What is the Interim Arts District Live/Work Zone?
It is a new zoning tool that is being developed by the City Planning Department to set development standards for all new projects in the Arts District that propose Live/Work Units in new construction. The City is not applying the new zone to the entire study area, but instead creating a new path for a type of project that is not allowed today. This means that new projects of this kind will have to request the zone and have approval of the City Planning Commission and City Council. Further, the provisions have been developed through a community planning process and are based on community goals and values.

What are the components of this effort?
There are two major components of this work program:

1.) The Zone and associated policy work will create a path to allow the construction of new buildings with Live/Work units. The Arts District is currently planned for industrial uses and zoned for Heavy Manufacturing, which currently allows for Live/Work units only through adaptive reuse of existing buildings.

2.) The new Live/Work Zone also regulates permitted uses and sets development standards that will guide all new projects with Live/Work Units in new construction. The goal of the zone is to maintain the employment, artistic, and productive functions of the neighborhood while allowing further opportunities for the creation of new Live/Work Units.

What do the standards regulate?
- **Use** – creating a compatible range of uses that achieves community goals.
- **Form** – establishing requirements for building form that ensure that the employment capacity of the neighborhood is maintained (higher ceilings, larger windows, open floor plans, ample workspace).
- **Character/Livability/Sustainability** - guiding development that is sensitive to the context of the Arts District and furthers neighborhood goals for livability and sustainability (Affordable housing, public art, urban design standards, signage, bonuses for adaptive reuse of historic buildings, and incentives for steel and concrete buildings).

Where can this zone apply?
The City’s proposed General Plan amendment and ordinance would allow for zone change requests to be filed by project applicants in the Arts District Study Area bounded by 1st Street to the north, Alameda Street to the west, the Los Angeles River to the east, and 7th Place/Violet Street to the south. *(see attached map)*

Why is it **Interim**?
This effort is being done in conjunction with two larger planning initiatives: the Downtown Community Plans update and re:code LA project. This interim ordinance is a first step in addressing future land use and development issues in the Arts District. These larger planning initiatives will continue to examine a wider range of land use topics in a more comprehensive manner. Further, the proposed ordinance would only allow a limited number of Live/Work units to be constructed until permanent regulations are established through the comprehensive plan and zoning work being undertaken by re:code LA and the Downtown Community Plan updates.

What are the next steps?
The Planning Department will host another community meeting on the proposed ordinance which will include an informational Open House and Public Hearing for members of the community to formally comment on the proposal. Following the Public Hearing City Planning staff will prepare a Recommendation Report for consideration by the City Planning Commission. The CPC is tentatively scheduled to review the item and make a recommendation on December 18. The community is encouraged to attend both meetings and submit comments on the proposal.

How can I find out more information or make comments?
Comments and questions are encouraged and should be directed to Bryan Eck at bryan.eck@lacity.org.
ORDINANCE NO. ______________________

A proposed ordinance to add Section 12.04.06, amend Section 12.04.A, and amend Section 12.04.C establishing the “LW” Arts District Live/Work Zone to enable and regulate the new construction of Live/Work Units in the Artist-in-Residence District/Special Study Area.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04.06 of the Los Angeles Municipal Code is added to read:

“LW” Arts District Live/Work Zone

Purpose: The purpose of this Zone is to regulate the design and construction of new buildings with live/work units in the Artist-in-Residence District/Special Study Area, as defined in the Central City North Community Plan.

A. Use.

1. General Intent. The use regulations of this section are intended to delineate permitted, limited, and prohibited uses that are compatible with and serve to reinforce the industrial character and productive function of the Arts District neighborhood.

2. Permitted Uses. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except in conformance with the list of uses established in Table A.1.

Table A.1

<table>
<thead>
<tr>
<th>Use</th>
<th>Note</th>
<th>Permitted Uses</th>
<th>Prohibited</th>
<th>Limitation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Encouraged Arts/Productive Use</td>
<td>Limited</td>
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<tr>
<td>Residential Uses</td>
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<tr>
<td>Live/Work</td>
<td>Type A (per Section B.6.c.1)</td>
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<tr>
<td></td>
<td>R-2 Occupancy*</td>
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<tr>
<td>Live/Work</td>
<td>Type B (per Section B.6.c.2)</td>
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<td>R-2 Occupancy/Group B, F, or M Functions*</td>
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<tr>
<td>Residential Uses (Single or Multi-Family)</td>
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<tr>
<td>Non-Residential Uses</td>
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<tr>
<td>Art Gallery &amp; Exhibition Space</td>
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<tr>
<td>Artisanal/Micro Manufacturing</td>
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<td>Artist &amp; Resident Production</td>
<td>Group F or M Occupancy*</td>
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<td>Artist Studio</td>
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<tr>
<td>Community Facility</td>
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<tr>
<td>Co-Working Facility</td>
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</tr>
</tbody>
</table>
###creativedd

- Drive thru establishment
- Hotel
- Light Manufacturing
  - M2 Uses: Uses Allowed in the M2 Zone
  - M3 Uses: Uses First Permitted in the M3 Zone
- Media Production
- Nightclub/Lounge
- Research & Development
- Ancillary to on-site Productive Use
- Restaurant/Bar
  - All other restaurants/bars
- Retail
  - All other retail shops
- Standalone Parking
- Urban Agriculture/Community Garden

*Occupancy and Functions as defined by the Los Angeles Building Code*

####3. Use Limitations.

a. Hotel Guest Rooms. Any individual hotel use is limited to a maximum of 150 total guest rooms.

b. Restaurant/Bar. Any individual restaurant or bar establishment is limited to a maximum of 8,000 square feet.

c. Retail. Any individual retail establishment is limited to a maximum of 10,000 square feet, with the exception for grocery stores.

d. Limitation on Live/Work Units in Study Area. A maximum of 1500 live/work units and 600 hotel guest rooms, in total, may be built pursuant to this ordinance in the Artist-in-Residence District/Special Study Area, as defined in the Central City North Community Plan.

####B. Development Standards.

1. **General Intent.** The development standards of this section are intended to facilitate the creation of new live/work space in the Arts District in a manner that preserves the surrounding industrial and artistic character, supports enhanced street level activity, maintains a consistent urban streetwall, minimizes conflicts between cars and pedestrians, and orients buildings and pedestrians towards the streets.

2. **Maximum Permitted Floor Area Ratio (FAR).** Allowable development intensity is permitted as outlined in Table A.2. Base FAR is established at 1.5 times the lot area, subject to the requirements indicated below. Additional FAR is allotted to the levels indicated in Table A.2 when accompanied by the requirements and incentives listed below.
Table A.2

<table>
<thead>
<tr>
<th>Requirements &amp; Incentives</th>
<th>Section(s)</th>
<th>Allowable Development Intensity</th>
<th>Allowable FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td>1.5:1</td>
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<tr>
<td>Development Standards</td>
<td>B.3 − B.18</td>
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<td>✗</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>B.2.b.1</td>
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</tr>
<tr>
<td>Arts &amp; Productive Uses</td>
<td>B.2.b.2</td>
<td>✗</td>
<td></td>
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<tr>
<td>Pedestrian Accessibility</td>
<td>B.2.b.3-4</td>
<td>✗</td>
<td></td>
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<tr>
<td>Public Art/Façade Treatment</td>
<td>B.2.b.5</td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>Resident Production Space</td>
<td>B.2.b.6</td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>Underground Parking</td>
<td>B.2.c</td>
<td></td>
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<tr>
<td>Type I or II Construction</td>
<td>B.2.d</td>
<td></td>
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</tbody>
</table>

The maximum permitted Floor Area Ratio of any of any lot shall be limited to 1.5 times the lot area, except as follows:

a. **Reuse of Existing Structures.** Any portions of a structure existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy, that are maintained on-site and incorporated into a new development shall be excluded from the total floor area.
   1. The Development Standards (Sections B4 – B15) of the zone shall not apply to those portions of existing structures maintained on-site and incorporated into a new development.

b. **Floor Area Incentive for Public Benefits.** FAR may exceed 1.5:1, up to a maximum FAR of 3 times the lot area, if all of the following applicable Public Benefits are provided:
   1. **Restricted Affordable Housing.** Restricted Affordable Housing Units shall be provided as set forth below.
      i. **First 500.** The first 500 Type A Live/Work Units constructed pursuant to this ordinance shall reserve 5 percent of such units for Low Income households, as defined by the United States Department of Housing and Urban Development (HUD) for local Area Median Income.
      ii. **501 – 1000.** Units 501 through 1000 built under this ordinance shall reserve 14 percent of such units for Low Income households.
      iii. **1001 – 1500.** Units 1001 through 1500 built under this ordinance shall reserve 20 percent of such units for Low Income households.
   2. **Arts & Productive Uses.** Floor area reserved for Arts/Productive Uses (see Table A.1) shall be provided at a ratio of at least 100 square feet per each Type A Live/Work Unit and a ratio of at least 25 square feet per each hotel guest room.
      i. The total floor area of any Type B Live/Work Units provided shall be counted towards the required floor area for Arts & Productive Uses.
   3. **Pedestrian Paseo.** Where blocks (measured from curb face to curb face) are longer than 400 feet, one mid-block pedestrian pathway or paseo built perpendicular from the longest block face, which is open to the public, shall be provided when a development contains more than 300 feet of frontage or is located in the middle of the block. A paseo shall:
      i. Be at least 10’ wide at a minimum and 15’ wide average
      ii. Have a clear line of sight to the back of the paseo, gathering place, or focal element
      iii. Be at least 50% open to the sky or covered with a transparent material
      iv. Remain open to the public during daylight hours
4. **Pedestrian Plaza.** Where total lot area equals 50,000 square feet or greater, a pedestrian plaza shall be provided that meets the following design criteria:
   i. A minimum of 2,500 square feet in size
   ii. At least 50 percent open to the sky
   iii. Located on the ground level with direct pedestrian access to the adjacent street
   iv. Unenclosed by any wall, fence, gate, or other obstruction across the subject property
   v. Include at least one gathering space with a fountain or other focal element

5. **Public Art/Façade Treatment.** An Original Art Mural as defined and regulated by Section 22.119 of the Los Angeles Administrative Code and/or Green Screen shall be provided on a minimum of 15 percent of one building façade visible from a public street; however, in no case shall this minimum area be less than 300 square feet.

6. **Resident Production Space.** One or more Resident Production Spaces shall be provided, designed to meet the specifications contained in this paragraph within projects that contain Live/Work units. In no case shall an individual Resident Production Space be less than 500 square feet in area. Each individual area shall be open and available to all residents free of charge from hours not less than 8AM – 10PM each day. The space may be any combination of indoor or shaded outdoor space provided that such space can accommodate the functions found in the Group F or M Occupancy, as defined by the Los Angeles Building Code.

c. **Floor Area Incentive for Underground Parking.** FAR may exceed 3:1, up to a maximum of 4.5 times the lot area, if all Public Benefits listed above are provided, and all required parking is located entirely underground or at grade screened from street view.

d. **Floor Area Incentive for Type I or II Construction.** FAR may exceed 4.5:1 if all applicable Public Benefits listed above are provided, all required parking is located entirely underground or at grade screened from street view, and if all new structures are built entirely with Type I or Type II construction, as defined in the Los Angeles Building Code and verified by the Los Angeles Department of Building and Safety. In such case, maximum FAR will be limited by provisions of the Los Angeles City Charter and the regulations contained in this ordinance limiting the maximum height of structures.

e. **Limitation on Incentives.** The above floor area incentives may only be utilized where the floor area for Live/Work Units and/or hotel guest rooms exceeds the combined floor area of all other uses on a development site.

3. **Additional Development Standards.** No building or structure shall be erected unless it meets the additional development standards established in this section, and summarized in Table A.3.

<table>
<thead>
<tr>
<th>Table A.3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Standards</strong></td>
</tr>
<tr>
<td><strong>Development Area</strong></td>
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<tr>
<td><strong>Story Height</strong></td>
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<tr>
<td></td>
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<tr>
<td><strong>Allowable Height</strong></td>
</tr>
<tr>
<td><strong>Live/Work Units</strong></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
### Resident Production Space

| B.2.b.6 | Minimum Area | 500 sf |

### Arts & Productive Uses

| B.2.b.2 | Minimum Required Floor Area | 100 sf x # Live/Work Units | 25 sf x # hotel rooms |

### Yards

| B.7 | None Required |

### Massing

| B.9 | Max Street Frontage Per Building | 250’ |
| B.9 | Required Separation | 15’ (to a depth of 25’) |

### Build-To

| B.10 | Min/Max Distance From Lot Line | 0’/5’ |

### Buffer

| B.11 | New Live/Work (min distance) from Heavy Industrial | 15’ |

### Street Façade Transparency

| B.12.a | Ground Level (min) | 50%/Commercial Uses | 30%/ Live/Work & Industrial |
| B.12.b | Upper Floors (min) | 30%/All Uses |

### Façade Treatment

| B.12 | Green Wall or Art Mural | 15% of one façade (300 sf min) |

### Street Trees

| B.15 | Requirement | Per Urban Forestry Guidelines |

### Open Space

| B.8 | Required Amount | 100 sf per Live/Work Unit |

### Roof Treatment

| B.13 | Special Material | 75% of non-habitable roof area |

### Parking

| B.16.b.1 | New Live/Work Units (min) | 1 Space per Unit |
| B.16.b.2 | Hotel (min) | 1 Space per 2 guest rooms (Rooms 1 – 20) |
| B.16.b.3 | New Non-Live/Work Use (min) | 1 Space per 1,000 square feet |
| B.16.b.4 | Conversion of Existing Buildings | None required |
| B.16.d | EV Stations (min) | 2% of all spaces |
| B.16.e | Car Share Reduction | 5 regular required spaces per space reserved for carshare |

### Bicycle Parking

| - | Per LAMC |

### Signs

| B.17.a.1 | Maximum Total Sign Area | 1 square foot per 1 linear foot of frontage |
| B.17.a.2 | Maximum Individual Sign Size | 40 sf |

### 4. Height of Building or Structures.** No building or structure shall exceed 8 stories or 100 feet in height.**

### 5. Story Height.

a. **Ground Level.** The average height of the ground level story, measured from top of floor to top of floor, shall be no less than 15 feet for the portion of any structure within 40 feet of any property line abutting a public street. In addition, no portion of the ground level story shall be less than 13 feet in height.

b. **Upper Floors.** The average height of any story other than the ground level shall be no less than 11 feet. In addition, no portion of an upper story shall be less than 9 feet 6 inches in height.

### 6. Live/Work Units.

a. **General Intent.** This section includes standards for new Live/Work Units to ensure that space for employment continues to be maintained in the Arts District. Live/Work Units are intended to be designed with adequate workspace, higher ceilings, larger doors, sufficient natural light, open floor plans, and equipped with non-residential finishes and features that support arts and production activities.

b. **Dimensions.**

1. **Minimum Average Unit Size.** The average size of all Live/Work Units contained in a single development shall be no less than 750 square feet.

2. **Workspace Area.** Each Live/Work Unit shall have at least one continuous workspace area that is no smaller than 150 square feet and measures not less than 15 feet in at least one dimension and no less than 10 feet in any dimension.
The required workspace area for each unit shall be clearly demarcated on approved building plans.

3. **Open Floor Area.** Excluding area used for bathrooms and storage, at least 70 percent of the floor area of all Live/Work Units shall be open with no fixed interior separation walls.

c. **Occupancy.** All Live/Work Units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety. In addition, Live/Work Units shall be further classified by this ordinance based on the functions for which they are designed, as follows:

1. **Type A (R-2 Occupancy)**
   Live/Work Units built in conformance with Section 419 of the Los Angeles Building Code built to a Group R-2 Occupancy as defined in the Building Code (without any other function able to be served).

2. **Type B (R-2 Occupancy/Group B, F, or M Functions)**
   Live/Work Units built in conformance with Section 419 of the Los Angeles Building Code built to a Group R-2 Occupancy such that sections 419.3 & 419.3.1 (Means of egress & Egress capacity), 419.6 (Structural), 419.7 (Accessibility), 419.8 (Ventilation), and 419.9 (Plumbing facilities) are built to accommodate a B, M, or F Occupancy as defined in the Building Code and can accommodate between 1 and 5 nonresidential employees.

7. **Yards.** Yards are not required.

8. **Open Space.** New construction (resulting in additional floor area and additional Live/Work Units) of a building or group of buildings shall include on-site open space, in any combination of public and private open space, at a minimum of 100 square feet per Live/Work Unit. Any area set aside for Resident Production Space or a Pedestrian Plaza shall also count towards this minimum requirement. In addition, the entire area of balconies and patios shall count towards this requirement.

9. **Massing.** No individual building mass above 25 feet from grade shall be more than 250 feet in length along a continuous street frontage. Individual building massings must be separated by at least 15 feet and to a depth perpendicular from the adjoining street of no less than 25 feet.

10. **Build-To Line.** To create a consistent streetwall, building facades shall be located no further than 5 feet from any lot line that abuts a public street, except where walkways, driveways, pedestrian plazas, or other pedestrian amenities are provided.

11. **Buffer from Heavy Industry.** Any Live/Work Unit on a site abutting a heavy industrial use on an adjoining site (those first permitted in the M3 Zone with valid use permit as of January 1, 2014) shall be set back a minimum of 15 feet from the lot line shared by the property with the heavy industrial use.

12. **Façade Transparency.**
   a. **Ground Level.** A minimum of 50 percent of that portion of a street-facing exterior wall, which is between 2 feet to 12 feet above the sidewalk grade, must be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings, exclusive of areas for walkways, driveways, paseos, and plazas; except that for those areas of a building reserved for uses first permitted in the CM or any less restrictive zone, the required minimum shall be 30 percent.

   b. **Upper Floors.** A minimum of 30 percent of the exterior wall of all upper floors shall consist of transparent windows and openings.

   c. **Glass Transparency.** Glass is considered transparent where it has a transparency higher than 80 percent and external reflectance of less than 15 percent.

   d. **Original Art Murals/Green Screens.** Areas reserved for Original Art Murals and Green Screens shall be exempted and not included in the calculation of transparency.

13. **Roof Treatment.** 75 percent of the roof area, exclusive of the area covered by habitable space or mechanical equipment, shall be covered by one or more of the following roof types: solar, roof garden, green roof, cool roof (high albedo).

14. **Trash Enclosures.** Recycling and trash facilities shall be screened from view.
15. Trees. The number of trees on site shall be planted per the LAMC and street trees shall be placed to meet spacing requirements per Urban Forestry Guidelines. Trees that cannot be provided to meet the total number based on the LAMC and the average spacing requirements shall be planted off-site within 1 mile of the development site by the Department of Public Works, an approved Community Partner, City Plants or another approved entity, as determined by the Director, and the developer shall provide funds equivalent to those necessary for the planting and 3 years of watering and maintenance for each tree as determined by City Plants.

   a. Parking Location. No surface parking shall be allowed between the building and any street. All parking shall be situated in a location screened from street view at the side or rear of buildings on the site, enclosed within a structure, or entirely below grade. Below-grade parking may occupy the entire footprint of a lot.
   b. Number of Automobile Parking Spaces. Automobile parking spaces shall be provided in the following ratios:
      1. Live/Work Unit. At least 1 automobile parking space per Live/Work Unit.
      2. Hotels. At least 1 automobile parking space per every 2 guest rooms for the first 20 rooms, 1 additional space per every 4 rooms in excess of 20, and 1 additional space for each 6 rooms in excess of 30. In addition, triple tandem spaces shall be permitted in conjunction with hotel uses.
      3. All Other Uses. At least 1 automobile parking space for each 1000 square feet of floor area.
      4. Existing Buildings Reuse. No parking is required for the floor area contained within existing buildings retained on a development site, regardless of the use of such buildings. Existing buildings shall be defined as those existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy.
   c. Unbundling. Parking shall be sold or leased separately from residential units and commercial spaces in perpetuity. Required parking may be rented for off-site uses.
   d. Electric Vehicle Spaces. A minimum of 2% of automobile parking spaces provided on a lot shall include Electric Vehicle (EV) Charging Stations.
   e. Car-Sharing Spaces. For each automobile parking space reserved for a Car-Share vehicle, the minimum amount of required automobile parking shall be reduced by 5 spaces.
   f. Off-site Parking. 50 percent of required automobile parking spaces may be provided off-site within 1500 feet of the development site.
   g. Vehicular Access. Driveways shall not exceed 24 feet in width. Multiple driveways of a single development site shall not be located closer than 200 feet along the same street frontage.

17. Signage.
   a. Allowable Area.
      1. A maximum of 1 square foot of total signage area is permitted along each facade per each linear foot of building frontage as measured along the lot line.
      2. No individual sign is permitted to be larger than 40 square feet in area.
   b. Number of Signs.
      1. Each individual business is allowed a maximum of 2 signs.
   c. Prohibited Sign Types.
      1. In addition to the signs that are prohibited in Section 14.4 of the LAMC, the following signs are prohibited:
         i. Can signs
         ii. Digital sign/digital displays
         iii. Illuminated architectural canopy signs
         iv. Monument signs
         v. Pole signs
         vi. Sail signs/wind banners
         vii. Temporary signs for which the LAMC requires a permit

18. Lot Area. There shall be no minimum lot area per live/work unit or hotel guest room.
C. Definitions.

**Arts and Productive Use** – An employment use related to arts, art production, manufacturing, or creative office, and uses ancillary to those, as indicated in Table 1.1.

**Car-Share** – Any public or private entity that provides a membership or peer-to-peer-based service through which vehicles can be reserved on an hourly basis at variable rates. Vehicles must be available at locations at which access is not restricted to members of the public.

**Creative Office** – Commercial space dedicated to:

- All uses customary and incidental to the production or distribution of print, video, audio, digital and software.
- Architectural and Engineering Firms
- Art spaces
- Audio Video, or Print Recording, Editing, and Distribution
- Costume, set and Prop Production and storage involved in audio video production
- Company offices for firms involved in the creation, production, sale, and distribution of goods and services
- Conversion of Services, Text, Business Practices to Digital Media
- Designers and Inventors
- Fashion and clothing design, marketing, sale, and distribution
- Film and Media Distribution and Placement
- Film Developing and Printing
- Film, TV, Audio, Print Commercial and Studio Production and Post-Production
- Fitness and Health products and services
- Graphic, Fashion, Product, Industrial and Interior Design
- Investment Banking Servicing Primarily the Creative Industries
- Media Broadcasting and telecommunications facility
- Multimedia equipment repair and service
- Photography, Printing, and Media reproduction services
- Production, design, development , consultation, distribution, sale, and service of software, digital, and marketing media and information technology for placement on computers, the internet, wireless devices, and other media
- Publishing
- Research and Development and Product Testing
- Retailing and wholesaling through the Internet and other media
- Sales and wholesaling of media related goods and equipment
- Software and digital companies
- Talent Agencies
- Think Tanks
- Venture Capital Firms
- Video and Audio Libraries
- Video game design, production, sale, and distribution
- Web design and services

**Green Screen** – A building facade that is covered with vegetation and the necessary apparatus to support the growth of vegetation.

**Live/Work Unit** – A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for and regularly used by one or more persons residing there and/or up to 5 non-residential employees. A Type B Live/Work unit shall comply with the requirements of Section 419 of the Los Angeles Building Code.

**Resident Production Space** – An onsite building workshop amenity for use by residents and employees of Live/Work Units for art production, materials and goods fabrication, and other similar production activities.

D. Relationship to the Los Angeles Municipal Code

1. Where this ordinance is silent and a development standard or procedure in the LAMC related to a specific zone applies which do not apply, the requirements of the “CM” Commercial Manufacturing Zone shall apply.

2. Wherever this ordinance contains provisions which establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, signage, open space, and landscape requirements), which are different from, more restrictive or more permissive than would be allowed pursuant to the provisions contained elsewhere in the LAMC, this ordinance shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.
E. Administrative Procedures.
   a. Vesting of Development Plan. A development plan is considered vested when all planning entitlements have been approved and plans sufficient for a complete plan check have been accepted by the Department of Building and Safety, consistent with the provisions contained in LAMC Section 12.26.
   b. Adjustments. The City Planning Commission shall have the authority to grant Adjustments of up to 10 percent from the requirements contained in this ordinance pertaining to Building Height, Story Height, Open Space, Build-to Line, Façade Transparency, and Roof Treatment. In order to approve such Adjustments, the City Planning Commission shall make the same findings as required by LAMC Section 12.28 C.4.
Section 2. Subsection A of Section 12.04 of the Los Angeles Municipal Code is amended to read:

A. In order to regulate the use of property, as provided for in this article, the City is divided into the following Zones:

1. OS Open Space Zone;
2. A1 Agricultural Zone;
3. A2 Agricultural Zone;
4. RA Suburban Zone;
5. RE Residential Zone;
6. RS Suburban Zone;
7. R1 One-Family Zone;
8. RU Residential Urban Zone;
9. RZ Residential Zero Side Yard Zone;
10. RW1 One-Family Residential Waterways Zone;
11. R2 Two-Family Zone;
12. RD Restricted Density Multiple Dwelling Zone;
13. RMP Mobile Home Park Zone;
14. RW2 Two-Family Residential Waterways Zone;
15. R3 Multiple Dwelling Zone;
16. RAS3 Residential/Accessory Services Zone;
17. R4 Multiple Dwelling Zone;
18. RAS4 Residential/Accessory Services Zone;
19. R5 Multiple Dwelling Zone;
20. P Automobile Parking Zone;
21. PB Parking Building Zone;
22. CR Limited Commercial Zone;
23. C1 Limited Commercial Zone;
24. C1.5 Limited Commercial Zone;
25. C2 Commercial Zone;
26. C4 Commercial Zone;
27. C5 Commercial Zone;
28. CM Commercial Manufacturing Zone;
29. MR1 Restricted Industrial Zone;
30. M1 Limited Industrial Zone;
31. MR2 Restricted Light Industrial Zone;
32. M2 Light Industrial Zone;
33. M3 Heavy Industrial Zone;
34. PF Public Facilities Zone; and
35. SL Ocean-Submerged Land Zone.

The order of restrictiveness of these zones, the first being the most restrictive and last being the least restrictive, is as follows:

OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3 and PF.

There shall be the following Specific Plan Zones:
1. CCS Century City South Studio Zone;
2. CM (GM) Commercial Manufacturing (Glencoe/Maxella) Zone;
3. CW Central City West Specific Plan Zone;
4. WC Warner Center Specific Plan Zone;
5. ADP Alameda District Specific Plan Zone;
6. LASED Los Angeles Sports and Entertainment District Specific Plan Zone;
7. LAX Los Angeles International Airport Specific Plan Zone;
8. USC-1A University of Southern California University Park Campus
   Specific Plan Subarea 1A Zone;
9. USC-1B University of Southern California University Park Campus
   Specific Plan Subarea 1B Zone;
10. USC-2 University of Southern California University Park Campus
    Specific Plan Subarea 2 Zone; and
11. USC-3 University of Southern California University Park Campus
    Specific Plan Subarea 3 Zone.

In addition, there shall be the LW Arts District Live/Work Zone as established by Ordinance No.XXXXXX.

Section 3. Subsection C of Section 12.04 of the Los Angeles Municipal Code is amended to read:

C. In order to regulate more adequately and restrict the height and floor area of buildings and structures, each lot shall include a height district designation, except for lots in the LW Arts District Live/Work Zone where the height and floor area of buildings and structures shall be regulated by Ordinance No. XXXXXX.
RESOLUTION
PROPOSED AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN

Land Use and Corresponding Zones:

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<th>Corresponding Zones</th>
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<tr>
<th>Proposed:</th>
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<td>Industrial</td>
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Map Symbol Changes:
- Amend the Artist-in-Residence Boundary as shown on the accompanying map and designated as a "Artist-in-Residence District/Special Study Area".

Proposed New Footnotes

13. No residential, including live/work, shall be allowed outside of the Artist-in-Residence District.
14. Limited new construction of live/work units and hotel guest rooms may be allowed in this area as per Ordinance No. XXXXXX. A maximum of 1500 new live/work units and 600 hotel guest rooms may be constructed in compliance with regulations outlined in the adopted ordinance and with conformance with the General Plan Map. Projects seeking to construct either live/work units or hotel guest rooms in new construction within the Artist-in-Residence District/Special Study Area shall request a General Plan Amendment to the Hybrid Industrial General Plan Land Use Designation and Zone Change to the Live/Work (LW) Zone. Commercial Manufacturing is not a corresponding zone of the Hybrid Industrial Land Use Designation within the Artist-in-Residence District/Special Study Area.
AIR Study Area

1. No residential uses, including live/work, shall be allowed outside the Artist-in-Residence District.

2. Limited new Live/Work construction may be allowed in this area as per Ordinance No. XXXXXX. A maximum of 1500 new units may be constructed in compliance with regulations outlined in the adopted ordinance and with conformance with the General Plan Map. Projects seeking to construct Live/Work Units in the Study Area shall request a General Plan Amendment to the Hybrid Industrial General Plan Land Use Designation and Zone Change to the Live/Work (LW) Zone. Commercial Manufacturing is not a corresponding zone of the Study Area.