



# ARTICLE 4. **DEVELOPMENT STANDARDS**

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

Part 4A. **Introduction**

Part 4B. **Development Standards Districts**

Part 4C. **Development Standards Rules**

On May 3rd, 2023, the New Zoning Code was referred to the City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617. The Boyle Heights Community Plan will bring forward the unique zones and additional standards or regulations needed to implement the Boyle Heights Community Plan.

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# PART 4A. INTRODUCTION

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 4A.2. **OPENING PROVISIONS**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Reserved]

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

[Reserved]

## DIV. 4B.3. DISTRICT 3

### SEC. 4B.3.1. INTENT

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

### SEC. 4B.3.2. STANDARDS

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

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

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

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

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

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

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

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



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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]



# PART 4C. DEVELOPMENT STANDARDS RULES

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

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

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

