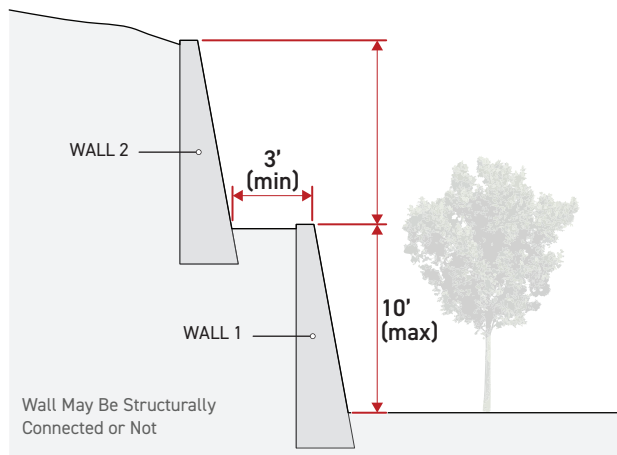
1. Located in an Agricultural or Residential Use District;
2. Located on land designated as a Hillside Area; and
3. Located on a lot developed or to be developed with dwelling units.

### C. **Standards**

#### 1. **General**

A maximum of one free standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet. However, as shown in the diagram below, a maximum of two vertical or approximately vertical walls or portions of a wall can be built if they comply with all of the following standards:

- a. The minimum horizontal distance between the two walls is three feet,
- b. Neither of the two walls exceed a height of 10 feet, and
- c. In no case shall the height of a wall located in a yard exceed the maximum height specified by the frontage yard fence and wall type (Sec. 4C.7.1.C.2.) allowed in the applicable Frontage District.



## 2. **Landscaping**

All retaining walls of 8 feet or greater in height shall be landscaped so as to completely hide the retaining wall from view in accordance with the plant standards in Div 4C.6 (Plants), fence and wall standards in Div. 4C.7. (Fences and Walls).

## D. **Measurement**

The height of retaining walls is measured from the top of the wall to the lower side of the adjacent ground elevation.

## E. **Exceptions**

### 1. **Exception for Public Agency Projects**

This Section does not apply to projects undertaken by a public agency.

### 2. **Exception for Retaining Walls Required by Building and Safety**

The provisions of this subdivision do not apply to any retaining wall built to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition.

## F. **Relief**

The Zoning Administrator may approve retaining walls that exceed the heights or the maximum number allowed in *Sec. 4C.9.2.C. (Standards)* pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*.

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

### SEC. 4C.10.1. **OUTDOOR LIGHTING**

#### A. **Intent**

Minimize light trespass and provide lighting standards to support a variety of environments.

#### B. **Applicability**

1. All exterior luminaires including those located in parking structures shall meet the requirements of Section 4C.10.1.C.1 (Light Trespass).
2. Any new exterior luminaire shall meet the requirements of Section 4C.10.1.C.2 (Lighting Quantity).

#### C. **Standards**

##### 1. **Light Trespass**

- a. No person shall construct, establish, create, or maintain any stationary exterior light source that may cause an adjacent property to receive direct glare from the light source.
- b. The owner of property with any existing light source shall bring such light source into compliance with this section upon receipt of written notice from the Department of Building and Safety.

##### 2. **Lighting Quantity**

- a. All parking areas and garages provided for 3 or more household living units or group living units shall have an average horizontal illuminance of not less than 0.2 footcandles (2.15 lux), measured from the finished surface of the parking area.
- b. Any property zoned with a River Form District or River Frontage must meet the additional standards below:
  - i. All site and building mounted lighting shall be designed such that it produces a maximum initial luminance value no greater than 0.20 horizontal and vertical footcandles (2.15 lux) at the site boundary and no greater than 0.01 horizontal footcandles (0.11 lux) 15 feet beyond the site.
  - ii. All low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen fixtures shall be fully shielded in such a manner as to not exceed the limitations in Sec. 4C.10.1.C.2.a. above.

#### D. **Measurement**

1. Direct glare, as used in this section is a glare resulting from high luminances or insufficiently shielded light sources that is in the field of view.

- Outdoor Lighting & Glare -

2. A footcandle is a unit of illuminance. 1 lumen per square foot is equivalent to 1 footcandle, a measurement typically recorded using a light meter.

**E. Relief**

A deviation from any lighting standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

**SEC. 4C.10.2. GLARE**

**A. Intent**

To prevent the use of materials that generate high levels of glare and reflected heat resulting in detrimental effects on surrounding properties and the public realm.

**B. Applicability**

1. All glass installed on a building facade shall comply with glare standards.
2. Properties zoned with a House-Scale or Estate-Scale Form District do not need to comply with glare standards.

**C. Standards**

Buildings may not use materials with an external reflectance rating of 30 percent or greater.

**D. Measurement**

External reflectance values are based on spectrophotometric measurements and energy distribution of solar radiation, and are measured according to the listed specifications for each glass product.

**E. Relief**

1. An alternative to any glare standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any glare standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

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

### SEC. 4C.11.1. **RULES FOR ALL SIGNS**

#### A. **Intent**

The intent of this Division is to promote public safety and welfare by regulating signs in keeping with the following objectives:

1. The design, construction, installation, repair and maintenance of signs will not interfere with traffic safety or otherwise endanger public safety.
2. This Division will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.
3. Both the public and sign users will benefit from signs having improved legibility, readability and visibility.
4. Consideration will be given to equalizing the opportunity for messages to be displayed.
5. Adequacy of message opportunity will be available to sign users without dominating the visual appearance of the area.
6. This Division will conform to judicial decisions, limiting further costly litigation and facilitating enforcement.

#### B. **Applicability**

1. All exterior signs and sign support structures not located primarily in a public right-of-way shall conform to the requirements of this Division and all other applicable provisions of this Chapter.
2. There may be additional sign regulations in sign districts, specific plans, overlays and use standards. See *Article 8 (Specific Plans, Supplemental & Special Districts)* for their relationship with the standard regulations.
3. A sign, having no sign face visible from any public or private right-of-way, that is enclosed by permanent, opaque architectural features on the project site, including building walls, freestanding walls, roofs, or overhangs, is not subject to the requirements of this Division except for the general brightness limitation set forth in Sec. 4C.11.1.C.2. (Sign Illumination Limitations).

#### C. **Standards**

##### 1. **Ideological, Political, and Non-Commercial Messages**

No provision of this Division prohibits an ideological, political or other noncommercial message on a sign otherwise permitted by this Division.

## 2. **Sign Height**

No sign may be located at a height that exceeds the building height limit specified by the applicable *Form District (Part 2B)*.

## 3. **Sign Illumination Limitations**

No sign shall be arranged and illuminated in a manner that will produce a light intensity of greater than 3.0 footcandles above ambient lighting, as measured at the property line of the nearest property in a residential use district.

## 4. **Maintenance**

### a. **Appearance**

Every sign shall be maintained in a clean, safe and good working condition, including the replacement of defective parts, defaced or broken faces, lighting and other acts required for the maintenance of the sign. Display surfaces shall be kept neatly painted or posted at all times.

### b. **Debris Removal**

The base of any sign erected on the ground shall be kept clear of weeds, rubbish or other combustible material at all times.

### c. **Abandoned Signs**

Ninety days after the cessation of a business activity, service or product, the related signs shall be removed, or the face of the signs removed and replaced with blank panels, or be painted out.

## 5. **Hazard To Traffic**

### a. **Prohibition**

No sign or sign support structure shall be erected, constructed, painted or maintained, and no permit can be issued, if the sign or sign support structure, because of its location, size, nature or type, constitutes a hazard to the safe and efficient operation of vehicles upon a street or a freeway, or creates a condition that endangers the safety of persons or property.

### b. **Hazard Referral**

The Department of Building and Safety will refer the following to LADOT for hazard evaluation and determination prior to the issuance of a building permit:

- i. All permit applications for signs that will be visible from and are located within 500 feet of the main traveled roadway of a freeway; and
- ii. All other permit applications and any signs that are determined by the Department of Building and Safety to have a potential for hazard.



### c. **Hazard Determination**

LADOT will return to the Department of Building and Safety each application given to it together with a statement of its determination. If LADOT determines that the sign or sign support structure will constitute a hazard, the Department of Building and Safety shall deny the application for permit.

## 6. **Freeway Exposure**

- a. No person shall erect, construct, install, paint or maintain, and no building or electrical permit can be issued for, any sign or sign support structure within 2,000 feet of a freeway unless the Department of Building and Safety has determined that the sign will not be viewed primarily from a main traveled roadway of a freeway or an on-ramp/off-ramp.
- b. The phrase viewed primarily from means that the message may be seen with reasonable clarity for a greater distance by a person traveling on the main traveled roadway of a freeway or on-ramp/off-ramp than by a person traveling on the street adjacent to the sign.

## 7. **Sign Permit Priority Status**

- a. To maintain location, area, frontage or spacing status, signs shall be installed within 6 months of issuance of a building permit for such sign or prior to expiration of any permit extension granted by the Department of Building and Safety.
- b. Where more than one permit is issued for a sign or signs on a lot and the more recently issued permit or permits cause such sign or signs to violate this Division, the more recently issued permit or permits are invalid and are subject to revocation. Any previously issued permits remain valid provided that such permits were issued in compliance with this Division. This provision does not apply to legally existing nonconforming signs.

## 8. **Prohibited Signs**

Signs are prohibited if they:

- a. Contain obscene matters, as defined in *California Penal Code, Section 311*.
- b. Contain or consist of posters, pennants, banners, ribbons, streamers or spinners, except as permitted in *Sec. 4C.11.2 (Temporary Signs)*.
- c. Contain flashing, mechanical and strobe lights in conflict with the provisions of *Chapter VIII., Division B, Section 80.08.4 (Flashing Lights – Interference With Traffic Signals)* and *Chapter 9, Article 3, Section 93.0107 (Distracting, Confusing or Nuisance Lighting Viewed From Public Streets, Highways or Other Public Thoroughfares Used by Vehicular Traffic)*.
- d. Are revolving and where all or any portion rotate at greater than 6 revolutions per minute.
- e. Are tacked, pasted or otherwise temporarily affixed on the walls of buildings, barns, sheds, trees, poles, posts or fences, except as permitted in *Sec. 4C.11.2 (Temporary Signs)*.

- f. Are affixed to any vehicle or trailer on private property if the vehicle or trailer is not intended to be otherwise used in the business and the sole purpose of attaching the sign to the vehicle or trailer is to attract people to a place of business.
- g. Emit audible sounds, odor or visible matter.
- h. Use human beings, live animals, animated figures, motion pictures or projectors or any other means that causes continuous motion in connection with any sign.
- i. Are supergraphic signs, except where supergraphic signs are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B. (Vesting of Development Plan)*, this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to *Chapter 9, Section 91.106.4.3.1*.
- j. Are off-site signs, including off-site digital displays, except when off-site signs are specifically permitted by pursuant to a relocation agreement entered into pursuant to *California Business and Professions Code Section 5412*. This prohibition also applies to alterations, enlargements or conversions to digital displays of legally existing off-site signs, except for alterations that conform to the provisions of *Chapter 9, Section 91.6216 (Existing Signs)* and all other requirements of this Code. This prohibition does not apply to off-site signs, including off-site digital displays, that are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B. (Vesting of Development Plan)*, this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to *Chapter 9, Section 91.106.4.3.1 (Limit of Authorization)*.
- k. Are inflatable devices, except where inflatable devices are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District.

## 9. **Prohibited Locations**

- a. No sign or sign support structure shall project into any public alley, except that a sign or sign support structure above a height of 14 feet may project no more than 6 inches into a public alley.
- b. No sign or sign support structure shall be located less than 6 feet horizontally or 12 feet vertically from overhead electrical conductors energized in excess of 750 volts. As used here, the term overhead electrical conductors means any electrical conductor, either bare

or insulated, installed above-ground, except electrical conductors that are enclosed in iron pipe or other material covering of equal strength. Arcs of 6-foot radius may be used to define corners of the prohibition area.

- c. No sign or sign support structure shall be erected in a visibility triangle as defined by *LAMC Chapter 6, Section 62.200 (Street Intersections - Obstructions to Visibility)*.
- d. No sign or sign support structure shall be located within 2 feet of the curb or edge of any roadway.

## 10. Temporary Signs

For additional standards applicable to temporary signs, see *Sec. 4C.11.2 (Temporary Signs)*.

## 11. Off-site Signs

For additional standards applicable to off-site signs, see *Sec. 4C.11.3 (Off-Site Signs)*.

## 12. On-Site Signs

For additional standards applicable to on-site signs, see *Sec. 4C.11.4 (On-Site Signs)*.

## 13. Additional Sign Regulations

There may be additional sign regulations in Sign Districts, Specific Plans, Overlays and Use Standards. See *Article 8 (Specific Plans and Supplemental Districts)* for their relationship with the standard regulations.

## D. Measurement

A footcandle is a unit of illuminance. 1 lumen per square foot is equivalent to 1 footcandle, a measurement typically recorded using a light meter.

## E. Exceptions

### 1. Wall Signs

Wall signs in compliance with all of the standards below are exempt from the limitations in *Sec. 4C.11.1.C.5. (Freeway Exposure)*.

- a. The total area of all wall signs on a building shall not exceed 100 square feet.
- b. An individual wall sign shall not exceed 50 square feet in area.
- c. Wall signs shall be viewed primarily from an off ramp but not the main traveled roadway of a freeway.
- d. Wall signs shall not have moving parts or any arrangement of lights that create the illusion of movement.

## 2. **Original Art Murals, Vintage Original Art Murals and Public Art Installations**

- a. An original art mural that conforms to the requirements of *LAMC Chapter 7, Section 22.119 (Original Art Murals)* is not considered a sign and is not subject to the provisions of this Division or any other ordinance that regulates signs.
- b. Any supposed "mural" that does not conform to the requirements of *LAMC Chapter 7, Section 22.119 (Original Art Murals)* is considered a sign and is subject to the provisions of this Divisions or any other ordinance that regulates signs and digital displays.
- c. A public art installation registered pursuant to the requirements of *Chapter 6, Section 19.85.4 (Direct Expenditures on Approved Arts Projects)* or the requirements of *LAMC Chapter 9, Section 91.107.4.6. (Arts Development Fee)* is not a sign, but is subject to *Sec. 4C.11.1.C.2 (Sign Illumination Limitations)* and any other applicable zoning and land use regulations set forth in the Los Angeles Municipal Code.
- d. A building permit from the Department of Building and Safety is required for the necessary physical alterations to a building or other structures due to a new hand-tiled or digitally printed original art mural or any public art installation that may require a building permit.
- e. If any part, sentence, phrase, clause, term or word in *Section 14.4.2 (Definitions)*, or this *Sec. 4C.11.1.E.2.*, relating to original art murals is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality does not affect the constitutionality or lawfulness of the remainder of this Chapter, the Los Angeles Administrative Code or any other City regulation regulating signage, billboards or original art murals.

### F. **Relief**

1. A deviation from any rules for all signs dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any rules for all signs standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.11.2. **TEMPORARY SIGNS**

### A. **Intent**

[Reserved]

### B. **Applicability**

1. All temporary signs shall conform to the requirements of this Division and all other applicable provisions of this Chapter.
2. A building permit is required for a temporary sign, pennant, banner, ribbon, streamer or spinner. The permit application shall specify the dates being requested for authorized installation and the proposed location.
3. A building permit is required for a temporary sign on a temporary construction wall.

### C. **Standards**

#### 1. **General**

Temporary signs may display only on-site or noncommercial messages, except that temporary signs on temporary construction walls may display off-site messages.

#### 2. **Temporary Signs**

##### a. **Location**

Temporary signs may be tacked, pasted or otherwise temporarily affixed to windows or on the walls of buildings, barns, sheds or fences.

##### b. **Area**

- i. The combined sign area of temporary signs shall not exceed 10 square feet in an Agricultural or Residential Use District, or 2 square feet for each foot of street frontage in all other Use Districts.
- ii. The combined sign area of temporary signs, when placed upon a window and any other window signs shall not exceed a maximum of 10% of the window area.

##### c. **Construction**

Temporary signs may contain or consist of posters, pennants, ribbons, streamers or spinners. Temporary signs may be made of paper or any other material. If the temporary sign is made of cloth, it shall be flame-proofed when the aggregate area exceeds 100 square feet. Every temporary cloth sign shall be supported and attached with stranded cable of 1/16-inch minimum diameter or by other methods as approved by the Department of Building and Safety.

d. **Time Limit**

Temporary signs shall be removed within 30 days of installation and shall not be reinstalled for a period of 30 days of the date of removal of the previous sign. The installation of temporary signs shall not exceed a total of 90 days in any calendar year.

3. **Temporary Signs on Temporary Construction Walls**

Amending language is in process and is being updated through Council File number 17-0893.

a. **Location**

Temporary signs placed on the exterior surfaces of any temporary construction walls or solid wood fences surrounding vacant lots not allowed in Open Space Use Districts, Agricultural Use Districts, and Residential Use Districts.

b. **Height**

Signs may only be placed to a maximum height of 8 feet.

c. **Area**

Despite the provisions of *Sec. 4C.11.2.C.2.a. (Location)*, signs placed on temporary construction walls or solid wood fences surrounding vacant lots pursuant to the terms of this Section shall not extend above the top of the wall or fence and shall comply with the following:

- i. The combined sign area of temporary signs shall not exceed 8 square feet for each foot of street frontage.
- ii. Individual signs shall not exceed a sign area of 250 square feet.
- iii. Signs may be grouped to form a maximum sign area of 250 square feet.
- iv. Signs or groups of signs having an area of 250 square feet shall be separated from any other sign on the temporary construction walls or solid wood fences surrounding vacant lots by at least 10 feet measured horizontally.

d. **Time Limit**

- i. Despite the provisions of *Sec. 4C.11.2.C.2.d. (Time Limit)*, signs placed on temporary construction walls or solid wood fences surrounding vacant lots pursuant to the terms of this Section can remain for as long as the building permits associated with the construction-site remain in effect or for a period of 2 years, whichever is less.
- ii. Building permits for signs on solid wood fences surrounding vacant lots, which are not construction-sites, will be issued for a time period not to exceed one year.
- iii. The Department of Building and Safety shall grant a new building permit for a period equal to the original building permit term upon the receipt of:

- a) An application for a new building permit;
- b) The payment of the building permit fee; and
- c) A written statement from the Director of the Office of Community Beautification consenting to the new building permit.

**e. Special Requirements Surrounding Vacant Lots**

**i. Review by the Office of Community Beautification**

- a) At any time after the issuance of a building permit under this Section and upon request of the Council district office of the Council district in which the site or lot is located, the Office of Community Beautification shall investigate an area consisting of a 500-foot radius around the permitted site or lot to determine whether there exists a public nuisance due to the presence of graffiti or posters/handbills on light poles, utility poles, bus stops, and any other illegal postings on public property.
- b) If the Office of Community Beautification cannot establish that the area constitutes a public nuisance because of the presence of graffiti, posters/handbills and any other illegal postings on public property within a 500-foot radius around the permitted site or lot, then the Office of Community Beautification shall expand the radius around the site or lot in 250-foot increments, up to a maximum radius of 1,500 feet. If the Office of Community Beautification finds the existence of a public nuisance on public property within the expanded radius area beyond the original 500-foot radius, then it shall require the applicant to abate the public nuisance in the expanded radius area in accordance with *Sec. 4C.11.2.C.3.e.iii. (Nuisance Abatement)*.

**ii. Notification of Locations for Placement of Signs**

- a) Within 10 days after the issuance of the building permit, the applicant shall provide written notification to the Office of Community Beautification and the Council district office of the Council district in which the construction-site or vacant lot is located.
- b) The notification shall contain the name and address of the applicant and the property address where the signs will be placed. The notification to the Office of Community Beautification shall include a copy of the applicant's contract with the property owner to post signs at the specified location.

**iii. Nuisance Abatement**

- a) It is the applicant's responsibility to clean and maintain free from graffiti public property and rights-of-way within an area consisting of a 500-foot radius or any expanded radius required by the Office of Community Beautification around the permitted site or lot.

- b) The applicant shall patrol the abatement area every 24 hours to search for graffiti and remove any graffiti within 24 hours of its discovery. The removal of graffiti includes, but is limited to, spray paint on walls, poles, and fences on public property. In addition, the applicant shall also be responsible for removing any posters/handbills on light poles, utility poles, bus stops, and any other illegal postings on public property. At the time of graffiti removal, the applicant shall also remove any trash, debris or rubbish from the public sidewalks within the abatement area around the permitted site. The Office of Community Beautification will enforce the provisions of this subsection.

#### iv. **Permit Revocation**

Any building permit issued pursuant to this Section may be revoked by the Department of Building and Safety for any of the following reasons, provided a written and signed notification of the applicant's failure to comply with *Sec. 4C.11.2.C.3.e.iv.a)*, *Sec. 4C.11.2.C.3.e.iv.d)*, *Sec. 4C.11.2.C.3.e.iv.e)* or *Sec. 4C.11.2.C.3.e.iv.f)* is sent to the Department of Building and Safety by the Director of the Office of Community Beautification:

- a) Failure by the applicant to maintain the temporary construction wall or solid wood fence surrounding a vacant lot free from graffiti.
- b) Failure by the applicant to comply with the terms of the permit.
- c) Failure by the applicant to maintain the bond required in Section 91.6201.2.2.
- d) Failure by the applicant to eradicate graffiti within a 500-foot radius or any expanded radius required by the Office of Community Beautification of the temporary construction wall or solid wood fence surrounding a vacant lot within 24 hours of receiving notification of the presence of graffiti from the Office of Community Beautification or the Council staff in the Council district in which the construction-site or vacant lot is located.
- e) Failure by the applicant to remove posters/handbills placed on light poles, utility poles, bus stops and any other illegal postings on public property within a 500-foot radius or any expanded radius required by the Office of Community Beautification of the temporary construction wall or solid wood fence surrounding a vacant lot, within 24 hours of receiving notification of the presence of posters/handbills or other illegal postings from the Office of Community Beautification or the Council staff in the Council district in which the construction-site or vacant lot is located.
- f) Failure by the applicant, at the time of graffiti removal, to remove trash, debris or rubbish from the public sidewalks within the abatement area around the permitted site.



**v. Removal of Signs**

If the Department of Building and Safety revokes the building permit allowing signs on temporary construction walls or solid wood fences surrounding vacant lots, then any signs placed on the temporary construction walls or solid wood fences surrounding vacant lots shall be removed by the applicant within 72 hours after receipt of written notification.

**vi. Public Nuisance**

Any signs remaining on temporary construction walls or solid wood fences surrounding vacant lots after the building permit is revoked are deemed to be a public nuisance that can be abated by utilizing the procedure contained in *LAMC Chapter 9, Section 91.8904*, et seq.

**vii. Office of Community Beautification**

The Office of Community Beautification is the designated authorized representative of the City for the purpose of enforcing and implementing the provisions of *LAMC Chapter 9, Section 91.8904.1.2* and *LAMC Chapter 9, Section 91.8307* to remove the nuisances described in this Section.

**D. Measurement**

[Reserved]

**E. Relief**

1. A deviation from any temporary sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any temporary sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

### SEC. 4C.11.3. **OFF-SITE SIGNS**

#### A. **Intent**

[Reserved]

#### B. **Applicability**

All off-site signs and sign support structures shall conform to the requirements of this Division and all other applicable provisions of this Chapter.

#### C. **Standards**

##### 1. **Location**

- a. No portion of an off-site sign with a sign area greater than 80 square feet can be placed within 200 feet of a lot or a property zoned with a Residential Use District, which is located on the same side of the same street as the lot on which the sign is placed. However, where a lot has 2 or more street frontages, a sign may be located on that street frontage, which is not on the same street as the lot or property zoned with a Residential Use District; provided the sign and sign support structure are placed in that half of the lot that is the farthest from the street frontage on which the lot is located.
- b. No portion of an off-site sign or sign support structure can be located in that half of a lot located farthest from the street frontage when a lot or a property zoned with a Residential Use District is located to the rear of that street frontage.
- c. Off-site signs are not permitted along that portion of a lot having a street frontage of less than 50 feet.
- d. No more than 4 off-site signs can be located at the intersection of 2 or more streets when the off-site signs are located within 150 feet of the intersection of 2 street frontages.
- e. An off-site sign face cannot be located within 1 foot of an side lot line.

##### 2. **Area**

The sign area of a single face cannot exceed 800 square feet.

##### 3. **Height**

- a. The height to the top of the off-site sign is limited to a maximum of 42 feet above the sidewalk grade or edge of roadway grade nearest the sign, except that a sign that is more than 80% above a roof of a building may extend to the top of the sign a maximum of 30 feet above the surface of the roof under the sign.

- b. In no event can the height to the top of the off-site sign exceed a height greater than that height specified in the Form District in which the sign is located, or a height of 60 feet above the sidewalk grade or edge of roadway grade nearest the sign, whichever is more restrictive.
- c. The bottom of the off-site sign shall be at least 8 feet above the sidewalk grade or edge of roadway grade nearest the sign.

#### 4. Spacing

An off-site sign, which is either single-faced or parallel double-faced, shall be spaced as specified below from any other existing or previously permitted off-site sign, which is single-faced or parallel double-faced.

SPACING REQUIREMENTS BETWEEN OFF-SITE SIGNS			
Existing or Permitted Sign	Proposed Sign		
	<80 SF	80 - 300 SF	>300 SF
<80 SF	100'	100'	200'
80 - 300 SF	100'	300'	300'
>300SF	200'	300'	600'

#### 5. Double-Faced Off-site Signs

- a. Off-site signs may be either single or double-faced.
- b. For double-faced off-site signs whose faces are parallel, the distance between sign faces cannot exceed 6 feet.
- c. For double-faced off-site signs whose faces are not parallel, the distance between sign faces at their widest point cannot exceed 35 feet. The separation of sign faces at their closest point cannot exceed 6 feet. In no event can the angle between sign faces exceed 37 degrees.

#### 6. Projection

Off-site signs shall not project over the street right-of-way.

#### 7. Covering

The backs of off-site signs exposed to public view shall be covered with a finished surface or material and shall be properly maintained.

#### 8. Other Requirements

- a. A maximum of two poles are permitted for any off-site sign. The maximum cross-sectional dimension of a pole cannot exceed 10% of the overall height of the sign.
- b. Off-site sign supports shall be structurally independent of a building.



- b. For double-faced off-site signs whose faces are not parallel, the spacing between any proposed, permitted or existing off-site sign is determined by the following formula:

$$D = S \left[ 1 + \frac{(B - 5)}{90} \right]$$

Where:

D = required spacing between signs, in feet.

S = sign spacing determined by the table in *Sec. 4C.11.3.C.4. (Spacing)*.

B = widest edge separation of sign faces in feet.

- c. Spacing is measured between off-site signs that are located on the same side of the same street. Spacing is measured from a line that is perpendicular to the street line and that passes through a point on the street line that is closest to the nearest sign face edge. Spacing is measured along the center line of the street.

## E. Exceptions

Legally existing nonconforming off-site signs, off-site signs permitted in a Sign District, or permitted by a relocation agreement or other City contract, may display off-site or noncommercial messages.

## F. Relief

1. A deviation from any off-site sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any off-site sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.11.4. **ON-SITE SIGNS**

### A. **Intent**

[Reserved]

### B. **Applicability**

All exterior signs and sign support structures shall conform to the requirements of this Division and all other applicable provisions of this Chapter.

### C. **Standards**

#### 1. **Sign Packages**

On-site signs shall comply with all the applicable sign package.

#### 2. **Sign Types**

On-site signs shall comply with all applicable sign type standards.

#### 3. **Street Address Requirement**

No sign shall be maintained on any property unless a street address for the property has been obtained, and is maintained in accordance with the provisions of *LAMC Chapter 6, Section 63.113 (Street Address Numbers - Responsibility Therefor, Designation, Location, Size, Maintenance, Change and Removal)*.

### D. **Measurement**

See *Sec. 4C.11.6.D. (Measurement, Sign Types)*.

### E. **Relief**

1. A deviation from any on-site sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any on-site sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.11.5. **SIGN PACKAGES**

### A. **Intent**

The intent of the sign packages is to provide variety in the sign allocation based on the extent of reliance on specific modes of travel.

1. Sign Package 1 is intended for areas with a variety of transportation modes.
2. Sign Package 2 is intended for areas with a focus on pedestrian experience and alternative transportation modes besides automobiles.

### B. **Applicability**

Sign package standards apply to all on-site signs determined by the sign package assigned by the applicable Development Standards District.

### C. **Standards**

#### 1. **General**

The required sign package is specified in the applicable Development Standards District.

2. **Sign Package 1**

AGRICULTURAL, RESIDENTIAL & OPEN SPACE USE DISTRICTS	
<b>Total Sign Area Allocation</b>	30 SF
<b>Sign Area Per Individual Sign (max):</b>	
Awning Sign	20 SF
High Rise sign	Not allowed
Illuminated Canopy Sign	Not allowed
Marquee Sign	Not allowed
Monument Sign/Pole Sign	9 SF (only 1 sign allowed)
Pedestrian Sign	Not allowed
Projecting Sign	Not allowed
Roof Sign	Not allowed
Wall Sign	20 SF
Window Sign	Not allowed
Yard Sign	12 SF
ALL OTHER USE DISTRICTS	
<b>Total Sign Area Allocation<sup>(1)</sup></b>	4 SF per foot of street frontage
<b>Combined area of Illuminated Canopy Signs, Roof Signs and Wall Signs (max)</b>	2 SF per foot of street frontage, plus 1 SF for each foot of building frontage
<b>Sign Area Per Individual Sign Type (max):</b>	
Awning Sign	2 SF per foot of street frontage
High Rise Sign	5% of the area of the wall where the signs are attached
Illuminated Canopy Sign	2 SF per foot of street frontage
Marquee Sign	Limited by marquee size
Monument Sign	1.5 SF per foot of street frontage, no individual monument sign can exceed 75 SF per sign face
Pedestrian Sign	9 SF per sign face
Pole Sign	2 SF per foot of street frontage plus 1 SF for each foot of building frontage, no individual pole sign can exceed 400 SF per sign face
Projecting Sign	25 SF plus 1.5 SF per foot of street frontage, no individual projecting sign can exceed 300 SF per sign face
Roof Sign	2 SF per foot of street frontage, plus 1 SF for each foot of building frontage, no individual roof sign can exceed 300 SF
Wall Sign	2 SF per foot of street frontage, plus 1 SF for each foot of building frontage for a single-story building.
Window Sign	Total area of all window signs cannot exceed 10% of window area
Yard Sign	Not allowed

<sup>(1)</sup> High Rise Signs and Marquee Signs are not counted towards the Total Sign Area Allocation



3. **Sign Package 2**

<b>AGRICULTURAL &amp; RESIDENTIAL USE DISTRICTS</b>	
Total Sign Area Allocation	30 SF
<b>Sign Area Per Individual Sign (max):</b>	
Awning Sign	20 SF
High Rise sign	Not allowed
Illuminated Canopy Sign	Not allowed
Marquee Sign	Not allowed
Monument Sign	9 SF (only 1 sign allowed)
Pedestrian Sign	Not allowed, except for RN Use Districts
Pole Sign	Not allowed
Projecting Sign	Not allowed
Roof Sign	Not allowed
Wall Sign	20 SF
Window Sign	Not allowed
Yard Sign	12 SF
<b>ALL OTHER USE DISTRICTS</b>	
Total Sign Area Allocation(1)	4 SF per foot of street frontage
<b>Sign Area Per Individual Sign Type (max):</b>	
Awning Sign	2 SF per foot of street frontage, no individual awning sign can exceed 12 SF
High Rise Sign	5% of the area of the wall where the signs are attached
Illuminated Canopy Sign	Not allowed
Marquee Sign	Limited by marquee size
Monument Sign	1.5 SF per foot of street frontage, no individual monument sign can exceed 32 SF per sign face
Pedestrian Sign	9 SF per sign face
Pole Sign	Not allowed
Projecting Sign	25 SF plus 1.5 SF per foot of street frontage, no individual projecting sign can exceed 48 SF per sign face,
Roof Sign	Not allowed
Wall Sign	2 SF per foot of street frontage, plus 1 SF for each foot of building frontage for a single-story building, no individual wall sign can exceed 80 SF.
Window Sign	Total area of all window signs cannot exceed 10% of window area; no individual window sign can exceed 50 SF
Yard Sign	Not allowed

<sup>(1)</sup> High Rise Signs and Marquee Signs are not counted towards the Total Sign Area Allocation

## D. Measurement

### 1. Sign Area

An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines that will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas and attention-attracting devices, forming an integral part of an individual message except that:

- a. For wall signs having no discernible boundary, each of the following shall be included in any computation of surface area:
  - i. The areas between letters;
  - ii. Words intended to be read together; and
  - iii. Any device intended to draw attention to the sign message.
- b. For spherical, cylindrical or other three-dimensional signs, the area of the sign shall be computed from the smallest two-dimensional geometrical shape or shapes, which will best approximate the greatest actual surface area visible from any one direction. Sign support structures are excluded if neutral in color.

### 2. Total Sign Area Allocation

- a. The sign area for all signs, including required signs and signs displaying addresses, is counted toward the total sign area allocation as specified in *Sec. 4C.11.5.C. (Sign Packages)*.
- b. The following signs are not counted towards the total sign area allocation:
  - i. High Rise Signs,
  - ii. Marquee Signs,
  - iii. Temporary Signs; and
  - iv. Temporary Signs on temporary construction walls and on fences surrounding vacant lots.

## E. Exceptions

Flag lots containing less than 50 feet of street frontage are allotted 50 feet of street frontage for the purpose of determining the type of sign permitted and for the allowable sign area.

## F. Relief

1. In sign package 2, deviations from the dimensional standards for projecting signs shall be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, the Director shall find that the proposed projecting sign meets the following criteria:
  - a. The total sign area of all projecting signs, including existing projecting signs and existing pole signs (*Sec. 4C.11.6.C.8.ii.*), does not exceed 25 SF plus 1.5 SF per foot of street frontage, with no individual projecting sign exceeding 300 SF per sign face; and
  - b. The proposed projecting sign contributes to the existing pattern and character of signs of the area within a 500 foot radius of the site.
2. A deviation from any sign package dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any sign package standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

## SEC. 4C.11.6. **SIGN TYPES**

### A. Intent

That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.

### B. Applicability

#### 1. General

#### 2. Combination Signs

A sign subject to more than one type of classification, shall meet the requirements for the type to which each portion is subject.

### C. Standards

## 1. Awning Sign



### DEFINITION

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

### GENERAL PROVISIONS

- i. Signs are only allowed on awnings that comply with all applicable provisions of *LAMC Sec. 91.3202*, *LAMC Sec. 91.3202.3.1* and *Sec. 4C.11.1.C.8 (Prohibited Locations)*.
- ii. No sign can be placed on any portion of an awning except the valance that is parallel to the building face. No sign can extend outside the awning.
- iii. Signs are not allowed on awnings with a valance above 14 feet in height measured from the nearest sidewalk or edge of roadway grade to the top of the valance.

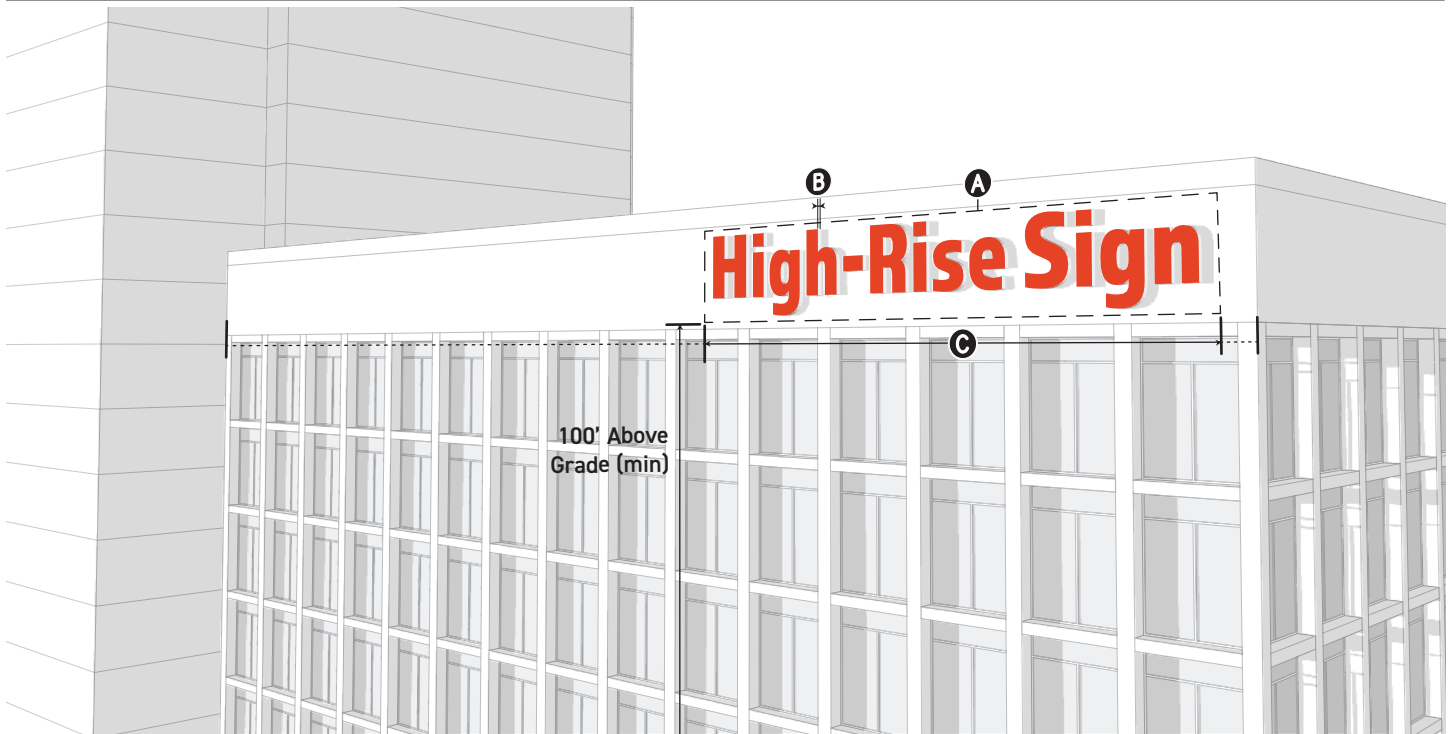
### TOTAL SIGN AREA ALLOCATION

Sign Package 1	<i>Sec. 4C.11.5.C.2</i>
Sign Package 2	<i>Sec. 4C.11.5.C.3</i>

### DIMENSIONS

<b>A</b> Area of individual sign (max)	
Sign Package 1	<i>Sec. 4C.11.5.C.2</i>
Sign Package 2	<i>Sec. 4C.11.5.C.3</i>
<b>B</b> Vertical dimension (max)	1'

## 2. High-Rise Sign



### DEFINITION

A sign located at least 100 feet above grade and attached to the wall of a building.

### GENERAL PROVISIONS

- i. The plane of the sign face of a high rise sign shall be approximately parallel to the face of the building.
- ii. A high rise sign shall not extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the high rise sign may extend above the top of the wall by a maximum of 3 feet.
- iii. On a flat-topped building, high rise signs must be located between the top of the windows on the topmost floor and the top of the roof parapet or within an area 16 feet below the top of the roof parapet.
- iv. On buildings with stepped, non-flat, or otherwise articulated tops, high rise signs may be located within an area 16 feet below the top of the building or within an area 16 feet below the top of the parapet of the main portion of the building below the stepped or articulated top. Tall Building Signs must be located on a wall and may not be located on a roof, including a sloping roof, and may not block any windows.
- v. No building may have no more than two high rise sign and no more than one on any side of the building. In the case of a cylindrical or elliptical building, the building should be considered to have four quadrants, which will in no case exceed 25% of the perimeter of the building. Both high rise signs on a building must be identical in design

### DIMENSIONS

<b>A</b> Area of individual sign (max)	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3
<b>B</b> Projection from building face (max)	2'
<b>C</b> Width (max % of facade length)	80%

### 3. Illuminated Canopy Sign



#### DEFINITION

A sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building.

#### GENERAL PROVISIONS

- i. An illuminated canopy sign shall not extend above the top of the wall of a building.
- ii. For emergency personnel access, illuminated canopy signs shall not occupy a 4-foot distance along the exterior wall at one corner of the building's street frontage and an additional 4-foot distance along every 50 feet of the building frontage.
- iii. Illuminated canopy sign shall bear the electric sign label of an approved testing agency with a re-inspection service.
- iv. Only canopies at grade level may contain illuminated canopy signs over a door or window.
- v. Illuminated canopy signs may project over a street right-of-way, but shall comply with *LAMC Sec. 91.3202* and *Sec. 4C.11.1.C.8. (Prohibited Locations)*.

#### TOTAL SIGN AREA ALLOCATION\*

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed

#### DIMENSIONS

<b>A</b> Area of individual sign (max)*	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed
<b>B</b> Vertical dimension (max)	3'
Depth (max)	8"
<b>C</b> Clear height above grade (min)	8'2"
<b>D</b> Projection from building face (max)	3'

## 4. Marquee Sign



### DEFINITION

A sign attached to the periphery of a marquee.

### GENERAL PROVISIONS

- i. Signs shall not extend above or below the marquee.
- ii. Signs shall not be attached to any portion of the marquee except on the periphery.
- iii. Cloth or banner signs or drop-roll curtains may be suspended below the exterior periphery and extend within 7 feet of the grade.
- iv. Signs shall comply with *LAMC Sec. 91.3202* and *Sec. 4C.11.1.C.8. (Prohibited Locations)*.

### DIMENSIONS

Limited by marquee size

## 5. Monument Sign



### DEFINITION

A freestanding sign which is wholly independent of a building for support, erected directly upon the original grade or finished grade, or that is raised no more than 12 inches from the grade to the bottom of the sign.

### GENERAL PROVISIONS

- i. A monument sign shall be set back at least 7.5 feet from a side lot line.
- ii. A monument sign shall be located at least 15 feet from any other monument sign, projecting sign or pole sign in any direction.
- iii. The location of a monument sign cannot interfere or present a hazard to pedestrian or automobile traffic.
- iv. A monument sign shall not project over a street right-of-way.

### TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3

### DIMENSIONS

<b>A</b> Area of individual sign (max)	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3
<b>B</b> Height (max)	
Agricultural, Residential District	6'
All other districts	8'
<b>C</b> Depth (max)	2'



## 6. Pedestrian Sign



### DEFINITION

A small sign attached perpendicular to the building facade that hangs from a bracket or support.

### GENERAL PROVISIONS

- i. A hanging bracket shall be an integral part of the sign design.
- ii. Pedestrian signs shall be located below the window sills of the 2nd story on a multi-story building or below the top of the exterior wall on a single-story building.
- iii. Pedestrian signs shall be located within 5 feet horizontally of a ground story tenant entrance.
- iv. Pedestrian signs shall be located at least 15 feet from any other pedestrian sign or projecting sign.
- v. Pedestrian signs shall be attached to a building to withstand the loads as required by *LAMC Sec. 91.6212*.
- vi. Pedestrian signs shall comply with *Sec. 4C.11.1.C.8. (Prohibited Locations)*.

### TOTAL SIGN AREA ALLOCATION

Sign Package 1

*Sec. 4C.11.5.C.2*

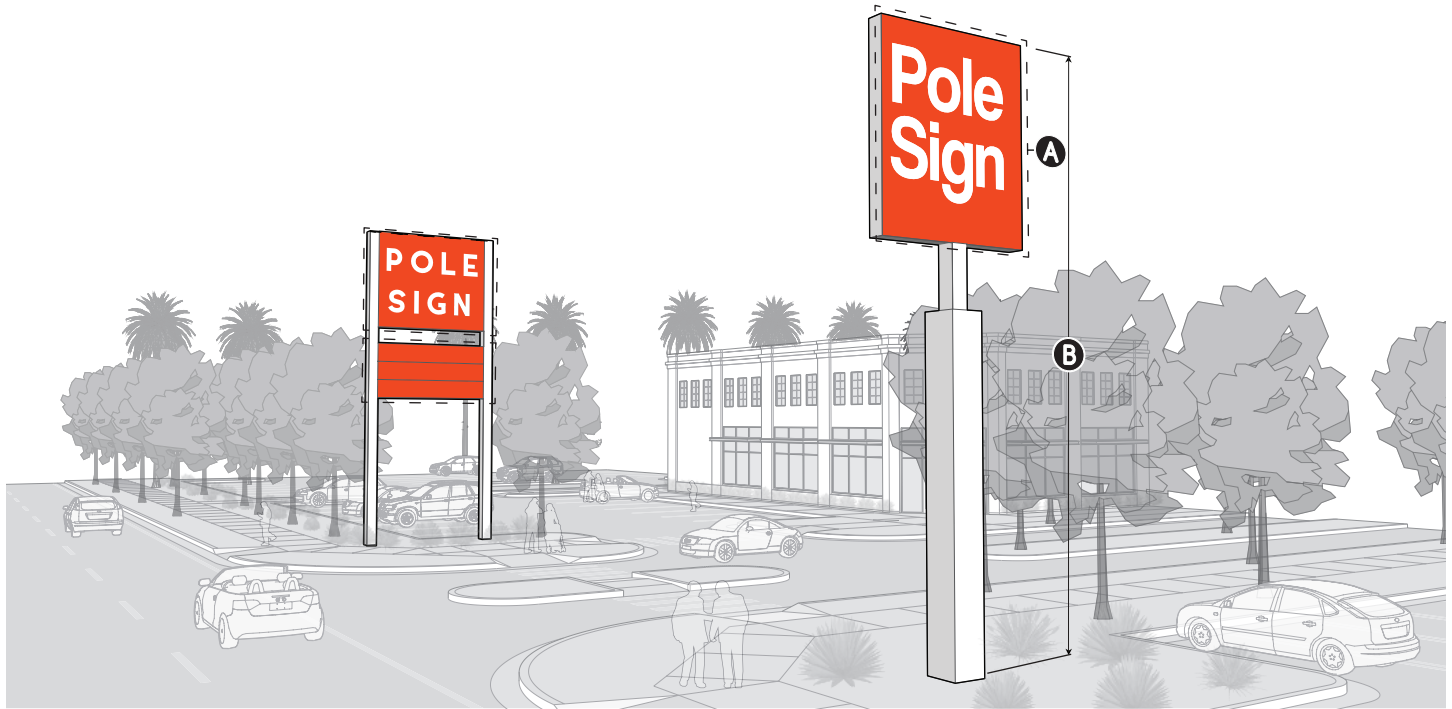
Sign Package 2

*Sec. 4C.11.5.C.3*

### DIMENSIONS

<b>A</b> Area of individual sign (max)	9 SF
<b>B</b> Vertical dimension (max)	3'
<b>C</b> Projection from building face (min/max)	1'/3'
<b>D</b> Depth (max)	6"
<b>E</b> Clear height above adjacent grade (min)	8'2"

## 7. Pole Sign



### DEFINITION

A freestanding sign that is wholly independent of a building for support, permanently affixed to the ground using one or two poles or posts.

### GENERAL PROVISIONS

- i. Lots having a street frontage of at least 50 feet may have a pole sign for each 200 feet of street frontage. Existing pole signs and existing projecting signs are included in the count of the total number of pole signs allowed.

Street Frontage	Total Number of Signs Allowed
50' to ≤ 200'	1
>200' to ≤ 400'	2
>400' to ≤ 600'	3

One additional pole sign allowed for each additional increment of 200' of street frontage

- ii. A pole sign shall be located at least 10 feet from a side lot line; however, on a corner lot, a pole signs may be at least 5 feet from side lot lines.
- iii. A pole sign shall be located at least 15 feet from any other pole sign, projecting sign or monument sign.
- iv. The maximum width of a pole or post shall not exceed 10% of the overall sign height.
- v. A pole sign shall be located so as not to interfere or present a hazard to pedestrian or automobile traffic.

### GENERAL PROVISIONS (CONTINUED)

- vi. Where the lower part of a pole sign is less than 8 feet above sidewalk grade or the edge of roadway grade nearest the sign, the sign shall extend to 18 inches from grade or be installed in a planter that extends beyond the edges of the sign and any support structure that is 18 inches minimum in height.
- vii. A pole sign may project over a street right-of-way, but shall comply with *Sec. 4C.11.6.D.2. (Projection Over Property Line)* and *Sec. 4C.11.1.C.8. (Prohibited Locations)*. Sign projections shall fall within an area that is perpendicular to the street right-of-way and has a width of 3 feet as measured parallel to the street right-of-way.

### TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed

### DIMENSIONS

<b>A</b> Area of individual sign (max)	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed
<b>B</b> Height <sup>(1)</sup> including pole (max)	
Agricultural or Residential District	6'
All other districts	
≤50' of street frontage	25'
>50 to ≤ 100 feet of street frontage	35'
>100 feet of street frontage	42'

<sup>(1)</sup> Any pole sign located at the street corner of a corner lot may use the greater street frontage for determining height limitations. In no event can a sign exceed the height in which the sign is located.

## 8. Projecting Sign



### DEFINITION

A sign attached approximately perpendicular to the building facade that does not meet the standards for a pedestrian sign (Sec. 4C.11.6.C.6.).

### GENERAL PROVISIONS

- i. The plane of the sign face shall be within 15 degrees of a line perpendicular to the face of the building, except at the corner of the building.
- ii. Lots having a street frontage of at least 50 feet may have a projecting sign for each 200 feet of street frontage. Existing projecting signs or existing pole signs are included in the count of the total number of projecting signs allowed.

Street Frontage	Total Number of Signs Allowed
50' to ≤ 200'	1
>200' to ≤ 400'	2
>400' to ≤ 600'	3

One additional projecting sign allowed for each additional increment of 200' of street frontage

- iii. A projecting sign cannot extend above the top of the wall.
- iv. A projecting sign shall be located at least 7.5 feet from any side lot line and be located at least 15 feet from any other projecting sign, monument sign or pole sign, measured in any direction.

### GENERAL PROVISIONS (CONTINUED)

- v. Projecting signs shall be attached to a building to withstand the loads as required by Section 91.6212.
- vi. A projecting sign may project over the street right-of-way, but shall comply with Sec. 4C.11.6.D.2. (Projection Over Property Line) and Sec. 4C.11.1.C.8. (Prohibited Locations). Sign projections shall fall within an area that is perpendicular to the street right-of-way and has a maximum width of 3 feet as measured parallel with the street right-of-way.
- vii. For projecting signs located above 16 feet and on a lot having a street frontage greater than 50 feet, projections over the street right-of-way may vary linearly from 5 feet at 50 feet to 8 feet at 100 feet of street frontage.

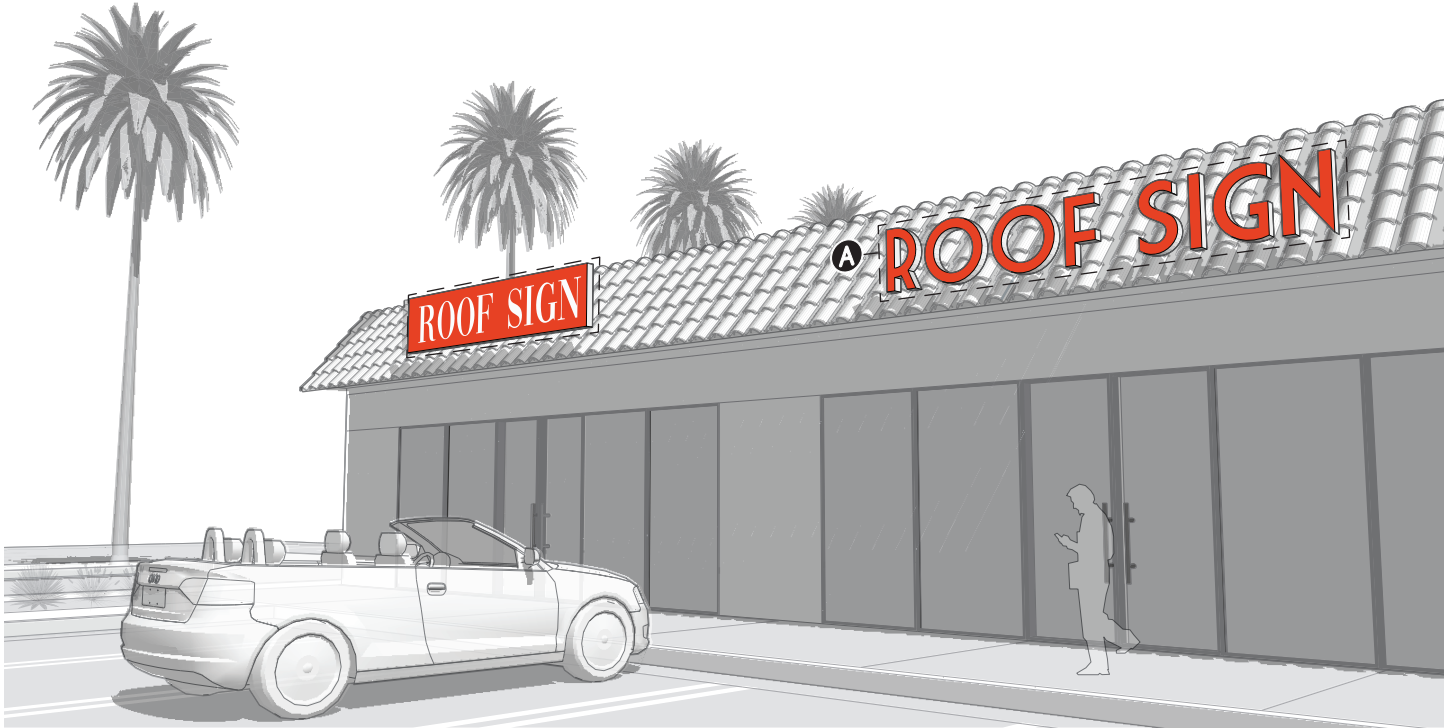
### TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3

### DIMENSIONS

<b>A</b> Area of individual sign (max)	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3
<b>B</b> Projection (min/max)	Sec. 4C.11.6.D.2.
<b>C</b> Clear height above adjacent grade (min)	8'-2"

## 9. Roof Sign



### DEFINITION

A sign erected on a roof of a building.

### GENERAL PROVISIONS

- i. Roof signs are allowed only when placed directly upon a roof that slopes downward toward and extends to or over the top of an exterior wall.
- ii. The top of the roof sign shall be located at least 2 feet below the highest point of the roof where the sign is located.
- iii. Roof signs shall be located at least 2 feet from the edge of the roof.
- iv. Roof signs shall be located at least 10 feet from side lot lines.
- v. The plane of the sign face of a roof sign shall be approximately parallel to the face of the building.

### TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed

### DIMENSIONS

<b>A</b> Area of individual sign (max)	Sec. 4C.11.5.C.2
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## 10. Wall Sign



### DEFINITION

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

### GENERAL PROVISIONS

- i. For wall signs made up of individual letters that use the wall of the building as background, sign area allocated in *Sec. 4C.11.5.C.2.* and *Sec. 4C.11.5.C.3.* may be increased by 20%, provided there is no change in color between the background and the surrounding wall area.
- ii. For buildings more than one story in height, the combined wall sign area shall not exceed that permitted for a single story by more than 10% for each additional story. In no event, shall the combined wall sign area exceed by 50% that area permitted for a single-story building as specified by the applicable sign package (*Sec. 4C.11.5.*).
- iii. If any message is placed on the edge of a wall sign, then that portion of the wall sign is regulated as a pedestrian sign or a projecting sign.
- iv. A wall sign cannot extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the wall sign may extend above the top of the wall by a maximum of 3 feet.
- v. The plane of the sign face of a wall sign shall be approximately parallel to the face of the building.

### GENERAL PROVISIONS (CONTINUED)

- vi. Wall signs cannot be illuminated when installed on a wall that faces the rear or side lot line that is located within 30 feet of properties zoned with an Agricultural or Residential Use Class and a density indicator of 8 to 60 or 1L to 4L .
- vii. No wall sign shall project over any public property or any street right-of-way greater than that permitted in *Sec. 4C.11.6.D.2. (Projection Over Property Line)* and shall comply with *Sec. 4C.11.1.C.8. (Prohibited Locations)*.
- viii. Where a parking lot exists between a wall sign and the street, and there is a freestanding wall or fence between the parking lot and the street, a sign may be placed on the wall or fence provided the sign does not project beyond the lot line. The sign is limited to that portion of the wall or fence between 2.5' and 3.5' in height above the finished grade at the base of the wall generally facing the street.

### TOTAL SIGN AREA ALLOCATION

Sign Package 1	<i>Sec. 4C.11.5.C.2</i>
Sign Package 2	<i>Sec. 4C.11.5.C.3</i>

### DIMENSIONS

<b>A</b> Area of individual sign (max)	
Sign Package 1	<i>Sec. 4C.11.5.C.2</i>
Sign Package 2	<i>Sec. 4C.11.5.C.3</i>
<b>B</b> Projection (max)	
Sign Package 1	2'
Sign Package 2	1'

## 11.Window Sign



### DEFINITION

A sign, except for a supergraphic sign, that is attached to, affixed to, leaning against, or otherwise placed within 6 feet of a window or door in a manner so that the sign is visible from outside the building.

### GENERAL PROVISIONS

Window area is the area of continuous glass (or other transparent material) panels separated by not more than 6 inches.

### TOTAL SIGN AREA ALLOCATION

Sign Package 1

Sec. 4C.11.5.C.2

Sign Package 2

Sec. 4C.11.5.C.3

### DIMENSIONS

**A** Area of individual sign (max)

Sign Package 1

10%

Sign Package 2

10%

## 12. Yard Sign



### DEFINITION

A small sign placed in a yard or other amenity space.

### GENERAL PROVISIONS

Yard signs shall not have mechanical or moving parts and no electricity or other source of illumination or power may be attached or made a part of the sign.

### TOTAL SIGN AREA ALLOCATION

Sign Package 1

Sec. 4C.11.5.C.2

Sign Package 2

Sec. 4C.11.5.C.3

### DIMENSIONS

Ⓐ Area of individual sign (max)

20 SF

Ⓑ Height (max)

6'

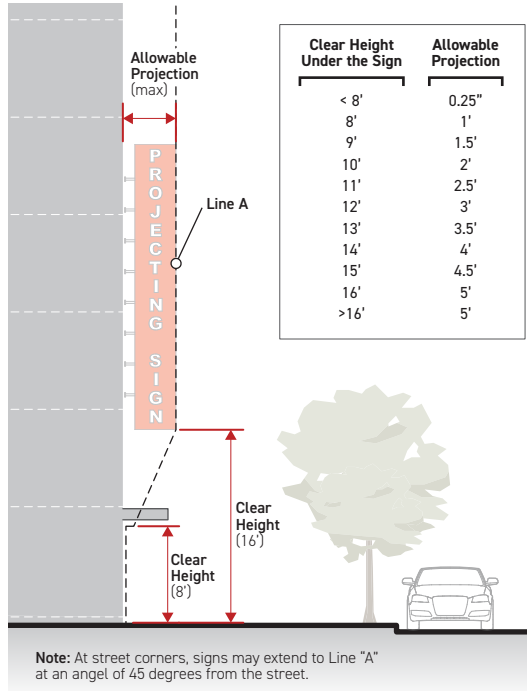
- Signs -

**D. Measurement**

**1. Sign Height**

The height of all signs shall be measured as the vertical distance from the top of the sign to the sidewalk grade or to the edge of roadway grade nearest the sign if there is no sidewalk.

**2. Projection Over Property Line**



**E. Relief**

1. A deviation from any sign type dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any sign type standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.



DIV. 4C.12. **RIDGELINE PROTECTION**  
[Reserved]

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

### SEC. 4C.13.1. **ENVIRONMENTAL PROTECTION MEASURES**

#### A. **Intent**

1. Ensure that development in the City does not result in detrimental impacts to those residing or working in and around construction activities, and to abutting properties, and the public right of way, including the habitat, cultural resources, and historic or fragile buildings.
2. Provide a mechanism for mitigation measures adopted to certify environmental impact reports for City plans, policies, or regulations to be made enforceable on future development projects consistent with *CEQA Guidelines, Section 15162.4*.
3. Provide a flexible mechanism to adopt and amend uniformly applicable development standards to allow streamlined environmental review, including pursuant to *CEQA Guidelines Section 15183.3*.

#### B. **Applicability**

No permit shall be issued by the Department of Building and Safety without the applicant demonstrating compliance with applicable environmental protection measures.

#### C. **Adoption and Maintenance of the Environmental Protection Measures**

The Director of Planning shall prepare, maintain, and update the environmental protection measures, as deemed necessary and appropriate. The environmental protection measures, and any amendments, shall be adopted by the Director, according to *Sec. 13B.2.5. (Director Determination)*.

#### D. **Noncompliance**

Failure to comply with the environmental protection measures or any condition or commitments made in compliance with the environmental protection measures is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon confirmation of non-compliance, the Director may require as deemed necessary and appropriate the applicant or property owner to retain at its own expense an independent consultant, subject to Director approval, to ensure compliance with the environmental protection measures and any conditions or commitments made in compliance with the environmental protection measures.

## DIV. 4C.14. **PROJECT REVIEW THRESHOLD**

### SEC. 4C.14.1. **PROJECT REVIEW THRESHOLD PACKAGES**

#### A. **Intent**

To require the discretionary review of development projects when certain thresholds are met, and to allow for variation in these thresholds appropriate to the context of development.

#### B. **Applicability**

Individual projects and related or successive project activities which are determined by the Director to be part of a larger project, meeting a condition specified in either *project review threshold package 1* (Sec. 4C.14.1.C.1.) or *project review threshold package 2* (Sec. 4C.14.1.C.2.).

#### C. **Standards**

##### 1. **Project Review Threshold Package 1**

When the applicable *Development Standards District (Part 4B)* specifies project review threshold package 1, the following development projects are subject to Sec. 13B.2.4. (*Project Review*):

- a. Any development project which creates, or results in an increase of, 50,000 square feet or more of nonresidential floor area.
- b. Any development project which creates, or results in an increase of, 50 or more dwelling units or guest rooms, or combination thereof.
- c. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
- d. Any change of use which results in a net increase of 1,000 or more average daily trips.
- e. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

## 2. Project Review Threshold Package 2

When the applicable *Development Standards District (Part 4B)* specifies project review threshold package 2, development projects participating in the community benefits program (Div. 9.3.) having one of the characteristics listed below are subject to *Sec. 13B.2.4. (Project Review)*. Any development project that is not participating in the community benefits program is subject to project review threshold package 1:

- a. Any development project including a building or structure having a height of 500 feet or taller.
- b. Any development project which adds at least 500,000 square feet of nonresidential floor area.
- c. Any development project which adds at least 500 dwelling units or guest rooms, or combination thereof.
- d. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
- e. Any change of use which results in a net increase of 1,000 or more average daily trips.
- f. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

### D. Measurement

1. For calculating floor area see *Sec. 14.1.7. (Floor Area)*.
2. Average daily trips are determined using the trip generation factors determined by LADOT.
3. For building height in feet see *Sec. 2C.4.2.D. (Height in Feet)*.

### E. Relief

None.