

ARTICLE 7. **ALTERNATE TYPOLOGIES**

Part 7A. **Introduction**

Part 7B. **Alternate Typologies**

Part 7C. **Alternate Typology 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 7A. INTRODUCTION

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DIV. 7A.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. 7A.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]

PART 7B. ALTERNATE TYPOLOGIES

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DIV. 7B.1. **CIVIC INSTITUTION**

SEC. 7B.1.1. **CIVIC INSTITUTION 1**

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

SEC. 7B.1.2. CIVIC INSTITUTION 2

A. Eligible Districts	FORM	FRONTAGE	STANDARD	USE	DENSITY
	All	All	1, 2, 3, & 4	All	All



B. Intent

The Civic Institution 2 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. Review

Administrative review is required, see Sec. 14.5.1. (*Administrative Review*).

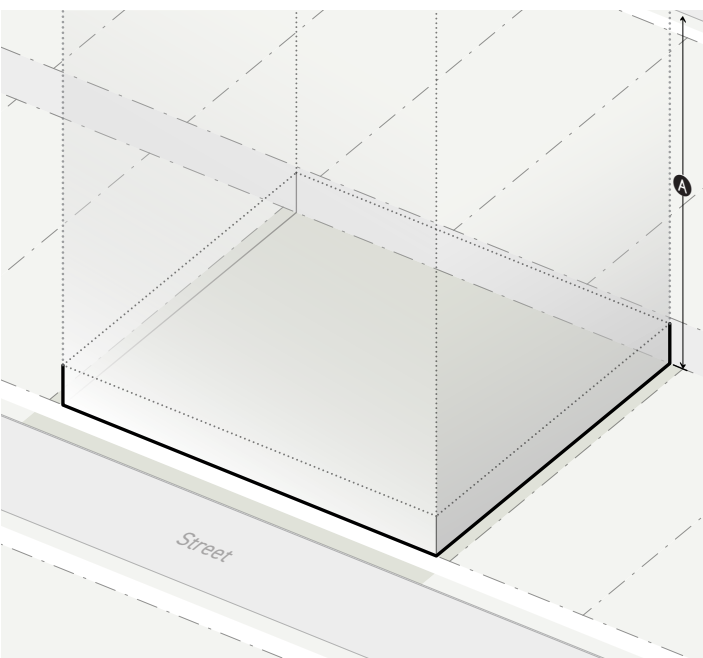
D. Form Standards

1. Lot Parameters



LOT SIZE		Sec. 7C.1.1.
Lot area (min)		n/a
Lot width (min)		n/a
COVERAGE		Sec. 7C.1.1.
A Building coverage (max)		65%
Building setbacks		
B Primary street (min)		0'
Side street (min)		5'
C Side (min)		5'
Rear (min)		5'
D Alley (min)		0'
Special lot line (min)		Set by Form District
AMENITY		Sec. 7C.1.1.
E Lot amenity space (min)		20%
Residential amenity space (min)		n/a

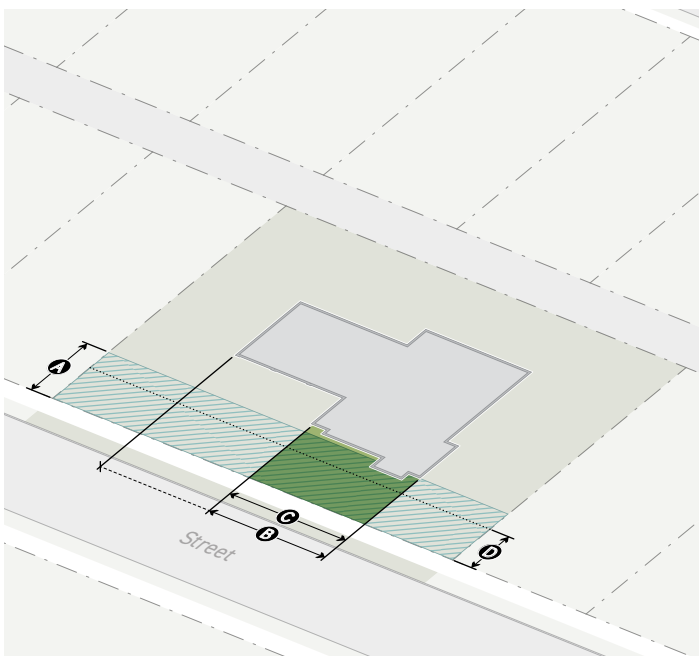
2. Bulk and Mass



HEIGHT & FAR		Sec. 7C.1.1.
FAR (max)		Set by Form District
A Height (max)		n/a
UPPER STORY BULK		Sec. 7C.1.1.
Bulk plane		n/a
Street step-back		n/a
Height transition		n/a
District boundary height transition		n/a
BUILDING MASS		Sec. 7C.1.1.
Set by Form District		

E. Frontage Standards

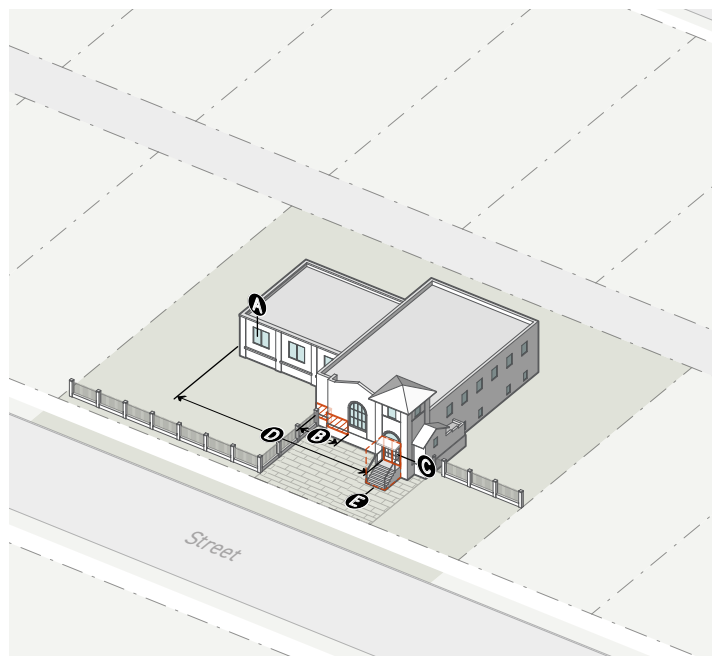
1. Site



	Primary St.	Side St.
BUILD-TO	Sec. 7C.1.2.	
Applicable stories (min)	1	n/a
A Build-to depth (max)	30'	n/a
B Build-to width (min)	Building-based	n/a
C Pedestrian amenity allowance (max)	100%	n/a
PARKING	Sec. 7C.3.2	
D Parking setback (min)	20'	0'
Parking between building & street (allowed)	No	Yes
LANDSCAPE	Sec. 7C.1.2.	
Frontage planting area (min)	70%	70%
Frontage yard fence & wall type allowed:	A3*	A3

*Fences and walls may not be located between the building face meeting the required build-to width and the street.

2. Facade



	Primary St.	Side St.
TRANSPARENCY	Sec. 7C.1.2.	
A Ground story (min)	10%*	10%*
Upper stories (min)	n/a	n/a
B Active wall spacing (max)	30'	40'
ENTRANCES	Sec. 7C.1.2.	
C Street-facing entrance	Required	n/a
D Entrance spacing (max)	100'	150'
Required entry feature	Yes	No
E Entry feature options	<ul style="list-style-type: none"> • Recessed Entry • Covered Entry 	
GROUND STORY	Sec. 7C.1.2.	
Ground story height (min)	n/a	n/a
Ground floor elevation (min/max)	n/a	n/a

*Ground story window and door glazing may be screened for up to 50% of the glazed area.

F. Development Standards

Set by applied *Development Standard District (Part 4B.)*.

G. Use Standards

1. For a minimum of 20 years after the issuance of a Certificate of Occupancy, no less than 75% of the total floor area on the lot shall be designated for one or more of the following uses:
 - a. Civic Facility: All (examples include community centers, museums, and libraries);
 - b. Office, Government;
 - c. Public Safety Facility (examples include fire and police stations);
 - d. Religious Assembly (examples include churches, mosques, synagogues, and temples);
 - e. School: K-12;
 - f. School: Post-Secondary;
 - g. Social Services; and
 - h. Transit Station.
2. Once 20 years have elapsed, all floor area on the lot may be designated for any use allowed in the applied *Use District (Part 5B)*.
3. For additional Use District standards, see the applied Use District (Part 5B).

H. Density Standards

Set by the applied Density District (Part 6B.).

DIV. 7B.2. CORNER STORE

SEC. 7B.2.1. CORNER STORE 1

A. Eligibility

1. Eligible Districts

FORM

All

FRONTAGE

All

STANDARD

3 & 4

USE

RX_

DENSITY

All

2. Eligible Lots

The Corner Store 1 Alternate Typology is eligible only on corner lots.



B. Intent

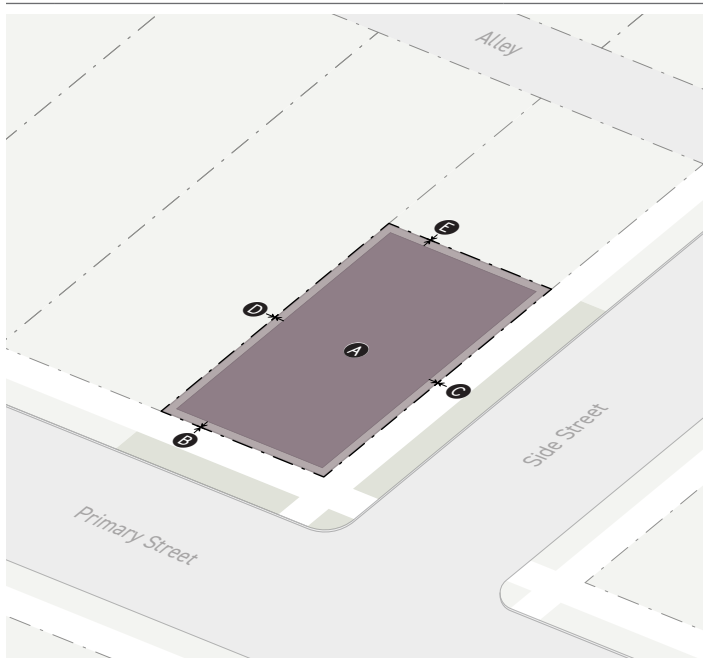
The Corner Store 1 Alternate Typology is intended to accommodate small-scale, community serving commercial uses in a scale appropriate for predominantly residential settings. This Alternate Typology intends to improve the walkability of residential neighborhoods, provide surrounding residents with amenities within a convenient distance of their homes, and support community-oriented small businesses development.

C. Review

Administrative review is required, see Sec. 14.5.1. (*Administrative Review*).

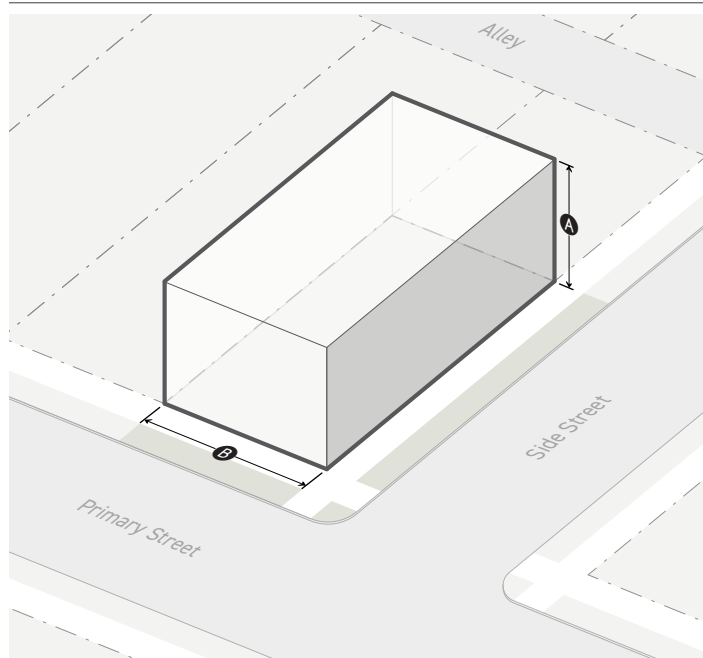
D. Form Standards

1. Lot Parameters



LOT SIZE		Sec. 7C.1.1.
Lot area (min)		n/a
Lot width (min)		n/a
COVERAGE		Sec. 7C.1.1.
A Building coverage (max)		95%
Building setbacks		
B Primary street (min)		0'
C Side street (min)		0'
D Side (min)		Set by Form District
E Rear (min)		Set by Form District
Alley (min)		0'
Special lot line (min)		Set by Form District
AMENITY		Sec. 7C.1.1.
Lot amenity space (min)		n/a
Residential amenity space (min)		n/a

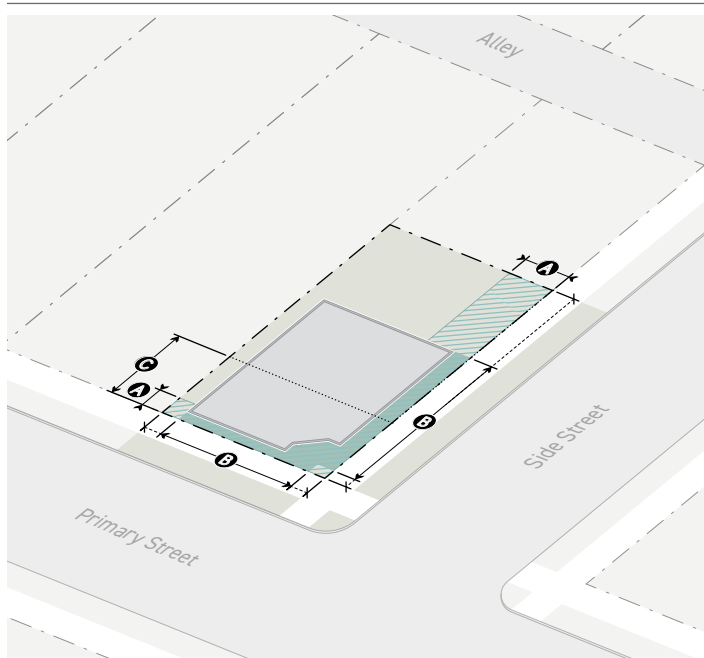
2. Bulk and Mass



HEIGHT & FAR		Sec. 7C.1.1.
A Set by Form District		
UPPER STORY BULK		Sec. 7C.1.1.
Set by Form District		
BUILDING MASS		Sec. 7C.1.1.
B Set by Form District		

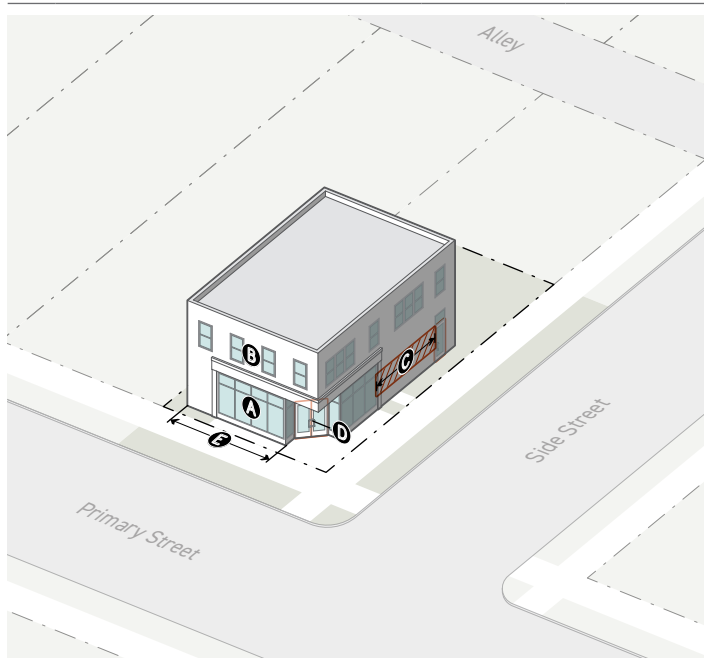
E. Frontage Standards

1. Site



	Primary St.	Side St.
BUILD-TO	Sec. 7C.1.2.	
Applicable stories (min)	1	1
A Build-to depth (max)	5'	10'
B Build-to width (min)	80%	60%
C Pedestrian amenity allowance (max)	n/a	n/a
PARKING	Sec. 7.3.2	
D Parking setback (min)	25'	0'
Parking between building & street (allowed)	No	No
LANDSCAPE	Sec. 7C.1.2.	
Frontage planting area (min)	n/a	n/a
Frontage yard fence & wall type allowed:	A1	A3

2. Facade



	Primary St.	Side St.
TRANSPARENCY	Sec. 7C.1.2.	
A Ground story (min)	50%	30%
Upper stories (min)	20%	20%
B Active wall spacing (max)	10'	20'
ENTRANCES	Sec. 7C.1.2.	
C Street-facing entrance	Required	n/a
D Entrance spacing (max)	25'	50'
Required entry feature	Yes	No
Options	<ul style="list-style-type: none"> • Recessed entry • Covered entry • Storefront bay 	
GROUND STORY	Sec. 7C.1.2.	
Ground story height (min)		
Residential (min)	10'	10'
Nonresidential (min)	14'	14'
Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Non-residential	-2'/2'	-2'/2'

F. Development Standards

Set by applied *Development Standard District (Part 4B.)*.

G. Use Standards

1. For a minimum of 10 years after the issuance of a Certificate of Occupancy, a minimum of 500 square feet of ground story floor area shall be designated for General Commercial Uses. Where the total building coverage on the lot is less than 1,500 square feet, the minimum ground story floor area designated for General Commercial Uses may be less than 500 square feet but shall be no less than 33% of the total building coverage.
2. Once 10 years have elapsed, the required ground story floor area designated for General Commercial Uses may be designated for any use allowed in the applied *Use District (Part 5B)*.
3. Any floor area provided beyond the minimum required for General Commercial Uses may be designated for any use allowed in the applicable Use District.
4. For additional Use rules, see the applied *Use District (Part 5B)*.

H. Density Standards

Set by the applied *Density District (Part 6B.)*.

I. Relief

A reduction of up to 5 years to the amount of time that commercial floor area is required to be occupied by a General Commercial Use may be reduced up to 5 years requested in accordance with Sec. 13.B.2.2. (Class 2 Conditional Use Permit).

DIV. 7B.3. **SMALL LOT SUBDIVISION**

SEC. 7B.3.1. **SMALL LOT 1**

A. **Eligibility**

- | 1. Eligible Districts | FORM | FRONTAGE | STANDARD | USE | DENSITY |
|------------------------------|-------------|------------------------|-----------------|-----------------------------|----------------|
| | V_ & L_ | MU_, G_, LF_,
& WH_ | 1, 2, 3, & 4 | RG_, RX_, C_,
CX_, & IX_ | FA through 25 |
2. **Eligible Lots**

Small Lot Subdivision 1 Alternate Typology is eligible on lots having a lot width no greater than 80 feet. For lots greater than 80 feet wide, see *Small Lot Subdivision 2 Alternate Typology* (Sec. 7B.3.2.).



B. **Intent**

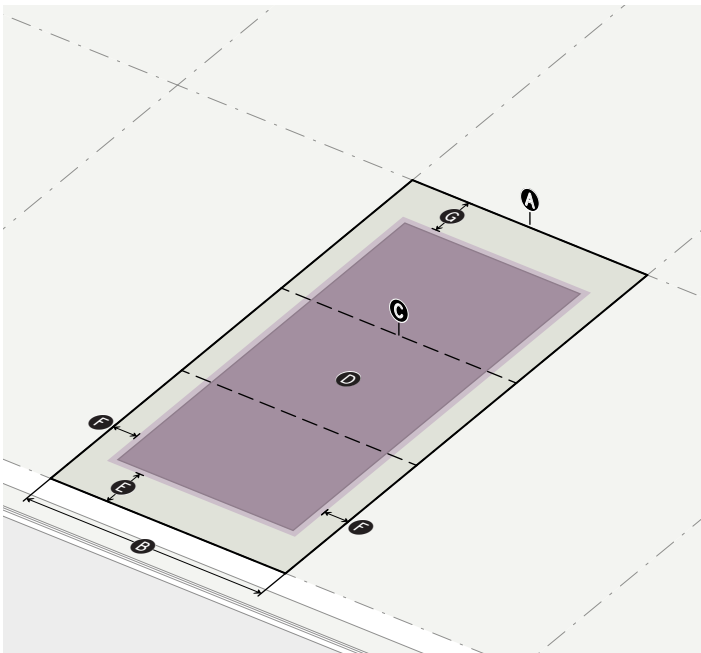
The Small Lot Subdivision 1 Alternate Typology is intended to encourage the development of fee-simple property ownership in a compact urban form. This Alternate Typology modifies standard subdivision rules to provide greater flexibility, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. **Review**

1. Administrative review is required, see Sec. 14.5.1. (*Administrative Review*).
2. If the project involves a subdivision it shall be reviewed pursuant to the applicable provisions of Article 11 (*Division of Land*).

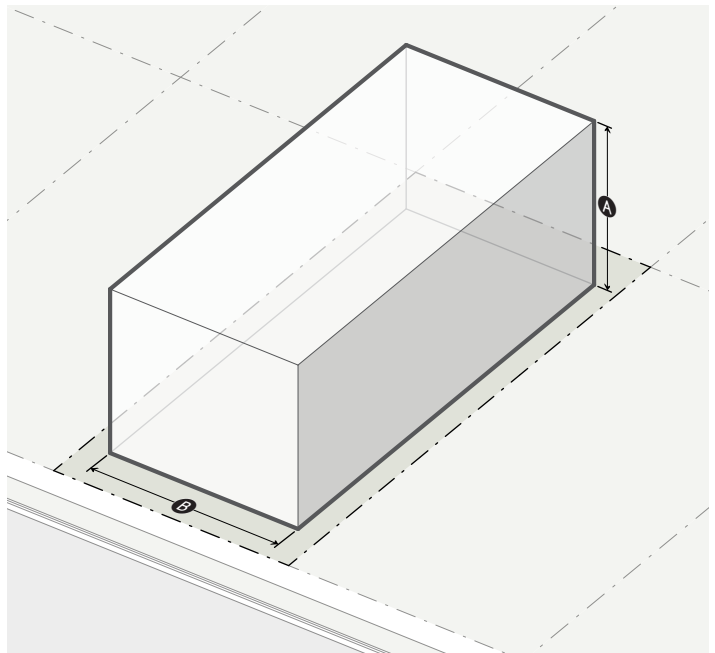
D. Form Standards

1. Lot Parameters



LOT SIZE		Sec. 7C.1.1.
A	Lot area (min)	5,000 SF
B	Lot width (min)	50'
C	Sub-lot area (min)	600 SF
	Sub-lot width (min)	18'
COVERAGE		Sec. 7C.1.1.
D	Building coverage (max)	75%
Building setbacks		
E	Primary street (min)	Set by Form District
	Side street (min)	Set by Form District
F	Side (min)	Set by Form District
G	Rear (min)	Set by Form District
	Alley (min)	Set by Form District
	Special: All (min)	Set by Form District
AMENITY		Sec. 7C.1.1.
	Lot amenity space (min)	n/a
	Residential amenity space (min)	10%

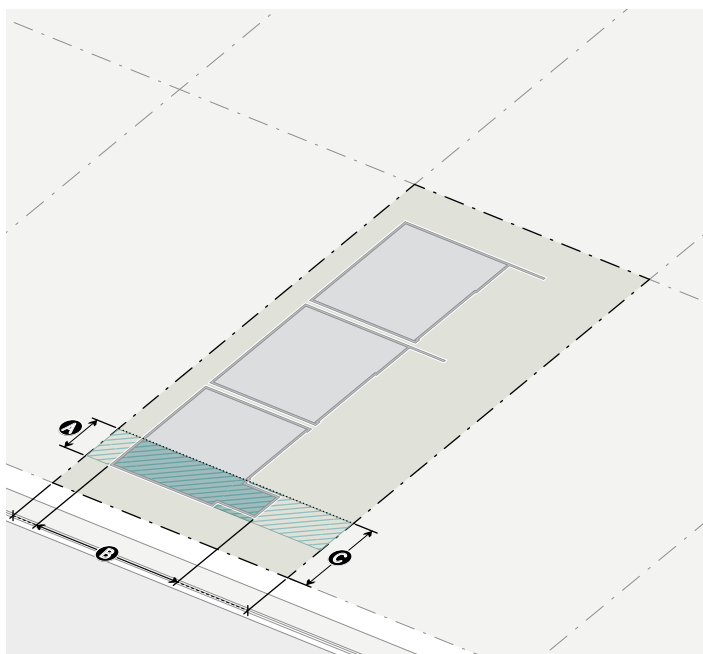
2. Bulk and Mass



HEIGHT & FAR		Sec. 7C.1.1.
	FAR (max)	Set by Form District
	Height in stories (max)	Set by Form District
A	Height in feet (max)	Set by Form District
UPPER STORY BULK		Sec. 7C.1.1.
	Street step-back	Set by Form District
District boundary height transition		
	Abutting district allowed height (max)	35'
	Stories without height transition (max)	2
	Transition depth (min)	10'
BUILDING MASS		Sec. 7C.1.1.
B	Building width (max)	180'
	Building break (min)	6'
C	Facade width (max)	30'

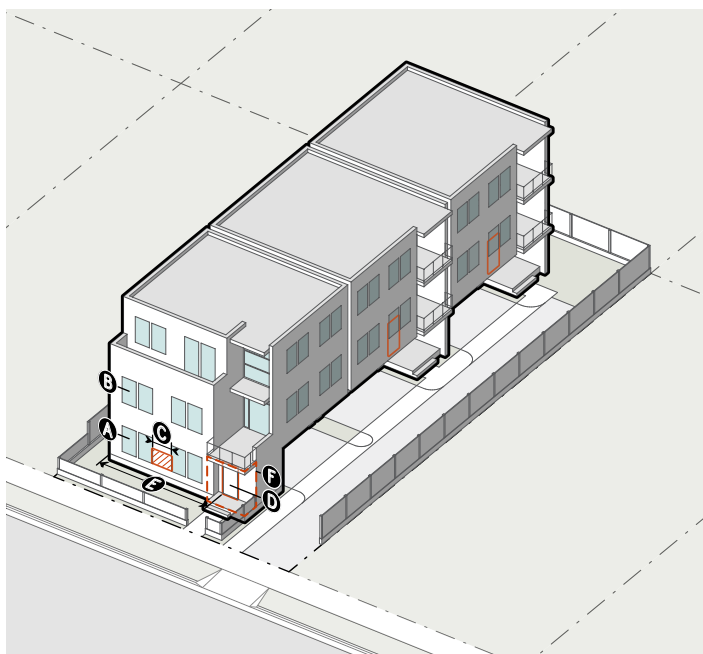
E. Frontage Standards

1. Site



	Primary St.	Side St.
BUILD-TO	Sec. 7C.1.2.	
Applicable stories (min)	1	1
A Build-to depth (max)	10'	10'
B Build-to width (min)	60%	60%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	Sec. 7C.1.2.	
C Parking setback (min)	20'	20'
Parking between building & street (allowed)	No	No
LANDSCAPE	Sec. 7C.1.2.	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

2. Facade



	Primary St.	Side St.
TRANSPARENCY	Sec. 7C.1.2.	
Ground story (min)		
A Residential (min)	20%	20%
Nonresidential (min)	60%	40%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	10'	20'
ENTRANCES	Sec. 7C.1.2.	
D Street-facing entrance	Required	Required
E Entrance spacing (max)	40'	40'
F Required entry feature	Yes	Yes
Options	<ul style="list-style-type: none"> • Porch • Raised entry • Forecourt • Recessed entry • Covered entry 	
GROUND STORY	Sec. 7C.1.2.	
Ground story height (min)		
Residential (min)	10'	10'
Nonresidential (min)	14'	14'
Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Non-residential	-2'/2'	-2'/2'

F. Development Standards

1. Pedestrian Access

In addition to any site access pedestrian standards specified by the applied *Development Standards District (Part 4B)*, small lot subdivisions shall meet the following pedestrian access standards:

- a. Small lot subdivisions shall provide a shared pedestrian accessway meeting the following standards:
 - i. Shall have a minimum width of 4 feet.
 - ii. Shall connect from the sidewalk, or other publicly accessible pedestrian facility along the frontage lot line, to all common open spaces, mailboxes, trash enclosures, and each required pedestrian entrance.
 - iii. Shall be accessible to users of all sub-lots included in the small lot subdivision.
 - iv. Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle or driveway. Physical separation methods may include, curbs of no less than 4 inches in height, a planting area having no horizontal dimension less than 18 inches, or bollards, raised planters or similar containment methods, no less than 12 inches in height and separated by no more than 5 feet.
- b. Each unit that does not include a street-facing entrance accessible from a pedestrian accessway, shall provide a pedestrian entrance that meets the following standards:
 - i. Shall face the required shared pedestrian accessway.
 - ii. Shall provide an entry feature meeting the standards for one of the allowed entry features options specified by the the *Small Lot Subdivison 1 Frontage Standards table (Sec. 7B.3.1.E.)*. For the purposes of meeting entry feature standards, a pedestrian access that faces a linked pedestrian access way shall be considered a street-facing entrance

2. Additional Rules

For additional Development Standards rules, see the applied *Development Standard District (Part 4B.)* and *Development Standards Rules (Part 4C.)*.

G. Use Standards

Set by the applied *Use District (Part 5B.)*.

H. Density Standards

Set by the applied *Density District (Part 6B.)*.

DIV. 7B.4. **DRIVE-THROUGH**

[Reserved]

DIV. 7B.5. **FUELING STATION**

[Reserved]

DIV. 7B.6. **RESIDENTIAL LOT-SPLIT**

[Reserved]

PART 7C. ALTERNATE TYPOLOGY RULES

Div. 7C.1. Alternate Typology Rules 7-26

DIV. 7C.1. **ALTERNATE TYPOLOGY RULES**

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