

ARTICLE 3. **FRONTAGE**

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

Part 3A. **Introduction**

Part 3B. **Frontage Districts**

Part 3C. **General Frontage Rules**

Part 3D. **Character Frontage 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 3A. INTRODUCTION

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DIV. 3A.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. 3A.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. 3B.1. **DRIVE FRONTAGES**

Drive Frontages control the location of vehicular access, require planted front yards, and provide flexible provisions for privacy through a combination of setbacks, frontage yard fences, and wall standards.

[Reserved]

DIV. 3B.2. **MULTI-UNIT FRONTAGES**

Multi-Unit Frontages require higher ground floor elevation, relatively low transparency, and frequent entrance spacing. This allows for greater privacy for tenants located on the ground story while retaining an interplay between the private and public realms. Frequent entrances activate the public realm with pedestrian activity and visual interest.

SEC. 3B.2.1. **MULTI-UNIT 1 (MU1)**

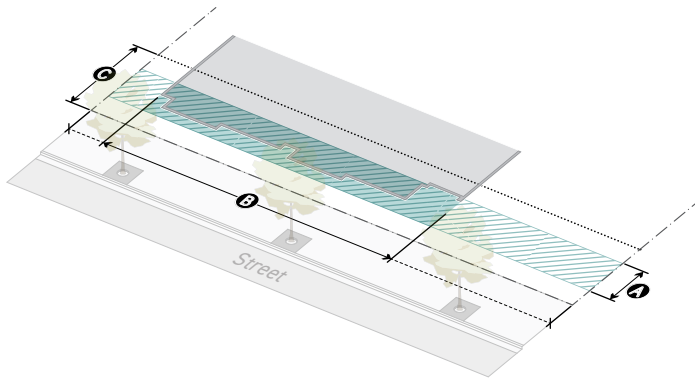
[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 3B.2.2. **MULTI-UNIT 2 (MU2)**

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

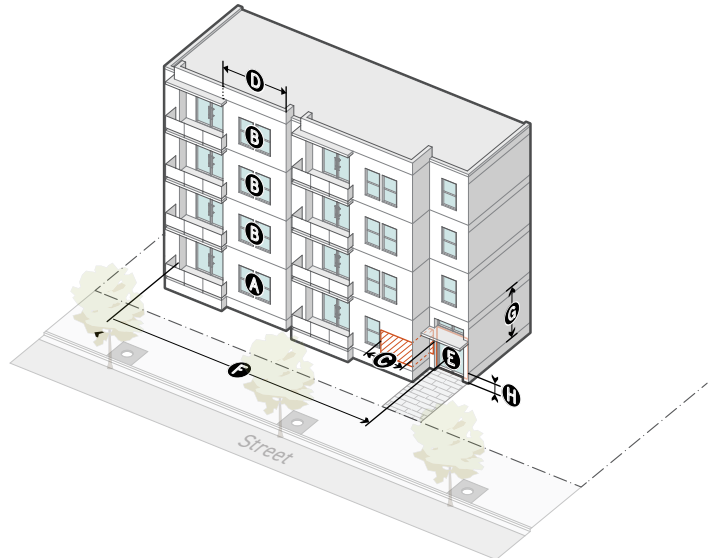
SEC. 3B.2.3. MULTI-UNIT 3 (MU3)

A. Lot



	Primary	Side
BUILD-TO	Div. 3C.1.	
Applicable stories (min)	1	1
A Build-to depth (max)	10'	15'
B Build-to width (min)	60%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	Div. 3C.2.	
C Parking setback (min)	20'	5'
LANDSCAPING	Div. 3C.3.	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A3	A3

B. Facade



	Primary	Side
TRANSPARENCY	Div. 3C.4.	
Transparent area		
A Ground story (min)	30%	20%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	20'	30'
ENTRANCES	Div. 3C.5.	
D Street-facing entrance	Required	n/a
E Entrance spacing (max)	50'	100'
Required entry feature	No	No
GROUND STORY	Div. 3C.6.	
F Ground story height (min)		
Residential	10'	10'
Nonresidential	12'	12'
G Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

DIV. 3B.3. **GENERAL FRONTAGES**

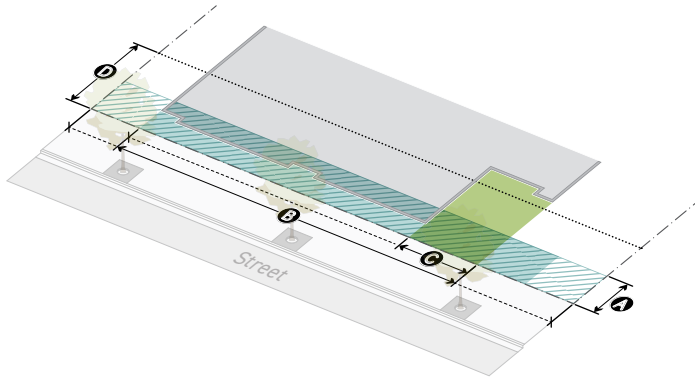
General Frontages require moderate to high build-to widths while allowing a wide range of modifications for pedestrian amenity spaces. These Frontage Districts have a moderate transparency requirement with flexible entrance spacing standards while ensuring a high-quality pedestrian environment and providing flexibility for a variety of ground story tenants.

SEC. 3B.3.1. **GENERAL 1 (G1)**

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

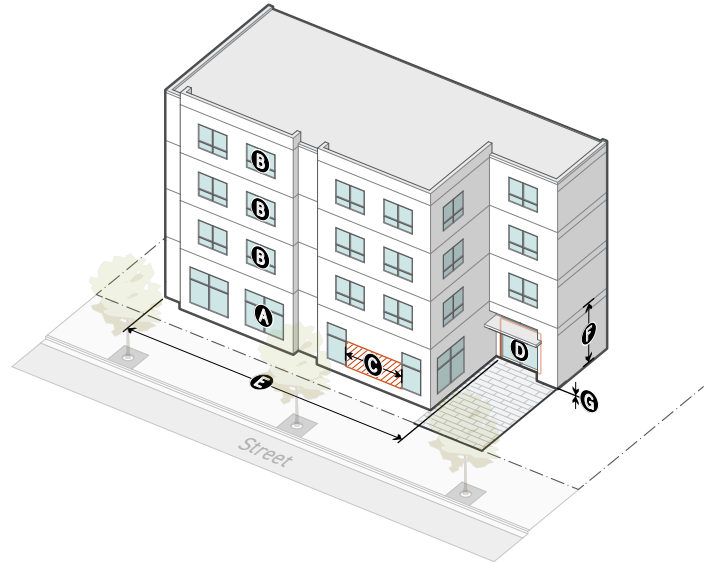
SEC. 3B.3.2. GENERAL 2 (G2)

A. Lot



	Primary	Side
BUILD-TO	Div. 3C.1.	
Applicable stories (min)	1	1
A Build-to depth (max)	10'	15'
B Build-to width (min)	70%	40%
C Pedestrian amenity allowance (max)	20%	5%
PARKING	Div. 3C.2.	
D Parking setback (min)	20'	5'
LANDSCAPING	Div. 3C.3.	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade



	Primary	Side
TRANSPARENCY	Div. 3C.4.	
Transparent area		
A Ground story (min)	40%	30%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	20'	30'
ENTRANCES	Div. 3C.5.	
D Street-facing entrance	Required	n/a
E Entrance spacing (max)	50'	100'
Required entry feature	No	No
GROUND STORY	Div. 3C.6.	
F Ground story height (min)		
Residential	10'	10'
Nonresidential	12'	12'
G Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/5'	-2'/5'

DIV. 3B.4. **SHOPFRONT FRONTAGES**

Shopfront Frontages require high build-to widths, high levels of transparency, frequent entrance spacing, and ground floor elevation at or near sidewalk grade. This promotes a legible street wall and activates the public realm with pedestrian activity and visual interest. The at-grade ground floor elevation allows for an increased connection between the interior uses and the pedestrian space.

SEC. 3B.4.1. **SHOPFRONT 1 (SH1)**

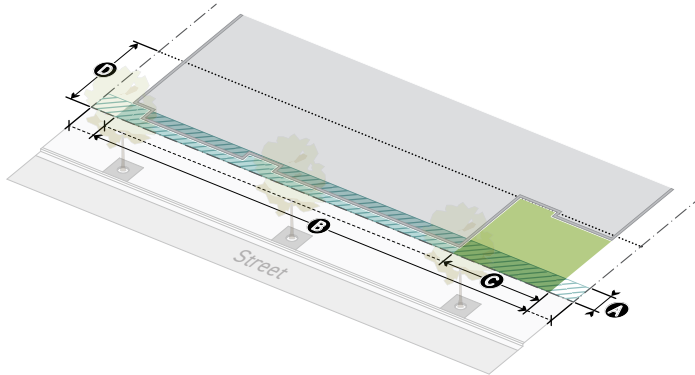
[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 3B.4.2. **SHOPFRONT 2 (SH2)**

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

SEC. 3B.4.3. SHOPFRONT 3 (SH3)

A. Lot



	Primary	Side
BUILD-TO	Div. 3C.1.	
Applicable stories (min)	1	1
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	50%
C Pedestrian amenity allowance (max)	20%	0%
PARKING	Div. 3C.2.	
D Parking setback (min)	20'	5'
LANDSCAPING	Div. 3C.3.	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade



	Primary	Side
TRANSPARENCY	Div. 3C.4.	
Transparent area		
A Ground story (min)	60%	40%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	15'	30'
ENTRANCES	Div. 3C.5.	
D Street-facing entrance	Required	Required
E Entrance spacing (max)	50'	75'
Required entry feature	No	No
GROUND STORY	Div. 3C.6.	
F Ground story height (min)		
Residential	14'	14'
Nonresidential	14'	14'
G Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

DIV. 3B.5. **MARKET FRONTAGES**

Market Frontages require high build-to widths and frequent entrances integrated as market stalls and shopfront bays. These entry feature options, paired with frequent entry spacing, activates the public realm with pedestrian activity and visual interest in areas where market stalls are the dominant pattern.

SEC. 3B.5.1. **MARKET 1 (MK1)**

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

DIV. 3B.6. **LARGE FORMAT FRONTAGES**

Large Format Frontages require moderate build-to widths and infrequent entrance spacing. These Frontage Districts are designed to accommodate large tenants and controlled access in a manner that promotes a walkable street edge.

[Reserved]

DIV. 3B.7. **WAREHOUSE FRONTAGES**

The Warehouse Frontages have few standards and allow for a high level of flexibility. These Frontage Districts are designed for freight service. Warehouse Frontages are intended for areas where pedestrian-friendly environments are not a priority.

SEC. 3B.7.1. **WAREHOUSE 1 (WH1)**

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

DIV. 3B.8. **DUAL FRONTAGES**

The Dual Frontages are required to address primary, side, and special frontage lot lines. This allows for activation of the frontage lot line with increased standards.

SEC. 3B.8.1. **ALLEY MARKET (AL1)**

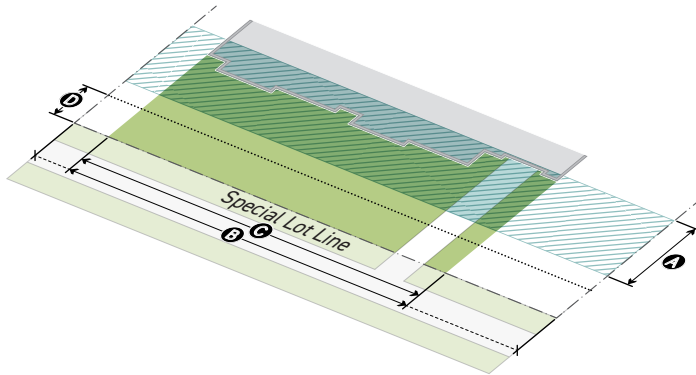
[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 3B.8.2. **ALLEY SHOPFRONT (AL2)**

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

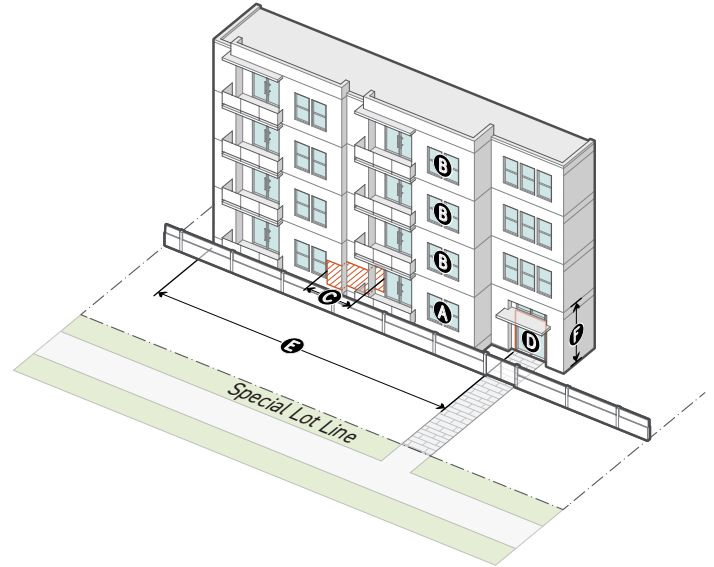
SEC. 3B.8.3. **GREENWAY 1 (GW1)**

A. Lot



	Special	Primary	Side
BUILD-TO	<i>Div. 3C.1.</i>		
Applicable stories (min)	1	1	1
A Build-to depth (max)	25'	25'	25'
B Build-to width (min)	70%	70%	40%
C Pedestrian amenity allowance (max)	100%	20%	5%
PARKING	<i>Div. 3C.2.</i>		
D Setback (min)	10'	5'	5'
LANDSCAPING	<i>Div. 3C.3.</i>		
Frontage planting area (min)	75%	30%	30%
Frontage yard fence & wall type allowed:	A3	A3	A4

B. Facade



	Special	Primary	Side
TRANSPARENCY	<i>Div. 3C.4.</i>		
Transparent area			
A Ground story (min)	20%	40%	20%
B Upper stories (min)	20%	20%	20%
C Active wall spacing (max)	30'	20'	30'
ENTRANCES	<i>Div. 3C.5.</i>		
D Street-facing entrance	Required	Required	Required
E Entrance spacing (max)	75'	75'	100'
Entry feature	n/a	n/a	n/a
GROUND STORY	<i>Div. 3C.6.</i>		
F Ground story height	14'	14'	14'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

DIV. 3B.9. **CHARACTER FRONTAGES**

Character Frontages provide standards for facade articulation, entry features, window design, siding materials, and roof form, in order to reinforce the prevailing architectural characteristics of the city's historically and culturally significant neighborhoods and districts.

SEC. 3B.9.1. **HISTORIC CORE (CHC1)**

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

SEC. 3B.9.2. **DAYLIGHT FACTORY (CDF1)**

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

SEC. 3B.9.3. **DAYLIGHT FACTORY / RIVER (CDR1)**

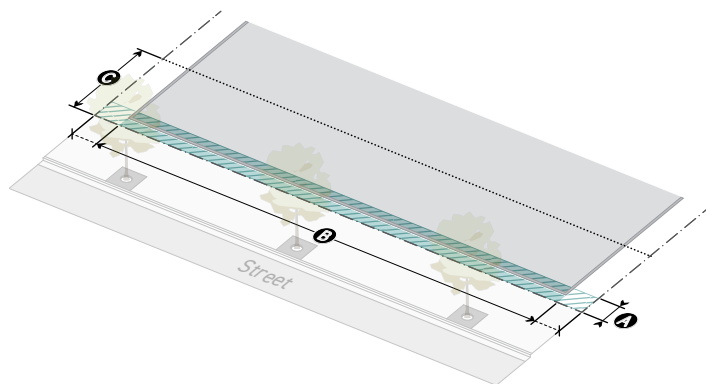
[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 3B.9.4. CHARACTER COMMERCIAL (CC1)

A. Intent

The Character Commercial 1 Frontage provides standards intended to reinforce the prevailing architectural characteristics of streetcar oriented commercial districts established during the late 19th and early 20th centuries. Such districts are characterized by one and two story brick buildings containing rows of small storefronts that were originally built to serve some of the city's earliest neighborhoods. Key features include the decorative application of brick, shopfront and roofline cornices, recessed entrances, and large shopfront windows. Buildings that retain the qualities of early commercial districts adhere to a well-defined street wall with high ground floor activation. By providing a set of targeted design standards that regulate these key features the Character Commercial 1 Frontage ensures that new development contributes to the established architectural character of the city's earliest commercial districts.

B. Lot



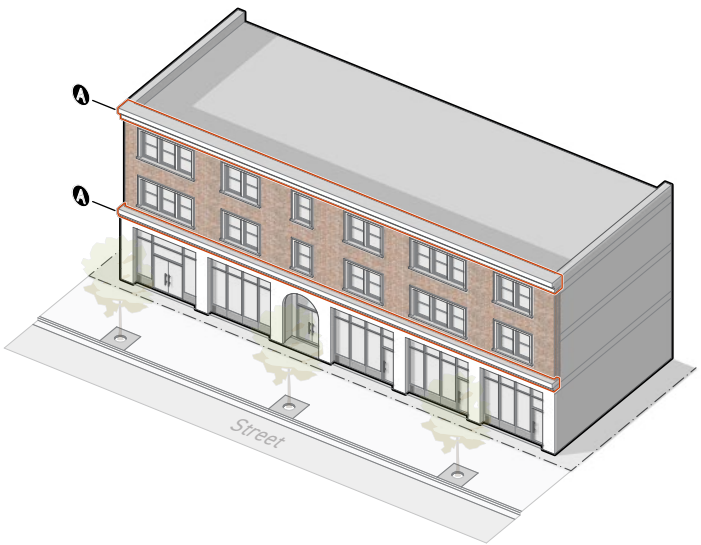
	Primary	Side
BUILD-TO	<i>Div. 3D.1.</i>	
Applicable stories (min)	2	2
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
Pedestrian amenity allowance (max)	15%	10%
PARKING	<i>Div. 3D.2.</i>	
C Parking setback (min)	20'	5'
LANDSCAPING	<i>Div. 3D.3.</i>	
Frontage planting area (min)	0%	0%
Frontage yard fence & wall type allowed:	A1	A1

C. Stories



	Primary	Side
GROUND FLOOR ELEVATION	Div. 3D.4.	
A Ground floor elevation (min/max)	-2'2'	-2'2'
STORY HEIGHT	Div. 3D.5.	
B Ground story height (min)	14'	14'

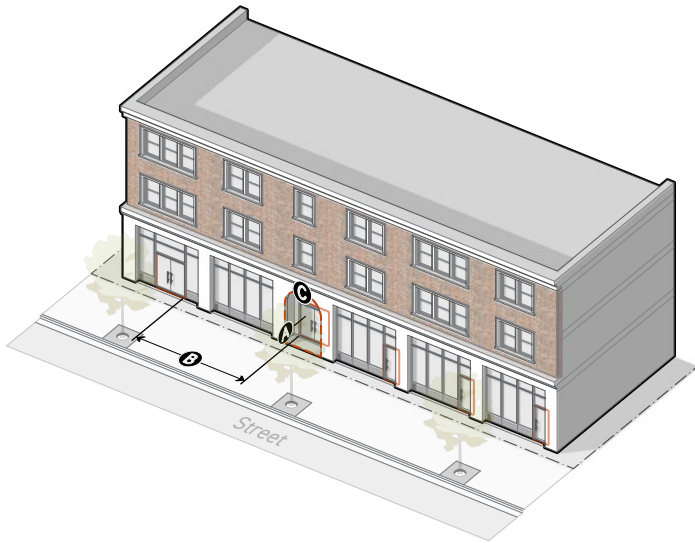
D. Facade



	Primary	Side
ARTICULATION	Div. 3D.6.	
A Base-top*	Required	Required

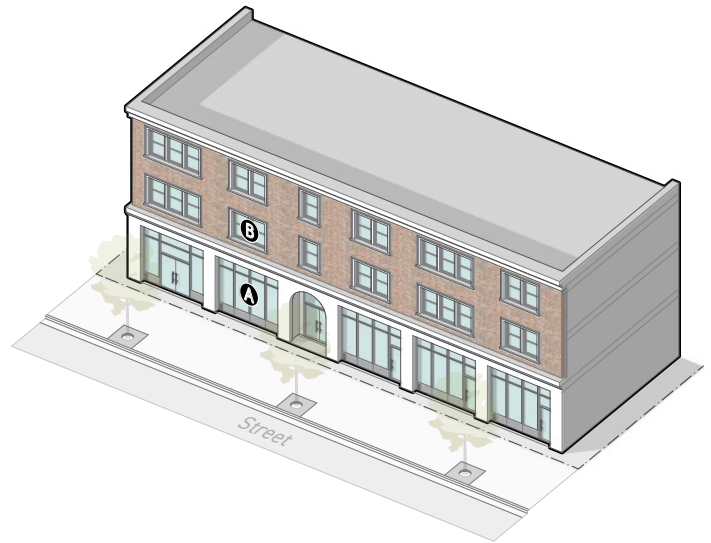
* Applicable for first 2 stories

E. Doors



	Primary	Side
ENTRANCES	<i>Div. 3D.8.</i>	
A Street-facing entrance	Required	Required
B Entrance spacing (max)	50'	50'
Entry feature	Required	Required
Options	<ul style="list-style-type: none"> • Recessed entry • Covered entry • Storefront bay 	
C Focal entry feature	1	0

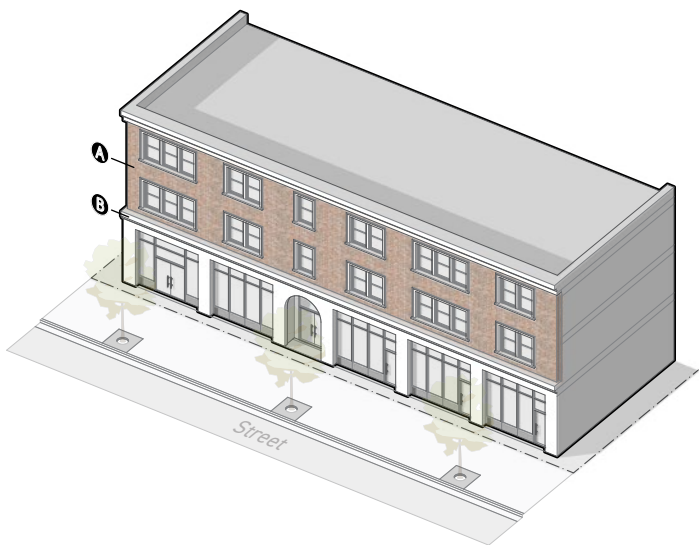
F. Windows



	Primary	Side
TRANSPARENCY	<i>Div. 3D.9.</i>	
A Ground story (min/max)	50%/70%	50%/70%
Active wall spacing (max)	20'	30'
Window recession (min)	6"	6"
Bulkhead	Required	Required
B Upper stories (min/max*)	30%/60%	30%/60%
Window recession (min)	3"	3"

* Applicable for first 2 stories

G. Cladding



EXTERIOR MATERIALS <i>Div. 3D.10.</i>	
A Principal material coverage (min) *	70%
Exterior material options	<ul style="list-style-type: none">• Brickwork• Stonework• Glazed tile• Concrete
B Accessory material coverage (max) *	30%
Exterior material options	<ul style="list-style-type: none">• Brickwork• Stonework• Concrete• Metal• Wood• Glazed tile
Number of accessory materials (max)	2

* Applicable for first 2 stories

H. Roof



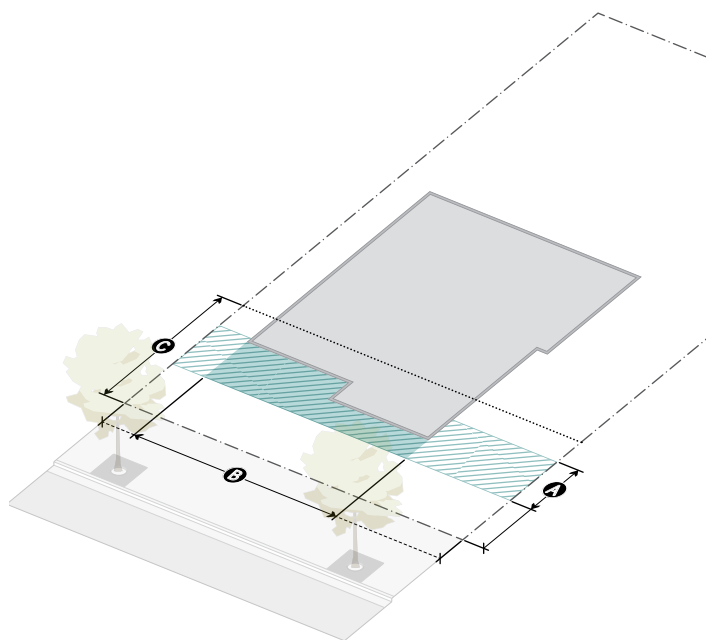
ROOF DESIGN <i>Div. 3D.11.</i>	
A Roof form (options)	<ul style="list-style-type: none">• Flat

SEC. 3B.9.5. CHARACTER RESIDENTIAL 1 (CR1)

A. Intent

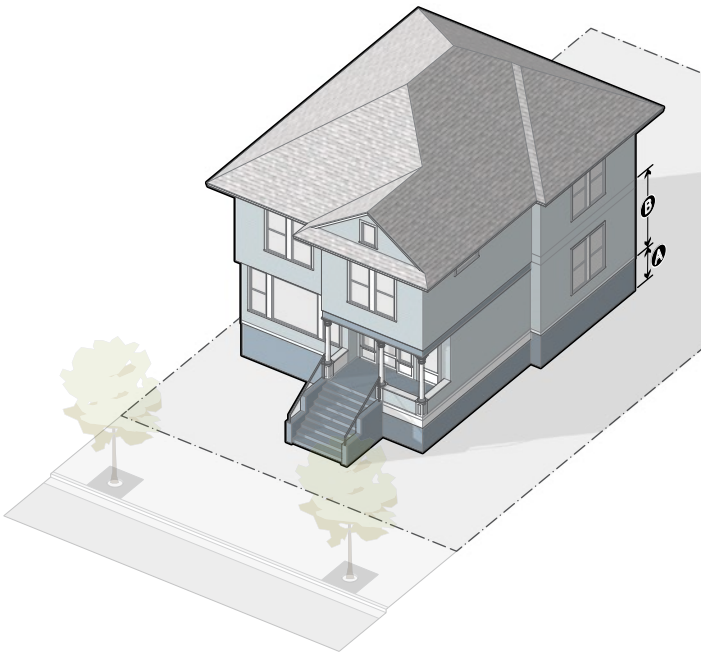
The Character Residential 1 Frontage provides standards intended to reinforce the prevailing architectural characteristics of the city's residential neighborhoods established throughout the late 19th and early 20th centuries. Such neighborhoods are characterized by an eclectic mix of residential architecture, including Late-Victorian, Queen Anne, and Craftsman architectural styles. Together these styles share some unifying characteristics, such as building forms articulated by a prominent pitched roof or series of pitched roofs, entries featuring a covered front porch, and textured exterior wall surfaces of lap or shingle siding. Other common neighborhood characteristics include homes setback behind a front yard and parking areas hidden from view behind the main building. By providing a set of targeted design standards that regulate these key features the Character Residential 1 Frontage ensures that new development contributes to the established architectural character of the city's earliest residential neighborhoods.

B. Lot



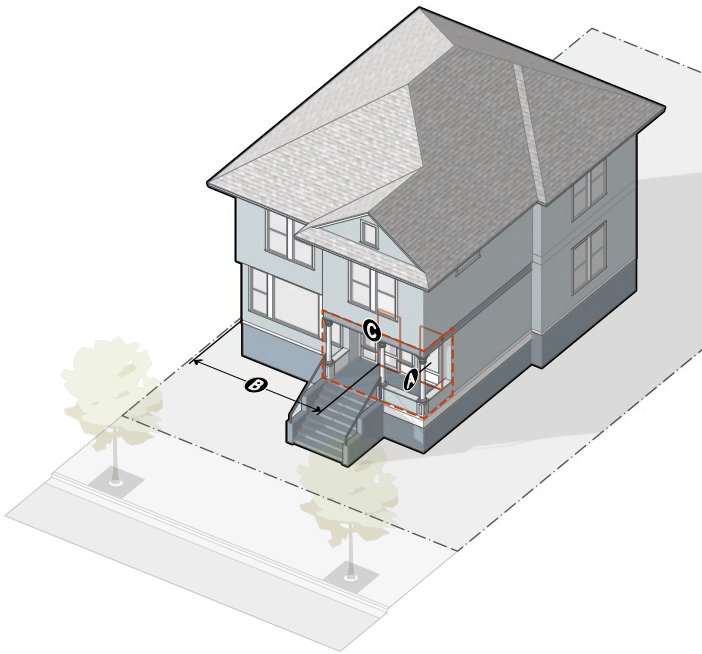
	Primary	Side
BUILD-TO	<i>Div. 3D.1.</i>	
Applicable stories (min)	3	3
A Build-to depth (max)	10'	15'
B Build-to width (min)	50%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	<i>Div. 3D.2.</i>	
C Parking setback (min)	20'	5'
LANDSCAPING	<i>Div. 3D.3.</i>	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

C. Stories



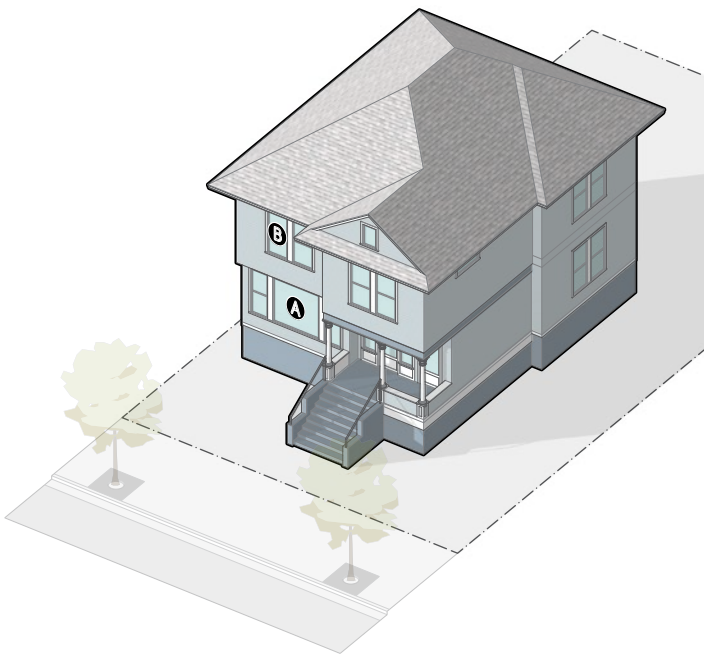
	Primary	Side
GROUND FLOOR ELEVATION	Div. 3D.4.	
A Ground floor elevation (min/max)	1.5'/5'	1.5'/5'
STORY HEIGHT	Div. 3D.5.	
B Ground story height (min)	n/a	n/a

D. Doors



	Primary	Side
ENTRANCES	Div. 3D.8.	
A Street-facing entrance	Required	n/a
B Entrance spacing (max)	50'	50'
Entry feature	Required	n/a
Options	• Porch	
C Focal entry feature	n/a	n/a

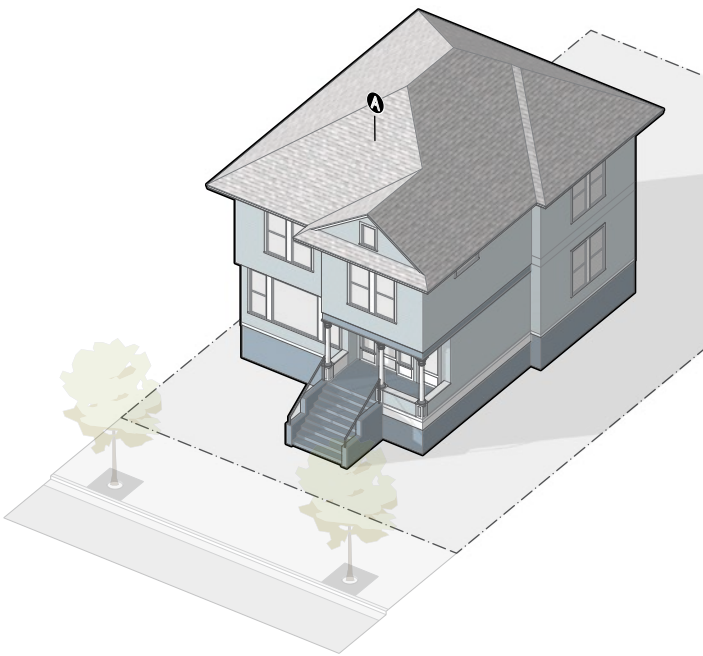
E. Windows



	Primary	Side
TRANSPARENCY	Div. 3D.9.	
A Ground story (min/max)	10%/35%	7%/35%
Active wall spacing (max)	10'	15'
Window recession (min)	1"	1"
B Upper stories (min/max) *	10%/35%	7%/35%
Window recession (min)	1"	1"

* Applicable for first 3 stories

F. Roof



ROOF DESIGN	Div. 3D.11.
A Roof form (options)	• Pitched
Overhang (min)	10"

PART 3C. GENERAL FRONTAGE RULES

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Div. 3C.4. Transparency. 3-28

Div. 3C.5. Entrances 3-28

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DIV. 3C.1. **BUILD-TO**

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

DIV. 3C.2. **PARKING**

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

DIV. 3C.3. **LANDSCAPING**

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

DIV. 3C.4. **TRANSPARENCY**

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

DIV. 3C.5. **ENTRANCES**

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

DIV. 3C.6. **GROUND STORY**

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

PART 3D. CHARACTER FRONTAGE RULES

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Div. 3D.2. Parking 3-30

Div. 3D.3. Landscaping 3-30

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Div. 3D.10. Exterior Materials 3-31

Div. 3D.11. Roof Design 3-31

DIV. 3D.1. **BUILD-TO**

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

DIV. 3D.2. **PARKING**

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

DIV. 3D.3. **LANDSCAPING**

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

DIV. 3D.4. **FINISHED FLOOR ELEVATION OF THE GROUND STORY**

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

DIV. 3D.5. **STORY HEIGHT**

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

DIV. 3D.6. **ARTICULATION**

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

DIV. 3D.7. **FEATURES**

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

DIV. 3D.8. **ENTRANCES**

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

DIV. 3D.9. **TRANSPARENCY**

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

DIV. 3D.10. **EXTERIOR MATERIALS**

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

DIV. 3D.11. **ROOF DESIGN**

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

