

AMENITY FEATURES MENU

Zoning Code (Chapter 1)

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SECTIONS



LAMC SECTION 12.40 D.1 ADMINISTRATION

(d) Amenity Features Menu. The Director of Planning shall have the authority to establish and maintain an Amenity Features Menu to meet the required Site Amenities within the Landscape and Site Design Point System.

1. Projects shall provide at least the minimum number of amenity features from the list of options in the Amenity Features Menu as established by the Director. Site Amenities will be made permanently available to the tenants of the building.
2. The location and number of amenity features shall be identified on the proposed plans submitted to the City as part of Administrative Review, with the accompanying dimensions called out as required by the selected options.

AMENITY FEATURES MENU

A. Eligible Amenities for Residential or Mixed-Use Projects

1. **Outdoor Seating/Furniture:** A shaded seating area with a minimum of two seats per 400 square feet.
2. **Pet Friendly Amenities (Dog run, Dog area, Pet washing station, Pet relief station):** Facilities designed to accommodate pets and contain one or more of the following: 1. A dog play area for pet play and interaction, at least 15 feet wide and 10 feet long, equipped with a fresh water pet drinking station, seating and shade 2. A dog run area at least 8 feet wide and 15 feet long, fenced from the rest of the area, equipped with a fresh water pet drinking station 3. A Pet washing station room with at least one pet bathing/grooming station with a temperature controlled water supply and a large, basket-type drain strainer. The design of the room's ventilation system should be similar to a traditional bathroom with consideration for exhaust air for odor and humidity control. All pet friendly amenity areas should be accompanied by designated pet relief areas with biodegradable or compostable waste bags and a dog waste receptacle.
3. **Outdoor or Shared Kitchen (Gas grill, Outdoor sink):** An area within common open space that is used or designed to be used for the preparation or cooking of food and that contains one or both of the following: 1. Cooking appliances or facilities including, but not limited to: stove tops, built-in grills or similar appliances and 2. A sink with a waste line drain.
4. **Urban Garden (raised planters, vertical gardens):** A common open space area designated for residents/building users to cultivate plants, vegetables, and fruits for personal consumption. The area should be at least 500 square feet and allow for access to planting in appropriate soil in raised, in-ground or vertical planters. The area should be equipped with proper irrigation, a potting station and an enclosed area for tool keeping.
5. **Hydration Stations:** A plumbing fixture connected to the potable water distribution system, located in common open space areas, that is designed and intended to be used as a drinking fountain and for filling personal use water bottles or drinking containers. Such fixtures can incorporate a water filter and a cooling system for chilling the drinking fountain.
6. **Play/ Exercise Equipment:**
 - a. Tot Lots and/or playground structures that allow for inclusive play.
 - b. Spaces designed to accommodate different age group activities; examples might include facilities for games such as table tennis, chess, bocce ball, putting greens, or climbing walls.
 - c. Exercise equipment in an enclosed gym or within a shaded outdoor common open space area.
 - d. Sport courts such as basketball courts, volleyball or multiple sport courts.

Notes: If any of the above are provided indoors, at least one exterior wall shall include a transparent door or opening that physically connects to a yard or outdoor open space area. At least 40% of the space shall be shaded by using shade trees or shade structures. This category can be used to satisfy up to two of the three required Amenities.

7. **Swimming Pools/ Showers and Dressing Facilities:** Pool for exercise with access to restrooms and/or a changing facility accessible for all users of the common open space pool/spa areas.
8. **Running Water Elements:** The incorporation of fountains, ponds, and other water elements, designed to provide visual and acoustic relief.
9. **Flexible Working Space with Wi/Fi:** Shaded common open space or covered/enclosed common workspace equipped with seating and tables or working stations and access to broadband internet.
10. **Indoor Amenities:** Recreation Room with programmed uses of the space indicated (theater, club house, child-care etc).
11. **Picnic Area:** Designated outdoor area with at least two communal tables and seating.
12. **Walking/Jogging Path:** A continuous outdoor path at least 660 feet long (1/8 mile) for walking or jogging.
13. **Ground Floor Market:** A ground floor retail market or convenience store with access to fresh produce, basic household goods, sundries, and meals.
14. **Gathering Space that is Accessible to the General Public:** Public gathering spaces such as plazas, paseos, or courtyards that provide opportunities to interact with community members. Each gathering space needs to provide public seating and shade to qualify, and must be un gated.
15. **Additional Amenities Not Listed Above:** Amenity accessible to all occupants of the building that contribute to the well-being and physical health of occupants and that supports community-building, physical or social activities, or leisure.

B. Eligible Amenities for Non-Residential Projects

1. **Outdoor Seating/Furniture:** A shaded seating area with a minimum of two seats per 400 square feet, tables, and access to potable water.
2. **Hydration Stations:** A plumbing fixture connected to the potable water distribution system, located in common open space areas, that is designed and intended to be used as a drinking fountain and for filling personal use water bottles or drinking containers. Such fixtures can incorporate a water filter, a cooling system for chilling the drinking fountain and a lower fixture connected to a bowl for pets.
3. **Running Water Elements:** The incorporation of fountains, ponds, and other water elements, designed to provide visual and acoustic relief while conserving water.

4. **Flexible Working Space with Wi/Fi:** Shaded common open space or covered/enclosed common workspace equipped with seating and tables or working stations and access to broadband internet.
5. **Trash Bin, Recycling Bin and Pet Waste Station:** Provide a publicly accessible trash bin and recycling bin easily accessible from the public right-of-way.
6. **Composting Facilities (compost bins, educational program):** One or more composting bins located in an accessible, well ventilated, common space area
7. **Play/ Exercise Equipment:** At least one of the following:
 - a. Tot Lots and/or playground structures that allow for inclusive play.
 - b. Spaces designed to accommodate different age group activities; examples might include facilities for games such as table tennis or chess or climbing walls.
 - c. Exercise equipment in an enclosed gym or within a shaded outdoor common open space area.
 - d. Sport courts such as basketball courts, volleyball or multiple sport courts.
8. **Community Garden (raised planters, vertical gardens):** An open air area to cultivate plants, vegetables, and fruits for personal consumption. The area should be at least 500 square feet and allow for access to planting in appropriate soil via raised, in-ground or vertical planters. The area should be equipped with a working desk/station and an enclosed area for tool keeping.
9. **Gathering Space that is Accessible to the General Public:** Public gathering spaces such as plazas, paseos, or courtyards that provide opportunities to interact with community members. Each gathering space needs to provide public seating and shade to qualify, and must be ungated.
10. **Pet Relief Area:** A pet relief area with biodegradable or compostable waste bags and a dog waste receptacle.
11. **Bike Repair, Showers and Dressing Facilities:** A bike repair area at least 4ft by 6ft with bike repair tools and/or bike showers and dressing facilities.
12. **Additional Amenities Not Listed Above:** Amenity accessible to all occupants of the building that contribute to the well-being and physical health of occupants and that supports community-building, physical or social activities, or leisure.



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