ARTICLE 5. **USE**

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

Part 5A. **Introduction**
Part 5B. **Use Districts**
Part 5C. **Use Rules**

The Downtown Community Plan will bring forward for adoption the New Zoning Code, including this Article via CPC-2014-1582-CA and CPC-2017-432-CPU. 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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DIV. 5A.1. **ORIENTATION**

SEC. 5A.1.1. **RELATIONSHIP TO ZONE STRING**

A zone string is composed of the following Districts:

The Use District is a separate and independent component of each zone.

SEC. 5A.1.2. **HOW TO USE ARTICLE 5 (USE)**

A. **Identify the Applied Use District**

The fourth component in a zone string identifies the Use District applied to a property.

B. **Determine What Uses are Permitted**

1. **Reference the Use District Table**

   Each Use District outlines the permissions levels and use limitations for all uses in a table that is organized by a uniform list of use categories and uses.

2. **Reference the Use Permissions**

   Permission levels are outlined in Div. 5C.2. *(Use Permissions)*, and a key is also included in the footer of each page of the Use District table for each Use District.

3. **Reference the Use Definitions**

   Refer to Div. 5C.1. *(Use Definitions)* to confirm the definition of any use listed in each Use District.

C. **Identify Use Standards**

   Use District standards are outlined in Div. 5C.3. *(Use Standards)*. Each Use District page identifies the applicable standards specific to each use within that Use District.

1. **Identify Supplemental Standards**

   When identified as a use standard on the Use District table, supplemental standards are required. The required supplemental standards for each use are outlined after the allowed uses and standards table for each Use District established in Part 5B. *(Use Districts)*.
2. **Identify Supplemental Procedures**

   When identified as a use standard on the Use District table, supplemental procedures are required. The required supplemental procedures for each use are outlined after the supplemental standards for each Use District established in *Part 5B. (Use Districts).*

D. **Interpret Use Standards**

   Each use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Part 5C. (Use Rules)*, where the use standard is explained in detail.
Use District Example:

Zone String

[ LLM2-MU2-5 ] [ RG1-FA ]

Part 5B & 5C (Use Districts & Use Rules)
SEC. 5A.1.3. USE DISTRICT NAMING CONVENTION

All Use District names are comprised of two components: a Use District Category and a variation number.

A. Use District Category

The first component of each Use District name is a Use District Category. Use District Category group all districts with similar characteristics. Use District Category are organized as follows:

1. Open Space
2. Agricultural
3. Residential
4. Residential-Mixed
5. Commercial-Mixed
6. Commercial
7. Industrial-Mixed
8. Industrial
9. Public

B. Variation Number

The last component of each Use District name is a variation number. All Use Districts are numbered in the order they fall within Article 5 (Use).

<table>
<thead>
<tr>
<th>VARIATION #</th>
<th>USE DISTRICT CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 1 (RG1)</td>
<td>Residential 1 (RG1)</td>
</tr>
</tbody>
</table>
DIV. 5A.2. OPENING PROVISIONS

SEC. 5A.2.1. USE INTENT

The intent of Article 5 (Use) is to establish the Use Districts, Use Standards, and Use Definitions in order to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

SEC. 5A.2.2. USE APPLICABILITY

A. General

1. Most lots, operations, and facilities will contain more than one use. No use that is not permitted by the Use District shall be allowed with the exception of incidental uses as established in Sec. 5A.1.2.A.4. (Incidental Uses).

2. All projects filed after the effective date of this Zoning code (Chapter 1A) shall comply with the Use District standards and all other provisions in Article 5 (Use), as further specified below. For vested rights, see Sec. 1.4.5. (Vested Rights), and for continuance of existing development, see Sec. 1.4.6. (Continuance of Existing Development).

B. Project Activities

1. Categories of Use rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition will also include a use modification).

<table>
<thead>
<tr>
<th>USE RULE CATEGORY</th>
<th>New Construction</th>
<th>Major Demolition</th>
<th>Lot Modification</th>
<th>Site Modification</th>
<th>Facade Modification</th>
<th>Use Modification</th>
<th>Temporary Use</th>
<th>Renovation</th>
<th>Maintenance &amp; Repair</th>
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</thead>
<tbody>
<tr>
<td>Div. 5C.1. Use Definitions</td>
<td>●</td>
<td>○</td>
<td>○</td>
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<td>●</td>
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<tr>
<td>Div. 5C.2 Use Permissions</td>
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<td>●</td>
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<td>●</td>
<td>○</td>
<td>●</td>
<td>●</td>
<td>○</td>
<td>○</td>
</tr>
</tbody>
</table>

● = Rules generally apply to this project activity
○ = Rules are not applicable

2. Project activities are defined in Sec. 14.1.15. (Project Activities).
3. Where a category of the Use rules are listed as generally applicable in the table above, the project activity shall meet all applicable Use standards within that Division. This general applicability may be further specified for each standard in the applicability provisions in Part 5C. (Use Rules). Project applicability may also be modified by Article 12. (Nonconformities). Where a category of Use rules is listed as not applicable in the table above, no standards from that Use rule category apply to the project activity.

C. Applicable Components of Lots, Buildings, and Structures

1. Use regulations apply to all portions of a lot.

2. Use regulations apply to all portions of buildings and structures on a lot.

3. Specific use regulations may further limit which components of buildings and lots are required to comply with Part 5C (Use Rules).

D. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of Article 5 (Use) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current Use District standards or use permissions. For lots with uses nonconforming as to the provisions of Div. 5C.2. (Use Permissions), Div. 5C.3. (Use Standards), or Div. 5C.1. (Use Definitions) specified by the applied Use District (Part 5B), no project activity may decrease the conformance with any regulations specified in Article 5 (Use), unless otherwise specified by Div. 12.6. (Nonconforming Use). Consider the following examples:

1. An addition to an existing counter service business: Where the current total floor area of the use exceeds the maximum allowed commercial tenet size of the applied Use District, the addition is not allowed; however, the existing nonconforming tenet area is allowed to be continued.

2. Building a screening wall along the edge of a motor vehicle use area at a gas station: Where fueling station is not a permitted use in applied Use District, the screening wall site modification is allowed because it does not decrease the degree of non-conformity.

3. Demolition of a brewery facility where an accessory restaurant use remains: Where the restaurant is allowed only accessory to food and beverage manufacturing, this major demolition is not allowed unless the restaurant use is discontinued.
E. Incidental Uses

1. A use may be allowed as an incidental use, provided the Zoning Administrator determines it is incidental to and directly associated with an allowed use.

2. The Zoning Administrator shall consider the following characteristics when determining whether a use is incidental to and directly associated with an allowed use:
   a. The use is customarily associated with the permitted use;
   b. The use is subordinate in both intent and size to the permitted use;
   c. The use is located on the same lot as the permitted use;
   d. The use is abutting, adjacent to, or integrated within the use area of the permitted use;
   e. The impact of the use is not detrimental when compared to the impact of the permitted use.

3. Where a use standard specifies the use is allowed only when incidental to a specified use, the subject use may not be allowed incidental to any other use except the specified use. See Sec. 5C.3.14. (Incidental To) for more standards rules.

SEC. 5A.2.3. RELATIONSHIP TO FORM, FRONTAGE, & DEVELOPMENT STANDARDS

Regardless of allowed uses, the form of a building, its architectural elements, and site improvements are regulated by Form, Frontage, and Development Standards Districts which shall be met. For example, an eating & drinking use might be allowed, but the Development Standard regulations may prohibit drive-through facilities.

SEC. 5A.2.4. RELATIONSHIP TO DENSITY DISTRICTS

Use Districts that contain provisions for Residential Uses do not include regulations regarding the number of dwelling units that are permitted. The Density District component of the zone-string, as described in Article 6 (Density), is the mechanism that regulates the number of dwelling units permitted on any lot.
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DIV. 5B.1. OPEN SPACE DISTRICTS

Open Space Use Districts regulate open spaces to be preserved as natural resources or used for outdoor recreation opportunities.

SEC. 5B.1.1. OPEN SPACE 1 (OS1)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Changes highlighted in the District below are introduced with the Boyle Heights Community Plan.]

A. Intent

The OS1 Use District is intended to protect and preserve natural resources, provide outdoor recreation opportunities, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
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<td>Dwelling</td>
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<td>Home Sharing</td>
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<td>Joint Living &amp; Work Quarters</td>
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<td>Live/Work</td>
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<td>Mobilehome Park</td>
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<td><strong>Supportive Housing:</strong></td>
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<td>General</td>
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<td>Medical Care</td>
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<tr>
<td>Transitional Shelter</td>
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<tr>
<td><strong>PUBLIC &amp; INSTITUTIONAL</strong></td>
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<tr>
<td>Cemetery</td>
<td>P*</td>
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</tr>
</tbody>
</table>

**Building separation**

- Street (min) 300’
- Agricultural, Residential, or Residential-Mixed Use District (min) 300’
- Residential use (min) 300’

**Screening**

- Frontage screen F-Screen 2
- Transition screen T-Screen 1

**Civic Facility:**

- Local P
- Regional --

**KEY:** "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission
<table>
<thead>
<tr>
<th>Use</th>
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<th>Use Standard</th>
<th>Specification</th>
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<tbody>
<tr>
<td>Detention Facility</td>
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<td>Fleet Services</td>
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<td>Medical:</td>
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<tr>
<td>Local</td>
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<tr>
<td>Regional</td>
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<tr>
<td>Office, Government</td>
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<tr>
<td>Parking</td>
<td>P*</td>
<td>In conjunction with:</td>
<td>Other allowed use</td>
</tr>
<tr>
<td>Public Safety Facility</td>
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<td></td>
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<tr>
<td>Religious Assembly</td>
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<tr>
<td>School:</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Preschool/Daycare</td>
<td>--</td>
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<tr>
<td>K-12</td>
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<td>Post-secondary</td>
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<td>Uses:</td>
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<tr>
<td>Minor</td>
<td>P*</td>
<td>Screening</td>
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<td></td>
<td></td>
<td>Frontage screen</td>
<td>F-Screen 2</td>
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<td></td>
<td>Transition screen</td>
<td>T-Screen 2</td>
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<tr>
<td>Major</td>
<td>C3</td>
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<td>Solar Energy Facility</td>
<td>C2*</td>
<td>In conjunction with:</td>
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<tr>
<td></td>
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<td>Floor area (min)</td>
<td>0.1 FAR</td>
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<td>Supplemental standards</td>
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<td>Wireless Facility, Rooftop</td>
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### OPEN SPACE & RECREATION

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<td>Indoor Recreation, Commercial</td>
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<tr>
<td>Nature Reserve</td>
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<tr>
<td>Open Space, Public</td>
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<td>Outdoor Recreation, Commercial:</td>
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<tr>
<td>General</td>
<td>C3*</td>
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<td>Required</td>
</tr>
<tr>
<td>Golf Course</td>
<td>C3*</td>
<td>Government owned</td>
<td>Required</td>
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<tr>
<td>Recreation, Public</td>
<td>P*</td>
<td>Use separation</td>
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<td></td>
<td>Residential Use</td>
<td>100'</td>
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<tr>
<td></td>
<td></td>
<td>Hours of operation (early/late)</td>
<td>7AM/10PM</td>
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<td>Outdoor sound system</td>
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<td>Relief</td>
<td>C2</td>
</tr>
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<td>Amphitheater or Stadium</td>
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<tr>
<td>Minor</td>
<td>C3</td>
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<tr>
<td>Major</td>
<td>C3</td>
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</tbody>
</table>

**KEY:** "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission
## TRANSPORTATION

<table>
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<th>Use</th>
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<td>Airport</td>
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<td>Freight Terminal</td>
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<td>Railway Facility</td>
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<td>Transit Station</td>
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## GENERAL COMMERCIAL

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<tr>
<td>Kennel</td>
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<tr>
<td>Veterinary Care</td>
<td>--</td>
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<tr>
<td>Commissary Kitchen</td>
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<tr>
<td>Eating &amp; Drinking:</td>
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<tr>
<td>Alcohol Service</td>
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<td><em>(see General Commercial)</em></td>
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<td>Bar</td>
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<tr>
<td>Counter Service</td>
<td>C1*</td>
<td><em>(see General Commercial)</em></td>
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<td>Restaurant</td>
<td>C1*</td>
<td><em>(see General Commercial)</em></td>
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<tr>
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<td>Alcohol</td>
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<td>Sorting &amp; Processing</td>
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C. **Supplemental Standards**

1. **Wireless Facility, All**

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. *(Wireless Telecommunication Facilities)*.

2. **Resource Extraction, Exploratory Core Hole**

   The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. *(Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. **Supplemental Procedures**

1. **Alcohol Service**

   a. In addition to the notification otherwise required by Sec. 13B.2.2. *(Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. *(Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.
DIV. 5B.2. AGRICULTURAL DISTRICTS

Agricultural Use Districts emphasize agriculture-related uses while also allowing for residential uses.

SEC. 5B.2.1. AGRICULTURAL 1 (A1)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
DIV. 5B.3. **RESIDENTIAL DISTRICTS**

Residential Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.

SEC. 5B.3.1. **RESIDENTIAL 1 (RG1)**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
SEC. 5B.3.2. RESIDENTIAL 2 (RG2)

A. Intent

The RG2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a predominantly residential setting supported by local civic and recreational uses providing resources to a residential community.

B. Allowed Uses & Use Limitations

<table>
<thead>
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<th>Use</th>
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<th>Specification</th>
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</thead>
<tbody>
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<tr>
<td>Dwelling</td>
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<tr>
<td>Household Business:</td>
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<tr>
<td>Family Child Care</td>
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<tr>
<td>Home Occupation</td>
<td>P*</td>
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<tr>
<td>Home Sharing</td>
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<tr>
<td>Live/Work</td>
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<tr>
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<td>Office, Government</td>
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### Wireless Facility, Monopole

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### OPEN SPACE & RECREATION

#### Indoor Recreation, Commercial

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#### Outdoor Recreation, Commercial

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<td>Relief</td>
<td>C2</td>
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</table>

### Amphitheater or Stadium

<table>
<thead>
<tr>
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<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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<td>Major</td>
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### TRANSPORTATION

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<td>Heliport</td>
<td>C2*</td>
<td>Incidental to:</td>
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<tr>
<td></td>
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<td>Veterinary Care</td>
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<td>Eating &amp; Drinking:</td>
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<td>Bar</td>
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<td>Alcohol</td>
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<td>Farmers’ Market, Certified</td>
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<tr>
<td>Hours of operation (early/late)</td>
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<td>Service hours (early/late)</td>
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<tr>
<td>Operating days per week (max)</td>
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<td>Special use program</td>
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<td>Food &amp; Beverage</td>
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<td>Merchant Market</td>
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<tr>
<td>Pet Shop</td>
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<tr>
<td>Temporary, Outdoor</td>
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<tr>
<td>Smoke &amp; Vape Shop</td>
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<td>Sexually Oriented Business:</td>
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<td>Sexual Encounter</td>
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### HEAVY COMMERCIAL

**Motor Vehicle Services:**
- Light
- Heavy
- Car Wash
- Commercial Vehicle
- Fueling Station

**Motor Vehicle Sales & Rental:**
- Commercial Vehicle
- Household Moving Truck Rental
- Standard Vehicle

**Storage, Indoor:**
- General
- Self-Service Facility

**Storage, Outdoor:**
- General (P*)

<table>
<thead>
<tr>
<th>Use Standard</th>
<th>Specification</th>
</tr>
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<tbody>
<tr>
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<td>Accessory to: Other allowed use</td>
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<tr>
<td></td>
<td>Screening</td>
</tr>
<tr>
<td></td>
<td>Outdoor storage screen S-Screen 1</td>
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</tbody>
</table>

**LIGHT INDUSTRIAL**

**Electronics Assembly**
- --

**Maintenance & Repair Services**
- --

**Manufacturing, Light:**
- General
- Alcoholic Beverage
- Artistic & Artisanal
- Cosmetic, Pharmaceutical
- Food & Drink
- Textile & Apparel

**Research & Development**
- --

**Soundstages & Backlots**
- --

**Wholesale Trade & Warehousing**
- --

---

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## USE - DENSITY

- Residential Districts -

### HEAVY INDUSTRIAL

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<th>Use</th>
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<td>Chemical Products</td>
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<td>Petroleum &amp; Coal Products</td>
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<td>Salvage Yard</td>
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<td>Recycling Facility:</td>
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<table>
<thead>
<tr>
<th>Collection</th>
<th>P*</th>
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<tr>
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<td>Area (max) 200 SF</td>
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<td>Building separation</td>
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<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District (min) 150’</td>
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<td>Other buildings on site 10’</td>
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<td></td>
<td>Relief C2</td>
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<td></td>
<td>Use enclosure Covered and enclosed</td>
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<td>Hours of operation (early/late) 7AM/7PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Supplemental standards Sec. 5B.3.1.C.3.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Supplemental procedures Sec. 5B.3.1.D.1.</td>
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</tbody>
</table>

| Donation Bin | --   |        |               |
| Sorting & Processing | -- |        |               |

### Resource Extraction:

| General | C2* | Supplemental standards Sec. 5B.3.1.C.4. |
| Exploratory Core Hole | | |
| Off-Shore Drilling Servicing Installation | -- |

### Solid Waste Facility:

| Green Waste | --   |        |               |
| Hazardous Waste Facility | -- |        |               |
| Solid Waste | --   |        |               |

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### Use Permission Use Standard Specification

<table>
<thead>
<tr>
<th>Use</th>
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<th>Use Standard</th>
<th>Specification</th>
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<tbody>
<tr>
<td><strong>AGRICULTURAL</strong></td>
<td>Animal Keeping:</td>
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<tr>
<td>Bees</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Dwelling</td>
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<tr>
<td></td>
<td></td>
<td>Lot Area (min)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Per beehive</td>
<td>2,500 SF</td>
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<tr>
<td></td>
<td></td>
<td>Location</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Frontage yard</td>
<td>Prohibited</td>
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<td></td>
<td></td>
<td>Setback (min)</td>
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<tr>
<td></td>
<td></td>
<td>Side, rear and alley lot lines</td>
<td>5'</td>
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<td>Screening</td>
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<td>Transition screen</td>
<td>T-Screen 1</td>
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<td></td>
<td>Exception</td>
<td>Rooftop location</td>
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<td>Supplemental standards</td>
<td>Sec. 5B.3.1.C.5.</td>
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<tr>
<td>Dairy</td>
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<td>Equine, Commercial</td>
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<tr>
<td>Equine, Non-commercial</td>
<td>P*</td>
<td>Lot area (min)</td>
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<td></td>
<td></td>
<td>Per equine</td>
<td>5,000SF</td>
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<td></td>
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<td>Off-site Residential building</td>
<td>75'</td>
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<tr>
<td>Pets</td>
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<tr>
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### Supplemental Standards

1. **Home Occupation**

   On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. **Wireless Facility, All**

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (Wireless Telecommunication Facilities).
3. Recycling Facility, Collection
   
a. All recycled goods, temporary installations, debris, trash, and any other material associated with the use, shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees
   
a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Recycling Facilities, Collection

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).
DIV. 5B.4. **RESIDENTIAL-MIXED DISTRICTS**

Residential-Mixed Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities and limited commercial uses.

SEC. 5B.4.1. **RESIDENTIAL-MIXED 1 (RX1)**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Changes highlighted in the District below are introduced with the Boyle Heights Community Plan.]

A. **Intent**

The RX1 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs, in a primarily residential setting supported by neighborhood-serving commercial uses and facilitate the efficient management of municipal resources.

B. **Allowed Uses & Use Limitations**

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
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<tr>
<td>Dwelling</td>
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<td>Household Business:</td>
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<tr>
<td>Family Child Care</td>
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<tr>
<td>Home Occupation</td>
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<td>Client visits per hour (max) 1</td>
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<td>Sec. 5B.4.1.C.1</td>
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<td>Live/Work</td>
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<td>Mobilehome Park</td>
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<td>Supportive Housing:</td>
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<tr>
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<td>P</td>
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<td>Transitional Shelter</td>
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<tr>
<td><strong>PUBLIC &amp; INSTITUTIONAL</strong></td>
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<td>Civic Facility:</td>
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</tr>
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<td>Fleet Services</td>
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<tbody>
<tr>
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<tr>
<td>Local</td>
<td>C2</td>
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<td>Relocation</td>
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<td>Office, Government</td>
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<td>Upper story location</td>
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<td>Public Safety Facility</td>
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<td>Religious Assembly</td>
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<td>P*</td>
<td>Screening</td>
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<td>Transition screen</td>
<td>T-Screen 2</td>
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<tr>
<td>Major</td>
<td>C3</td>
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</tr>
<tr>
<td>Solar Energy Facility</td>
<td>C2*</td>
<td>Floor area (min)</td>
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<td>Relief</td>
<td>C3</td>
</tr>
<tr>
<td>Wireless Facility, Monopole</td>
<td>C2*</td>
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<tr>
<td>Wireless Facility, Rooftop</td>
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<td>Supplemental standards</td>
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<td>OPEN SPACE &amp; RECREATION</td>
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<td>Relief</td>
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<td>Upper story location</td>
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<td>Open Space, Public</td>
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<tr>
<td>Recreation, Public</td>
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<td>Hours of operation (early/late)</td>
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<td>Outdoor sound system</td>
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<td>Outdoor Recreation, Commercial:</td>
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<tr>
<td>Golf Course</td>
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</table>

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<table>
<thead>
<tr>
<th>Use</th>
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<th>Specification</th>
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<tbody>
<tr>
<td>Amphitheater or Stadium</td>
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<td>Major</td>
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<tr>
<td>TRANSPORTATION</td>
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<tr>
<td>Airport</td>
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<tr>
<td>Freight Terminal</td>
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<tr>
<td>Heliport</td>
<td>C2*</td>
<td>Incidental to:</td>
<td>Residential Use, Office or Medical</td>
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<td>Railway Facility</td>
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<td>Relief C2</td>
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<td></td>
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<td>Upper story location Prohibited</td>
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<td></td>
<td></td>
<td>Hours of operation (early/late) 6AM/10PM</td>
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Animal Services:
- General --
- Kennel --
- Veterinary Care --
- Commissary Kitchen --

Eating & Drinking:
- Alcohol Service C2* (see General Commercial)
- Bar C2* (see General Commercial)
- Counter Service P* (see General Commercial)
- Restaurant P* (see General Commercial)

Entertainment Venue:
- Local --
- Regional --

Financial Services:
- General --
- Alternative --

Instructional Services P* (see General Commercial)

 Lodging --
- Medical Clinic --
- Office P* (see General Commercial)

Personal Services:
- General P* (see General Commercial)
- Massage, Licensed P* (see General Commercial)
- Massage, Unlicensed --

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<tr>
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<td>P*</td>
<td>(see General Commercial)</td>
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<td>C2*</td>
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<td>Food &amp; Beverage</td>
<td>P*</td>
<td>(see General Commercial)</td>
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<td>Temporary, Outdoor</td>
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<td>Smoke &amp; Vape Shop</td>
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<td>Sexual Encounter</td>
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<td>Fueling Station</td>
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<td><strong>Storage, Indoor:</strong></td>
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<td>Official Motor Vehicle Impound</td>
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<td>Standard Vehicle</td>
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<tr>
<td>Commercial Vehicle</td>
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### Use Permission - Use Standard - Specification

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<thead>
<tr>
<th>Use</th>
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<th>Use Standard</th>
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<tr>
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<tr>
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<tr>
<td>Maintenance &amp; Repair Services</td>
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<tr>
<td>Manufacturing, Light:</td>
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<tr>
<td>General</td>
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<td>Research &amp; Development</td>
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<tr>
<td>Soundstages &amp; Backlots</td>
<td>C3</td>
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<td>Wholesale Trade &amp; Warehousing</td>
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<th>HEAVY INDUSTRIAL</th>
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<tbody>
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<td>Animal Products Processing</td>
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<td>Manufacturing, Heavy:</td>
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<tr>
<td>General</td>
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<td>Chemical Products</td>
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<td>Petroleum &amp; Coal Products</td>
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<tr>
<td>Salvage Yard</td>
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<tr>
<td>Recycling Facility:</td>
<td></td>
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</tbody>
</table>

**In conjunction with:**
- Public & Institutional use

**Area (max):** 200 SF

**Building separation**
- Agricultural, Residential, or Residential-Mixed Use District (min) 150'
- Other buildings on site 10'
- Relief C2

**Use enclosure:** Covered and enclosed

**Screening**
- Outdoor storage screen S-Screen 2

**Hours of operation (early/late):** 7AM/7PM

**Supplemental standards**
- Sec. 5B.3.1.C.3.

**Supplemental procedures**
- Sec. 5B.3.1.D.1.

- Donation Bin
- Sorting & Processing
- Resource Extraction:
  - General
  - Exploratory Core Hole C2*
  - Off-Shore Drilling Servicing Installation
- Solid Waste Facility:

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City of Los Angeles Zoning Code
Spring 2023 BOYLE HEIGHTS - PROPOSED DRAFT
## C. Supplemental Standards

### 1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

### 2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. *(Wireless Telecommunication Facilities).*
3. Recycling Facility, Collection
   a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.
   b. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole
   The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees
   a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
   b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service
   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:
      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.
c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Bar

a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the proposed use will not adversely affect the welfare of the pertinent community.

ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the lot, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.
iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from sensitive uses, and other establishments dispensing alcoholic beverages, including beer and wine.

c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

3. Recycling Facilities, Collection

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).
SEC. 5B.4.2. RESIDENTIAL-MIXED 2 (RX2)

A. Intent

The RX2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a primarily residential setting supported by neighborhood-serving commercial uses, local civic and recreational uses providing resources to a residential community. The district generally limits commercial uses to corner sites and a 1,500 square foot establishment size.

B. Allowed Uses & Use Limitations

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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<tr>
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<tr>
<td>Household Business:</td>
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<td>Minor</td>
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<td>Transition screen</td>
<td>T-Screen 2</td>
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<td>Solar Energy Facility</td>
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<tr>
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<td></td>
<td>Floor area (min)</td>
<td>0.1 FAR</td>
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<td>C3</td>
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<td>Sec. 5B.4.2.C.2.</td>
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<td>Hours of operation (early/late)</td>
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<td>Relief</td>
<td>C2</td>
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<td>Amphitheater or Stadium</td>
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<td>Minor</td>
<td>C3</td>
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<td></td>
</tr>
<tr>
<td>Major</td>
<td>C3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TRANSPORTATION</td>
<td></td>
<td></td>
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<tr>
<td>Airport</td>
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<td>Freight Terminal</td>
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<td>Heliport</td>
<td>C2*</td>
<td>Incidental to:</td>
<td>Residential Use, Office or Medical</td>
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<td>Railway Facility</td>
<td>--</td>
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<td>Transit Station</td>
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### General Commercial

<table>
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<tr>
<th>Use</th>
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<th>Specification</th>
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<tbody>
<tr>
<td><strong>Animal Services:</strong></td>
<td>*</td>
<td><strong>Non-residential tenant size</strong></td>
<td>1.500 SF</td>
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<tr>
<td><strong>Lot Eligibility:</strong></td>
<td>*</td>
<td><strong>Relief</strong></td>
<td>C2</td>
</tr>
<tr>
<td><strong>Upper story location:</strong></td>
<td>*</td>
<td><strong>Corner Lot</strong></td>
<td>Prohibited</td>
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<tr>
<td><strong>Hours of operation (early/late):</strong></td>
<td>*</td>
<td><strong>6AM/10PM</strong></td>
<td></td>
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</tbody>
</table>

#### Eating & Drinking:

- General
- Kennel
- Veterinary Care
- Commissary Kitchen

#### Entertainment Venue:

- Local
- Regional

#### Financial Services:

- General
- Alternative

#### Instructional Services

#### Lodging

#### Medical Clinic

#### Office

#### Personal Services:

- General
- Massage, Licensed
- Massage, Unlicensed
- Postmortem Services

#### Retail:

- General
- Alcohol

- **Farmers’ Market, Certified:**  
  - **Hours of operation (early/late):** 7AM/7PM  
  - **Service hours (early/late):** 6AM/8PM  
  - **Operating days per week (max):** 2  
  - **Special use program:** Sec. 5C.4.2.

#### Firearms

#### Food & Beverage

#### Large Format

#### Merchant Market

---

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<table>
<thead>
<tr>
<th>Use</th>
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<th>Specification</th>
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<tbody>
<tr>
<td>Pet Shop</td>
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<tr>
<td>Temporary, Outdoor</td>
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<tr>
<td>Smoke &amp; Vape Shop</td>
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<tr>
<td>Sexually Oriented Business:</td>
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<tr>
<td>General</td>
<td>--</td>
<td></td>
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<tr>
<td>Sexual Encounter</td>
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<td><strong>HEAVY COMMERCIAL</strong></td>
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<td>Motor Vehicle Services:</td>
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<td>Light</td>
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<td>Heavy</td>
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<tr>
<td>Car Wash</td>
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<tr>
<td>Commercial Vehicle</td>
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<tr>
<td><strong>Storage, Indoor:</strong></td>
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<tr>
<td>General</td>
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<td>Self-Service Facility</td>
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<td><strong>Storage, Outdoor:</strong></td>
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<td>General</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Other allowed use</td>
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<td>Official Motor Vehicle Impound</td>
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<td><strong>Manufacturing, Light:</strong></td>
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<tr>
<td>Wholesale Trade &amp; Warehousing</td>
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</table>

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### HEAVY INDUSTRIAL

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<td>Collection</td>
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<td>Area (max)</td>
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<td>(min)</td>
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<td>Other buildings on site</td>
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<td>S-Screen 2</td>
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# Use Permission Use Standard Specification

## AGRICULTURAL

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<thead>
<tr>
<th>Use</th>
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<tbody>
<tr>
<td>Animal Keeping:</td>
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<tr>
<td>Bees</td>
<td><strong>P</strong></td>
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<td>Dwelling</td>
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<td>Lot Area (min)</td>
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<td>Per beehive</td>
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<td>Location</td>
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<td>Use Setback (min)</td>
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<td>Side, rear and alley lot lines</td>
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<td>Transition screen</td>
<td>T-Screen 1</td>
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<td>Exception</td>
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<td>Equine, Commercial</td>
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</tr>
<tr>
<td>Equine, Non-commercial</td>
<td>--</td>
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<td>--</td>
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</tr>
<tr>
<td>Pets</td>
<td><strong>P</strong></td>
<td>In conjunction with:</td>
<td>Other allowed use</td>
</tr>
<tr>
<td>Small Animals</td>
<td>--</td>
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</tr>
<tr>
<td>Wild Animals</td>
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<td>Plant Cultivation:</td>
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<td>Farming</td>
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<tr>
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</tbody>
</table>

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## C. Supplemental Standards

1. **Home Occupation**

   On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. **Wireless Facility, All**

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (Wireless Telecommunication Facilities).

3. **Recycling Facility, Collection**

   a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.
b. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Recycling Facilities, Collection

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).
DIV. 5B.5. COMMERCIAL-MIXED DISTRICTS

Commercial-Mixed Use Districts promote neighborhoods with a mixture of uses including commercial and residential.

SEC. 5B.5.1. COMMERCIAL-MIXED 1 (CX1)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
SEC. 5B.5.2. COMMERCIAL-MIXED 2 (CX2)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Changes highlighted in the District below are introduced with the Boyle Heights Community Plan.]

A. Intent

The CX2 Use District allows for commercial uses generally within a 50,000 square foot establishment size on the ground story, as well as a wide range of housing types. The Use District is intended to support a broad range of residential, commercial, and civic facility uses to serve surrounding neighborhoods as well as visitors to the area. Public and institutional services and amenities are also allowed.

B. Allowed Uses & Use Limitations

<table>
<thead>
<tr>
<th>Use Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Household Business:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family Child Care</td>
<td>P*</td>
<td>Accessory to: Dwelling</td>
</tr>
<tr>
<td>Accessory to: Dwelling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P*</td>
<td>Hours of operation (early/late) 8AM/8PM</td>
</tr>
<tr>
<td>Client visits per hour (max)</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Supplemental standards</td>
<td>Sec. 5B.5.2.C.1</td>
<td></td>
</tr>
<tr>
<td>Home Sharing</td>
<td>P*</td>
<td>In conjunction with: Dwelling Special use program Sec. 5C.4.4.</td>
</tr>
<tr>
<td>Joint Living &amp; Work Quarters</td>
<td>P*</td>
<td>Designated work space:</td>
</tr>
<tr>
<td>Work space area (min/max)</td>
<td>10%/50%</td>
<td></td>
</tr>
<tr>
<td>Workspace uses</td>
<td>• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic &amp; Artisanal</td>
<td></td>
</tr>
<tr>
<td>Unit size (min avg.)</td>
<td>750 SF</td>
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<tr>
<td>Designated work space</td>
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</tr>
<tr>
<td>Work space area (min/max)</td>
<td>48%/50%</td>
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</tr>
<tr>
<td>Work space dimensions (min)</td>
<td>10' X 15'</td>
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<tr>
<td>Workspace uses</td>
<td>• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic &amp; Artisanal</td>
<td></td>
</tr>
<tr>
<td>Open plan area (min)</td>
<td>70%</td>
<td></td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td>Mobilehome Park</td>
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<td></td>
<td></td>
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<tr>
<td>Supportive Housing:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Care</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transitional Shelter</td>
<td>P</td>
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**PUBLIC & INSTITUTIONAL**

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<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cemetery</td>
<td>P*</td>
<td>Building separation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Street (min)</td>
<td>300’</td>
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<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District (min)</td>
<td>300’</td>
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<tr>
<td></td>
<td></td>
<td>Residential use (min)</td>
<td>300’</td>
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<tr>
<td></td>
<td></td>
<td>Screening</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage screen</td>
<td>F-Screen 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transition screen</td>
<td>T-Screen 1</td>
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<th>Specification</th>
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<tbody>
<tr>
<td>Civic Facility:</td>
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<tr>
<td>Local</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Regional</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detention Facility</td>
<td>C3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fleet Services</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office, Government</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Safety Facility</td>
<td>P</td>
<td></td>
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<tr>
<td>Religious Assembly</td>
<td>P</td>
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<td>School:</td>
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<tr>
<td>Preschool/Daycare</td>
<td>P*</td>
<td>Persons in care (max)</td>
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<tr>
<td>K-12</td>
<td>P</td>
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<tr>
<td>Post-secondary</td>
<td>P</td>
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</tr>
<tr>
<td>Social Services</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor</td>
<td>P*</td>
<td>Screening</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage screen</td>
<td>F-Screen 2</td>
</tr>
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<td></td>
<td>Transition screen</td>
<td>T-Screen 2</td>
</tr>
<tr>
<td>Major</td>
<td>C3</td>
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<td></td>
</tr>
<tr>
<td>Solar Energy Facility</td>
<td>P*</td>
<td>In conjunction with: Other allowed use</td>
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<tr>
<td></td>
<td></td>
<td>Floor area (min)</td>
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<td>Relief</td>
<td>C3</td>
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<tr>
<td>Wireless Facility, Monopole</td>
<td>C2*</td>
<td>Supplemental standards</td>
<td>Sec. 5B.5.2.C.2.</td>
</tr>
<tr>
<td>Wireless Facility, Rooftop</td>
<td>P*</td>
<td>Supplemental standards</td>
<td>Sec. 5B.5.2.C.2.</td>
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</tbody>
</table>

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## OPEN SPACE & RECREATION

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Recreation, Commercial</td>
<td>P*</td>
<td>Non-residential tenant size</td>
<td>50,000 SF</td>
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<tr>
<td></td>
<td></td>
<td>(max)</td>
<td></td>
</tr>
<tr>
<td>Nature Reserve</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space, Public</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation, Commercial:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf Course</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation, Public</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amphitheater or Stadium</td>
<td>P*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor</td>
<td>P*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major</td>
<td>C3</td>
<td></td>
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</table>

## TRANSPORTATION

<table>
<thead>
<tr>
<th>Use</th>
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<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport</td>
<td>--</td>
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<tr>
<td>Freight Terminal</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heliport</td>
<td>C2*</td>
<td>Incidental to: Residential</td>
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<tr>
<td>Railway Facility</td>
<td>--</td>
<td></td>
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</tr>
<tr>
<td>Transit Station</td>
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## GENERAL COMMERCIAL

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Services:</td>
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</tr>
<tr>
<td>General</td>
<td>P*</td>
<td>(see General Commercial)</td>
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</tr>
<tr>
<td>Use enclosure</td>
<td></td>
<td>Fully indoor</td>
<td></td>
</tr>
<tr>
<td>Kennel</td>
<td>--</td>
<td></td>
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</tr>
<tr>
<td>Veterinary Care</td>
<td>P*</td>
<td>(see General Commercial)</td>
<td></td>
</tr>
<tr>
<td>Use enclosure</td>
<td></td>
<td>Fully indoor</td>
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</tr>
<tr>
<td>Commissary Kitchen</td>
<td>P*</td>
<td>(see General Commercial)</td>
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</tr>
<tr>
<td>Daycare Facility:</td>
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</tr>
<tr>
<td>General</td>
<td>P*</td>
<td>Persons in care (max)</td>
<td>50</td>
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<tr>
<td>In-home</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Dwelling</td>
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</tbody>
</table>

## Eating & Drinking:

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcohol Service</td>
<td>C2*</td>
<td>(see General Commercial)</td>
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<tr>
<td>In conjunction with:</td>
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<td>Restaurant</td>
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<tr>
<td>Supplemental procedures</td>
<td></td>
<td>Sec. 5B.5.2.D.1.</td>
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<tr>
<td>Bar</td>
<td>C2*</td>
<td>(see General Commercial)</td>
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<tr>
<td>Supplemental procedures</td>
<td></td>
<td>Sec. 5B.5.2.D.2.</td>
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<tr>
<td>Counter Service</td>
<td>P*</td>
<td>(see General Commercial)</td>
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<tr>
<td>Restaurant</td>
<td>P*</td>
<td>(see General Commercial)</td>
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</tr>
</tbody>
</table>

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### Use Permission Use Standard Specification

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td><strong>Entertainment Venue:</strong></td>
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<tr>
<td>Local</td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
<td></td>
</tr>
<tr>
<td>Regional</td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
<td></td>
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<tr>
<td><strong>Financial Services:</strong></td>
<td></td>
<td></td>
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<tr>
<td>General</td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
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</tr>
<tr>
<td>Alternative</td>
<td>C2*</td>
<td><em>(see General Commercial)</em></td>
<td></td>
</tr>
<tr>
<td>Instructional Services</td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Lodging</strong></td>
<td>P*</td>
<td>Use separation (min)</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or</td>
<td>500'</td>
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<tr>
<td></td>
<td></td>
<td>Residential-Mixed Use District</td>
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<td></td>
<td></td>
<td>Exception</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Regional Center, Transit Core,</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>or Traditional Core</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>General Plan Designation</td>
<td></td>
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<tr>
<td><strong>Medical Clinic</strong></td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
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<tr>
<td><strong>Personal Services:</strong></td>
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</tr>
<tr>
<td>General</td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
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<tr>
<td>Massage, Licensed</td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
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<tr>
<td>Massage, Unlicensed</td>
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<tr>
<td>Postmortem Services</td>
<td>C2*</td>
<td><em>(see General Commercial)</em></td>
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<tr>
<td><strong>Retail:</strong></td>
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<tr>
<td>Alcohol</td>
<td>C2*</td>
<td><em>(see General Commercial)</em></td>
<td>Sec. 5B.5.2.D.3.</td>
</tr>
<tr>
<td>Farmers’ Market, Certified</td>
<td>C1*</td>
<td>Hours of operation (early/late)</td>
<td>7AM/9PM</td>
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<tr>
<td></td>
<td></td>
<td>Service hours</td>
<td>6AM/10PM</td>
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<tr>
<td></td>
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<td>Operating days per week (max)</td>
<td>2</td>
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<td>Special use program</td>
<td>Sec. 5C.4.1.</td>
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<tr>
<td>Food &amp; Beverage</td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
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<tr>
<td>Large Format</td>
<td>--</td>
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<tr>
<td>Merchant Market</td>
<td>P</td>
<td><em>(see General Commercial)</em></td>
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<tr>
<td>Pet Shop</td>
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<tr>
<td>Temporary Outdoor</td>
<td>C2</td>
<td><em>(see General Commercial)</em></td>
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<tr>
<td>Smoke &amp; Vape Shop</td>
<td>P*</td>
<td><em>(see General Commercial)</em></td>
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<tr>
<td><strong>Sexually Oriented Business:</strong></td>
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<tr>
<td>General</td>
<td>P*</td>
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<tr>
<td>Sexual Encounter</td>
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## HEAVY COMMERCIAL

### Motor Vehicle Services:
- **Light** --
- **Heavy** --
- **Car Wash** --
- **Commercial Vehicle** --
- **Fueling Station** --

### Motor Vehicle Sales & Rental:
- **Commercial Vehicle** --
- **Household Moving Truck Rental** --
- **Standard Vehicle** --

### Storage, Indoor:
- **General** --
- **Self-Service Facility** --

### Storage, Outdoor:
- **General** P
- **Accessory to:**
- **Screening**
- **Outdoor storage screen** S-Screen 1

### LIGHT INDUSTRIAL

#### Electronics Assembly
- **Non-residential tenant size (max)** 50,000 SF
- **Relief** C2

#### Maintenance & Repair Services
- **Accessory to:** Restaurant

#### Manufacturing, Light:
- **General** --
- **Alcoholic Beverage** C2
- **(see Light Industrial)**

#### Artistic & Artisanal
- **Accessory to:** General Retail or Merchant Market

#### Cosmetic, Pharmaceutical
- **Food & Drink** --

#### Textile & Apparel
- **Research & Development** C3
- **(see Light Industrial)**
- **Soundstages & Backlots** C3
- **(see Light Industrial)**
- **Wholesale Trade & Warehousing** --

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<thead>
<tr>
<th>Use</th>
<th>Permission</th>
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<th>Specification</th>
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<tbody>
<tr>
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<td>Animal Products Processing</td>
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<td>Manufacturing, Heavy:</td>
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<td>--</td>
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<tr>
<td>Chemical Products</td>
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<tr>
<td>Petroleum &amp; Coal Products</td>
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<tr>
<td>Salvage Yard</td>
<td>--</td>
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<tr>
<td>Recycling Facility:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Collection</strong></td>
<td><strong>P</strong>*</td>
<td>In conjunction with Other allowed use</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Area (max)</td>
<td>600 SF</td>
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<td>Building separation</td>
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<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District (min)</td>
<td>100’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Other buildings on the site</td>
<td>10’</td>
</tr>
<tr>
<td></td>
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<td>Relief</td>
<td>C2</td>
</tr>
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<td></td>
<td>Use enclosure</td>
<td>Covered and enclosed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screening</td>
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<td></td>
<td></td>
<td>Outdoor storage screen</td>
<td>S-Screen 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hours of operation (early/late)</td>
<td>7AM/7PM</td>
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<td>Sec. 5B.5.2.C.4.</td>
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<td>Supplemental procedures</td>
<td>Sec. 5B.5.2.D.4.</td>
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<tr>
<td><strong>Donation Bin</strong></td>
<td><strong>P</strong>*</td>
<td>In conjunction with Other allowed use</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Size</td>
<td>Height: 82’ Depth: 50’ Width: 60’</td>
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<td>Use separation</td>
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<td>Use setback</td>
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<td></td>
<td></td>
<td>Common lot line (min)</td>
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<td></td>
<td></td>
<td>Use enclosure</td>
<td>Covered and enclosed</td>
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<td>Sec. 5B.5.2.D.4.</td>
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<td><strong>Sorting &amp; Processing</strong></td>
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<td><strong>Resource Extraction:</strong></td>
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<td>General</td>
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<td>Exploratory Core Hole</td>
<td><strong>C2</strong>*</td>
<td>Supplemental standards</td>
<td>Sec. 5B.5.2.C.6.</td>
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<tr>
<td>Off-Shore Drilling Servicing Installation</td>
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</table>

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# Supplemental Standards

## 1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

## 2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. *(Wireless Telecommunication Facilities)*.

## 3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

## 4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.
b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. **Recycling Facility, Donation Bin**

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. **Resource Extraction, Exploratory Core Hole**

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.
D. Supplemental Procedures

1. Alcohol Service

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

   c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

      i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

      ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

      iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

      iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

      v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.
2. Bar

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

      ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

   c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

      i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

      ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

      iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

      iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

      v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.
3. Retail, Alcohol

a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. Recycling Facilities, Collection

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).
**SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Changes highlighted in the District below are introduced with the Boyle Heights Community Plan.]

**A. Intent**

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

**B. Allowed Uses & Use Limitations**

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household Business:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family Child Care</td>
<td>P*</td>
<td>In conjunction with: Dwellings</td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P*</td>
<td>In conjunction with: Dwellings</td>
<td>Hours of operation (early/late) 8AM/8PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Client visits per hour (max) 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Supplemental standards Sec. 5B.5.3.C.1.</td>
</tr>
<tr>
<td>Home Sharing</td>
<td>P*</td>
<td>In conjunction with: Dwellings</td>
<td>Special use program Sec. 5C.4.4.</td>
</tr>
<tr>
<td>Joint Living &amp; Work Quarters</td>
<td>P*</td>
<td>Designated work space: Work space area (min/max) 10%/50%</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Workspace uses</td>
<td>Office Personal Services: General Manufacturing, Light: General Manufacturing, Light: Artistic &amp; Artisanal</td>
</tr>
<tr>
<td>Live/Work</td>
<td>P*</td>
<td>Unit size (min avg.) 750 SF</td>
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<tr>
<td></td>
<td></td>
<td>Designated work space</td>
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<td></td>
<td></td>
<td>Work space area (min/max) 48%/50%</td>
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<tr>
<td></td>
<td></td>
<td>Work space dimensions (min) 10' X 15'</td>
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<td>Workspace uses</td>
<td>Office Personal Services: General Manufacturing, Light: General Manufacturing, Light: Artistic &amp; Artisanal</td>
</tr>
<tr>
<td>Mobilehome Park</td>
<td>--</td>
<td>Open plan area (min) 70%</td>
<td></td>
</tr>
</tbody>
</table>

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### Supportive Housing:

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td>General</td>
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<td></td>
</tr>
<tr>
<td>Medical Care</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transitional Shelter</td>
<td>P</td>
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### PUBLIC & INSTITUTIONAL

<table>
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<tr>
<th>Use</th>
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<th>Use Standard</th>
<th>Specification</th>
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<tbody>
<tr>
<td>Cemetery</td>
<td>P*</td>
<td>Building separation</td>
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<td></td>
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<td>Street (min)</td>
<td>300’</td>
</tr>
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</tr>
<tr>
<td></td>
<td></td>
<td>Residential use (min)</td>
<td>300’</td>
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<td></td>
<td></td>
<td>Screening</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Frontage screen</td>
<td>F-Screen 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transition screen</td>
<td>T-Screen 1</td>
</tr>
</tbody>
</table>

| Civic Facility:
| Local | P          |               |               |
| Regional | P          |               |               |
| Detention Facility | C3      |               |               |
| Fleet Services | --      |               |               |

| Medical:
| Local | P          |               |               |
| Regional | P          |               |               |
| Office, Government | P      |               |               |
| Parking | P          |               |               |
| Public Safety Facility | P    |               |               |
| Religious Assembly | P      |               |               |

| School:
| Preschool/Daycare | P*      | Persons in care (max) | 50 |
| K-12              | P        |               |               |
| Post-secondary    | P        |               |               |
| Social Services   | P        |               |               |

| Utilities:
| Minor | P*        | Screening |               |
|       |           | Frontage screen | F-Screen 2     |
|       |           | Transition screen | T-Screen 2     |
| Major | C3        |               |               |
| Solar Energy Facility | P*      | In conjunction with: |               |
|                      |           | Other allowed use |               |
|                      |           | Floor area (min) | 0.1 FAR       |
|                      |           | Relief | C3            |
| Wireless Facility, Monopole | C2*  | Supplemental standards | Sec. 5B.5.3.C.1 |
| Wireless Facility, Rooftop  | P*       | Supplemental standards | Sec. 5B.5.3.C.1 |

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### OPEN SPACE & RECREATION

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<tbody>
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<td>Indoor Recreation, Commercial</td>
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<tr>
<td>Nature Reserve</td>
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<tr>
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<td>Outdoor Recreation, Commercial:</td>
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<tr>
<td>General</td>
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<tr>
<td>Golf Course</td>
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<tr>
<td>Recreation, Public</td>
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<tr>
<td>Amphitheater or Stadium</td>
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<tr>
<td>Minor</td>
<td>P</td>
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<tr>
<td>Major</td>
<td>C3</td>
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### TRANSPORTATION

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<td>Airport</td>
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<tr>
<td>Freight Terminal</td>
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<tr>
<td>Heliport</td>
<td>C2*</td>
<td>Incidental to:</td>
<td>Allowed use</td>
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<tr>
<td>Railway Facility</td>
<td>--</td>
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<tr>
<td>Transit Station</td>
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### GENERAL COMMERCIAL

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<th>Use</th>
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<tr>
<td>General</td>
<td>P*</td>
<td>Use enclosure</td>
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<td>Kennel</td>
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<tr>
<td>Veterinary Care</td>
<td>P*</td>
<td>Use enclosure</td>
<td>Fully indoor</td>
</tr>
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<td>Commissary Kitchen</td>
<td>P</td>
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<td>Eating &amp; Drinking:</td>
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<tr>
<td>Alcohol Service</td>
<td>C2*</td>
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<td>Sec. 5B.5.3.D.1.</td>
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<td>Bar</td>
<td>C2*</td>
<td>Suppemental procedures</td>
<td>Sec. 5B.5.3.D.2.</td>
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<td>P</td>
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<td>Restaurant</td>
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<tr>
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<td>Alternative</td>
<td>C2</td>
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<td>P*</td>
<td>Use separation (min)</td>
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<td></td>
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<td>Exception</td>
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<td>Regional Center, Transit Core, or Traditional Core General Plan Designation</td>
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<tr>
<td>Supplemental standards</td>
<td></td>
<td>Sec. 5B.5.3.C.3.</td>
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</tr>
<tr>
<td>Relief</td>
<td>C2</td>
<td></td>
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</tr>
<tr>
<td>Medical Clinic</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal Services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Massage, Licensed</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Massage, Unlicensed</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postmortem Services</td>
<td>C2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcohol</td>
<td>C2*</td>
<td>Use separation (min)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Farming Center, Transit Core, or Traditional Core General Plan Designation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Exception</td>
<td></td>
</tr>
<tr>
<td>Hours of operation (early/late)</td>
<td></td>
<td>7AM/9PM</td>
<td></td>
</tr>
<tr>
<td>Service hours</td>
<td></td>
<td>6AM/10PM</td>
<td></td>
</tr>
<tr>
<td>Operating days per week (max)</td>
<td></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Special use program</td>
<td></td>
<td>Sec. 5C.4.1.</td>
<td></td>
</tr>
<tr>
<td>Farmers’ Market, Certified</td>
<td>C1*</td>
<td>Supplemental procedures</td>
<td></td>
</tr>
<tr>
<td>Fireams</td>
<td>C2*</td>
<td>Supplemental procedures</td>
<td></td>
</tr>
<tr>
<td>Food &amp; Beverage</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Format</td>
<td>C3*</td>
<td>Supplemental procedures</td>
<td></td>
</tr>
<tr>
<td>Merchant Market</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet Shop</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Outdoor</td>
<td>C2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smoke &amp; Vape Shop</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sexually Oriented Business:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sexual Encounter</td>
<td>--</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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### HEAVY COMMERCIAL

#### Motor Vehicle Services:

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Car Wash</strong></td>
<td>P*</td>
<td>Use separation (min)</td>
<td></td>
</tr>
<tr>
<td>Light</td>
<td>--</td>
<td>Sensitive Use</td>
<td>200’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District</td>
<td>200’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Relief</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use enclosure</td>
<td></td>
</tr>
<tr>
<td>Fueling Station</td>
<td>P*</td>
<td>Car Wash, mechanized</td>
<td>Fully indoor</td>
</tr>
<tr>
<td>Commercial Vehicle</td>
<td>--</td>
<td>Car Wash, self-service</td>
<td>Covered</td>
</tr>
<tr>
<td>Household Moving Truck Rental</td>
<td>C2*</td>
<td>Service hours (early/late)</td>
<td>7AM/7PM</td>
</tr>
<tr>
<td>Standard Vehicle</td>
<td>P*</td>
<td>Outdoor sound system</td>
<td>Prohibited</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Supplemental standards</td>
<td>Sec. 5B.5.3.C.5.</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Storage, Indoor:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Service Facility</td>
<td>C2</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Storage, Outdoor:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Other allowed use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screening</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cargo Container</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Vehicle</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Official Motor Vehicle Impound</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard Vehicle</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LIGHT INDUSTRIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electronics Assembly</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance &amp; Repair Services</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing, Light:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcoholic Beverage</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Artistic &amp; Artisanal</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Retail: General, Merchant Market</td>
</tr>
<tr>
<td>Cosmetic, Pharmaceutical</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food &amp; Drink</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Eating &amp; Drinking: General, Restaurant</td>
</tr>
<tr>
<td>Textile &amp; Apparel</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Retail: General, Merchant Market</td>
</tr>
<tr>
<td>Research &amp; Development</td>
<td>C3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soundstages &amp; Backlots</td>
<td>C3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale Trade &amp; Warehousing</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>HEAVY INDUSTRIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal Products Processing</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing, Heavy:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chemical Products</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Petroleum &amp; Coal Products</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salvage Yard</td>
<td>--</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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## Recycling Facility:

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collection</td>
<td>P*</td>
<td>In conjunction with Other allowed use</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Area (max)</td>
<td>600 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building separation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District (min)</td>
<td>100'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Other buildings on the site</td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Relief</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use enclosure</td>
<td>Covered and enclosed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screening</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Outdoor storage screen</td>
<td>S-Screen 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hours of operation (early/late)</td>
<td>7AM/7PM</td>
</tr>
</tbody>
</table>

### Donating Bin

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collection</td>
<td>P*</td>
<td>In conjunction with Other allowed use</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Size</td>
<td>Height: 82’ Depth: 50’ Width: 60’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use separation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District (min)</td>
<td>100’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use setback</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage lot line (min)</td>
<td>20’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Common lot line (min)</td>
<td>10’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use enclosure</td>
<td>Covered and enclosed</td>
</tr>
</tbody>
</table>

### Resource Extraction:

- **Exploratory Core Hole**: C2*

### Solid Waste Facility:

- **Green Waste**: --
- **Hazardous Waste Facility**: --
- **Solid Waste**: --

### Agricultural

- **Animal Keeping**: Bees --

---

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<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dairy</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equine, Commercial</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equine, Non-commercial</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Livestock</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pets</td>
<td>P*</td>
<td>In conjunction with:</td>
<td>Other allowed use</td>
</tr>
<tr>
<td>Small Animals</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wild Animals</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plant Cultivation:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Garden</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td>--</td>
<td></td>
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</tr>
<tr>
<td>Truck Gardening</td>
<td>P</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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### C. Supplemental Standards

1. **Home Occupation**

   On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. **Wireless Facility, All**

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. *(Wireless Telecommunication Facilities).*

3. **Lodging**

   A lodging use shall not be permitted where it requires a change of use from any residential use.

4. **Motor Vehicle Services, Car Wash**

   Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

5. **Motor Vehicle Services, Fueling Station**

   An off-street loading area, in compliance with development standard requirements for loading areas *(Sec. 4C.2.2.3.)*, shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.
6. **Recycling Facility, Collection**

   a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

   b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

   c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

   d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

   e. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. **Recycling Facility, Donation Bin**

   a. No more than one collection bin shall be located on any lot.

   b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

   c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

   d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

   e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

   f. The collection bin shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. **Resource Extraction, Exploratory Core Hole**

   The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use
Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

   c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

      i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

      ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

      iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

      iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Bar

a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.
3. **Retail, Alcohol**

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (*Class 2 Conditional Use Permit*), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (*Class 2 Conditional Use Permit*), the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. **Retail, Firearms**

   In addition to the findings otherwise required by Sec. 13B.2.2. (*Class 2 Conditional Use Permit*), the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

5. **Retail, Large Format**

   a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (*Class 3 Conditional Use Permit*), new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

      i. The economic impact on retail businesses within a 3-mile radius, based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area, as well as the anticipated customer volume of the study area, shall be included in the report.

      ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, Nature Reserve, or Public Recreation.
iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot, directing users to dedicated congregation areas and amenities.

6. Recycling Facilities, All

An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).
SEC. 5B.5.4. COMMERCIAL-MIXED 4 (CX4)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
**SEC. 5B.5.5. COMMERCIAL-MIXED 5 (CX5)**

### A. Intent

The CX5 Use District is intended to support the clustering of small-scale retail, dining, personal service, office, entertainment, cultural and institutional uses catering to immediately surrounding neighborhoods, as well as a wide range of housing types. The district generally limits commercial uses to a 5,000 square foot establishment size on the ground story.

### B. Allowed Uses & Use Limitations

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household Business:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Family Child Care</td>
<td>P*</td>
<td>Incidental to Dwelling</td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P*</td>
<td>Incidental to Dwelling</td>
<td>Hours of operation (early/late) 8AM/8PM</td>
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<td></td>
<td></td>
<td></td>
<td>Client visits per hour (max) 1</td>
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<tr>
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<td></td>
<td></td>
<td>Supplemental standards Sec. 5B.5.5.C.1.</td>
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<tr>
<td>Home Sharing</td>
<td>P*</td>
<td>In conjunction with: Dwelling</td>
<td>Special use program Sec. 5C.4.4.</td>
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<tr>
<td></td>
<td></td>
<td>Designated work space:</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Work space area (min/max) 10%/50%</td>
<td></td>
</tr>
<tr>
<td>Joint Living &amp; Work Quarters</td>
<td>P*</td>
<td>Workspace uses</td>
<td>• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic &amp; Artisanal</td>
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<tr>
<td></td>
<td></td>
<td>Unit size (min avg.) 750 SF</td>
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<td>Designated work space:</td>
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<td></td>
<td>Work space area (min/max) 48%/50%</td>
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<td></td>
<td></td>
<td>Work space dimensions (min) 10’ X 15’</td>
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<tr>
<td>Live/Work</td>
<td>P*</td>
<td>Workspace uses</td>
<td>• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic &amp; Artisanal</td>
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<tr>
<td></td>
<td></td>
<td>Open plan area (min) 70%</td>
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<td>Mobilehome Park</td>
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<td>Supportive Housing:</td>
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<td></td>
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<tr>
<td>General</td>
<td>P</td>
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<tr>
<td>Medical Care</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transitional Shelter</td>
<td>P</td>
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</tbody>
</table>

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### PUBLIC & INSTITUTIONAL

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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<tbody>
<tr>
<td><strong>Cemetery</strong></td>
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<td>Building separation</td>
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<td></td>
<td></td>
<td>Street (min)</td>
<td>300’</td>
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<td>Agricultural, Residential, or Residential-Mixed Use District (min)</td>
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<tr>
<td></td>
<td></td>
<td>Residential use (min)</td>
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<tr>
<td><strong>Screening</strong></td>
<td></td>
<td>Frontage screen</td>
<td>F-Screen 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transition screen</td>
<td>T-Screen 1</td>
</tr>
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</table>

**Civic Facility:**
- Local: P
- Regional: --

**Detention Facility**: C3

**Fleet Services**: --

**Medical:**
- Local: C2
- Regional: C3

**Office, Government**: P

**Parking**: P

**Public Safety Facility**: P

**Religious Assembly**: P

**School:**
- Preschool/Daycare: P
- K-12: C3
- Post-secondary: C3

**Social Services**: P

**Utilities:**
- Minor: P*
- Major: C3

**Solar Energy Facility**: P*

**Screening**
- Frontage screen | F-Screen 2
- Transition screen | T-Screen 2

**Wireless Facility, Monopole**: C2*

**Supplemental standards**
- Sec. 5B.5.5.C.2.

**Wireless Facility, Rooftop**: P*

**Supplemental standards**
- Sec. 5B.5.5.C.2.

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<td>Indoor Recreation, Commercial</td>
<td>P*</td>
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<td></td>
<td>Relief</td>
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<tr>
<td></td>
<td></td>
<td>Upper story location</td>
<td>Prohibited</td>
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<td>Nature Reserve</td>
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<td>Open Space, Public</td>
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<tr>
<td>Outdoor Recreation, Commercial:</td>
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<tr>
<td>General</td>
<td>P</td>
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<tr>
<td>Golf Course</td>
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<tr>
<td>Recreation, Public</td>
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<tr>
<td>Amphitheater or Stadium</td>
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<tr>
<td>Minor</td>
<td>C2</td>
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</tr>
<tr>
<td>Major</td>
<td>C3</td>
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<td><strong>TRANSPORTATION</strong></td>
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<td>Freight Terminal</td>
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<td>Heliport</td>
<td>C2*</td>
<td>Incidental to:</td>
<td>Residential Uses, Office or Medical</td>
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<td>Railway Facility</td>
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<tr>
<td>Transit Station</td>
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<tr>
<td><strong>GENERAL COMMERCIAL</strong></td>
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<td>Relief</td>
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<tr>
<td>Animal Services:</td>
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<tr>
<td>General</td>
<td>P*</td>
<td>(see General Commercial)</td>
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<td></td>
<td>Use enclosure</td>
<td>Fully indoor</td>
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<tr>
<td>Kennel</td>
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<td>Veterinary Care</td>
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<tr>
<td>Commissary Kitchen</td>
<td>P*</td>
<td>(see General Commercial)</td>
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<tr>
<td>Eating &amp; Drinking:</td>
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<td>Alcohol Service</td>
<td>C2*</td>
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<td>Sec. 5B.5.5.D.1.</td>
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<tr>
<td>Bar</td>
<td>C2*</td>
<td>(see General Commercial)</td>
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<td>Sec. 5B.5.5.D.2.</td>
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<td>Counter Service</td>
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<td>P*</td>
<td>(see General Commercial)</td>
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<td>Entertainment Venue:</td>
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<tr>
<td>Local</td>
<td>P*</td>
<td>(see General Commercial)</td>
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</tr>
<tr>
<td>Regional</td>
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<tr>
<td>Financial Services:</td>
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</tr>
<tr>
<td>General</td>
<td>P*</td>
<td>(see General Commercial)</td>
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</tr>
<tr>
<td>Alternative</td>
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</tbody>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Lodging</strong></td>
<td>P*</td>
<td>Use separation (min)</td>
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<td>Agricultural, Residential, or Residential-Mixed Use District</td>
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<td>Exception</td>
<td>Regional Center, Transit Core, or Traditional Core General Plan Designation</td>
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<td>Sec. 5B.5.5.C.3.</td>
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<td>Relief</td>
<td>C2</td>
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<td><strong>Medical Clinic</strong></td>
<td>P*</td>
<td>(see General Commercial)</td>
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<tr>
<td><strong>Office</strong></td>
<td>P*</td>
<td>(see General Commercial)</td>
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<td><strong>Personal Services:</strong></td>
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<tr>
<td><strong>General</strong></td>
<td>P*</td>
<td>(see General Commercial)</td>
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<tr>
<td><strong>Massage, Licensed</strong></td>
<td>P*</td>
<td>(see General Commercial)</td>
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<tr>
<td><strong>Massage, Unlicensed</strong></td>
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<td><strong>Postmortem Services</strong></td>
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<td><strong>Retail:</strong></td>
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<tr>
<td><strong>General</strong></td>
<td>P*</td>
<td>(see General Commercial)</td>
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<td><strong>Alcohol</strong></td>
<td>C2*</td>
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<tr>
<td><strong>Farmers’ Market, Certified</strong></td>
<td>C1*</td>
<td>Hours of operation (early/late)</td>
<td>7AM/9PM</td>
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<td></td>
<td>Service hours</td>
<td>6AM/10PM</td>
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<td>Operating days per week (max)</td>
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<td>Special use program</td>
<td>Sec. 5C.4.1.</td>
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<tr>
<td><strong>Food &amp; Beverage</strong></td>
<td>P*</td>
<td>(see General Commercial)</td>
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<tr>
<td><strong>Large Format</strong></td>
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<tr>
<td><strong>Merchant Market</strong></td>
<td>P</td>
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<tr>
<td><strong>Pet Shop</strong></td>
<td>P*</td>
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<tr>
<td><strong>Temporary Outdoor</strong></td>
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<tr>
<td><strong>Smoke &amp; Vape Shop</strong></td>
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<tr>
<td><strong>Sexually Oriented Business:</strong></td>
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<td><strong>General</strong></td>
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<td><strong>Sexual Encounter</strong></td>
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<td><strong>HEAVY COMMERCIAL</strong></td>
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<tr>
<td><strong>Motor Vehicle Services:</strong></td>
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<tr>
<td><strong>Light</strong></td>
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<tr>
<td><strong>Heavy</strong></td>
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<td><strong>Car Wash</strong></td>
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<td><strong>Motor Vehicle Sales &amp; Rental:</strong></td>
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<tr>
<td><strong>Standard Vehicle</strong></td>
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</thead>
<tbody>
<tr>
<td>Storage, Indoor:</td>
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<tr>
<td>General</td>
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<td>Self-Service Facility</td>
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<td>Storage, Outdoor:</td>
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<tr>
<td>General</td>
<td>P*</td>
<td>Accessory to:</td>
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<td>Official Motor Vehicle Impound</td>
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<td>Chemical Products</td>
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<td>Petroleum &amp; Coal Products</td>
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<td>Salvage Yard</td>
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### AGRICULTURAL

#### Animal Keeping:
- **Bees**
- **Dairy**
- **Equine, Commercial**
- **Equine, Non-commercial**
- **Livestock**
- **Pets**

#### Plant Cultivation:
- **Community Garden**
- **Farming**
- **Truck Gardening**

**Use Permission Use Standard Specification**

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<th>Use</th>
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<th>Use Standard</th>
<th>Specification</th>
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<td>Dairy</td>
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<td>Equine, Commercial</td>
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<td>Equine, Non-commercial</td>
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<td>Livestock</td>
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<td>Small Animals</td>
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<td>Wild Animals</td>
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<td>Truck Gardening</td>
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### Supplemental Standards

1. **Home Occupation**

   On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. **Wireless Facility, All**

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (Wireless Telecommunication Facilities).

3. **Lodging**

   A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. **Recycling Facility, Collection**

   a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

   b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.
D. Supplemental Procedures

1. Alcohol Service

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

      ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

   c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

      i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

      ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

      iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

      iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

      v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.
2. **Bar**

   a. In addition to the notification otherwise required by Sec. 13B.2.2. *(Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. *(Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

      ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

   c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

      i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

      ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. *(Class 2 Conditional Use Permit)*.

      iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

      iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

      v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

3. **Retail, Alcohol**

   a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.
b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

4. Recycling Facilities, All

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).
DIV. 5B.6. COMMERCIAL DISTRICTS

Commercial Use Districts cater to light industrial and commercial uses including ones that may create more significant impacts, such as vehicle repair and fueling stations.

[Reserved]
DIV. 5B.7. INDUSTRIAL-MIXED DISTRICTS

Industrial-Mixed Use Districts accommodate a mixture of light industrial, office, and research and development activity, with limited residential uses and other compatible uses.

SEC. 5B.7.1. INDUSTRIAL-MIXED 1 (IX1)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5B.7.2. INDUSTRIAL-MIXED 2 (IX2)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5B.7.3. INDUSTRIAL-MIXED 3 (IX3)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5B.7.4. INDUSTRIAL-MIXED 4 (IX4)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
SEC. 5B.7.5. INDUSTRIAL-MIXED 5 (IX5)

A. Intent

The IX5 District is intended to accommodate light industrial uses, office space, and research and development activity. The Use District also allows a wide range of commercial uses. Residential uses are limited to Joint Living and Work Quarters and Supportive Housing.

B. Allowed Uses & Use Limitations

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<td>Sec. 5B.7.5.C.1</td>
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### OPEN SPACE & RECREATION

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### TRANSPORTATION

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### GENERAL COMMERCIAL

**Animal Services:**

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**Eating & Drinking:**

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**Instructional Services**

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<td>Sensitive Use</td>
<td>200’</td>
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<td></td>
<td>Agricultural, Residential, or</td>
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<td></td>
<td></td>
<td>Residential-Mixed Use District</td>
<td>200’</td>
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<td></td>
<td></td>
<td>Relief</td>
<td>C2</td>
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<tr>
<td></td>
<td></td>
<td>Screening</td>
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<tr>
<td></td>
<td></td>
<td>Frontage screen F-Screen 4</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Transition screen T-Screen 1</td>
<td></td>
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<tr>
<td>Standard Vehicle</td>
<td>P*</td>
<td><strong>Use separation</strong> (min)</td>
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<td></td>
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<td>Sensitive Use</td>
<td>200’</td>
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<td>Residential-Mixed Use District</td>
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<td>Relief</td>
<td>C2</td>
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<td>Screening</td>
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<td>Frontage screen F-Screen 4</td>
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<td></td>
<td></td>
<td>Transition screen T-Screen 1</td>
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</tr>
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</table>

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<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td><strong>LIGHT INDUSTRIAL</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Electronics Assembly</td>
<td>P*</td>
<td>(see Light Industrial)</td>
<td></td>
</tr>
<tr>
<td>Maintenance &amp; Repair Services</td>
<td>P*</td>
<td>(see Light Industrial)</td>
<td></td>
</tr>
<tr>
<td>Manufacturing, Light:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>P*</td>
<td>(see Light Industrial)</td>
<td></td>
</tr>
<tr>
<td>Alcoholic Beverage</td>
<td>P*</td>
<td>(see Light Industrial)</td>
<td></td>
</tr>
<tr>
<td>Artistic &amp; Artisanal</td>
<td>P*</td>
<td>(see Light Industrial)</td>
<td></td>
</tr>
<tr>
<td>Cosmetic, Pharmaceutical</td>
<td>P*</td>
<td>(see Light Industrial)</td>
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</tr>
<tr>
<td>Food &amp; Drink</td>
<td>P*</td>
<td>(see Light Industrial)</td>
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<tr>
<td>Textile &amp; Apparel</td>
<td>P*</td>
<td>(see Light Industrial)</td>
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</tr>
<tr>
<td>Research &amp; Development</td>
<td>P*</td>
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<tr>
<td>Soundstages &amp; Backlots</td>
<td>P*</td>
<td>(see Light Industrial)</td>
<td></td>
</tr>
<tr>
<td>Wholesale Trade &amp; Warehousing</td>
<td>P*</td>
<td>(see Light Industrial)</td>
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<tr>
<td><strong>HEAVY INDUSTRIAL</strong></td>
<td></td>
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</tr>
<tr>
<td>Animal Products Processing</td>
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<tr>
<td>Manufacturing, Heavy:</td>
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<tr>
<td>General</td>
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<tr>
<td>Chemical Products</td>
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</tr>
<tr>
<td>Petroleum &amp; Coal Products</td>
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<tr>
<td>Salvage Yard</td>
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<td></td>
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<tr>
<td>Recycling Facilities</td>
<td></td>
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</tr>
</tbody>
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<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collection</td>
<td><strong>P</strong></td>
<td>In conjunction with Other allowed use</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Area (max) 600 SF</td>
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<tr>
<td></td>
<td></td>
<td>Building separation</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District (min) 100’</td>
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<tr>
<td></td>
<td></td>
<td>Other buildings on the site 10’</td>
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<tr>
<td></td>
<td></td>
<td>Relief 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use enclosure Covered and enclosed</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screening</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Outdoor storage screen S-Screen 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hours of operation (open/close) 7AM/7PM</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Supplemental standards Sec. 5B.5.3.C.6</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Supplemental procedures Sec. 5B.5.3.D.6</td>
<td></td>
</tr>
<tr>
<td>Donation Bin</td>
<td><strong>P</strong></td>
<td>In conjunction with Other allowed use</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Size Height: 82’ Depth: 50’ Width: 60’</td>
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<tr>
<td></td>
<td></td>
<td>Use separation</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District (min) 100’</td>
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<tr>
<td></td>
<td></td>
<td>Use setback</td>
<td></td>
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<td></td>
<td></td>
<td>Frontage lot line (min) 20’</td>
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<td></td>
<td></td>
<td>Common lot line (min) 10’</td>
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<td></td>
<td>Use enclosure Covered and enclosed</td>
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<tr>
<td></td>
<td></td>
<td>Supplemental standards Sec. 5B.7.5.C.7</td>
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<td>Supplemental procedures Sec. 5B.7.5.D.9</td>
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</tr>
<tr>
<td>Sorting &amp; Processing</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resource Extraction:</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>--</td>
<td></td>
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<tr>
<td>Exploratory Core Hole</td>
<td><strong>C2</strong></td>
<td>Supplemental standards Sec. 5B.7.5.C.8</td>
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<tr>
<td>Off-Shore Drilling Servicing Installation</td>
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<tr>
<td>Waste Facility</td>
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<tr>
<td>Green Waste</td>
<td>--</td>
<td></td>
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</tr>
<tr>
<td>Hazardous Waste Facility</td>
<td>--</td>
<td></td>
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<tr>
<td>Solid Waste</td>
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</tbody>
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## AGRICULTURE

### Animal Keeping:

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
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<tbody>
<tr>
<td><strong>Bees</strong></td>
<td>P*</td>
<td>Lot Area (min)</td>
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<tr>
<td></td>
<td></td>
<td>Per beehive 2,500 SF</td>
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<tr>
<td></td>
<td></td>
<td>Location</td>
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<tr>
<td></td>
<td></td>
<td>Frontage yard Prohibited</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Setback (min)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side, rear and alley lot lines 5'</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Screening</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Transition screen T-Screen 1</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Exception</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Rooftop location</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td>--</td>
<td>Supplemental standards</td>
<td>Sec. 5B.75.C.9.</td>
</tr>
<tr>
<td>Equine, Commercial</td>
<td>--</td>
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<tr>
<td>Equine, Non-commercial</td>
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<tr>
<td>Livestock</td>
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<tr>
<td>Pets</td>
<td>P*</td>
<td>In conjunction with: Other allowed use</td>
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<tr>
<td>Small Animals</td>
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</tr>
<tr>
<td>Wild Animals</td>
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<tr>
<td><strong>Plant Cultivation:</strong></td>
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<td>Community Garden</td>
<td>P</td>
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<tr>
<td>Farming</td>
<td>P</td>
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<tr>
<td>Truck Gardening</td>
<td>P</td>
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</tbody>
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### Supplemental Standards

#### C. Wireless Facility, All

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (Wireless Telecommunication Facilities).

#### 2. Motor Vehicle Services, General

**a.** Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

**i.** Shall remain closed except during the allowed hours of operation, and

**ii.** Shall not face any frontage lot line.
b. An off-street loading area, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.
e. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit) finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

9. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.
D. Supplemental Procedures

1. Joint Living & Work Quarters

   a. In addition to the findings otherwise required by Sec. 13.B.2.1. (Class 1 Conditional Use Permit), the Zoning Administrator shall also find:
      
      i. That the uses of property surrounding the proposed location of the joint living and work quarters and the use of the proposed location will not be detrimental to the health, safety and welfare of prospective residents of the quarters; and
      
      ii. That the proposed joint living and work quarters will not displace viable industrial uses and will not substantially lessen the likelihood that the property will be available in the future for industrial uses.

   b. The Zoning Administrator shall also require:
      
      i. That the authorized use shall be of no force and effect unless and until satisfactory evidence is presented to the Zoning Administrator for review and attachment to the file that a business tax registration certificate has been issued to each tenant by the Office of Finance pursuant to LAMC Chapter 2 (Licence, Permits, Business Regulations), Sec. 21.03. (Imposition of Tax), permitting those persons to engage in business as artists or artisans; and
      
      ii. That one or more signs or symbols of a size and design approved by the Fire Department shall be placed by the applicant at designated locations on the exterior of each building approved as joint living and work quarters to indicate that these buildings are used for residential purposes.

2. Alcohol Service

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:
      
      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
      
      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

3. Bar

a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.
c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

4. Retail, Alcohol

a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

5. Retail, Firearms

In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider the number of firearms available for sale at the lot.
6. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (Class 3 Conditional Use Permit), new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:
   
a) Is sufficient in size based on reasonably expected users;
b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

7. **Outdoor Storage, Cargo Container**

   a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

   b. An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. *(Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers or Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*

8. **Salvage Yard**

   An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. *(Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*

9. **Recycling Facilities, All**

   An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. *(Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*
DIV. 5B.8. INDUSTRIAL DISTRICTS

SEC. 5B.8.1. INDUSTRIAL 1 (I1)
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5B.8.2. INDUSTRIAL 2 (I2)
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Changes highlighted in the District below are introduced with the Boyle Heights Community Plan.]

A. Intent
The I2 District allows heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. This District is intended to support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses.

B. Allowed Uses & Use Limitations

<table>
<thead>
<tr>
<th>Use</th>
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<th>Use Standard</th>
<th>Specification</th>
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<tr>
<td>Cemetery</td>
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*Building setbacks*
- Street (min) 300'
- Agricultural, Residential, or Residential-Mixed Use District (min) 300'
- Residential use (min) 300'

*Screening*
- Frontage screen F-Screen 2
- Transition screen T-Screen 1

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<td>Office, Government</td>
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<td>P*</td>
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<td>Frontage screen</td>
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<td>Transition screen</td>
<td>T-Screen 2</td>
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**OPEN SPACE & RECREATION**

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<td>Amphitheater or Stadium</td>
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<tr>
<td>General</td>
<td>P*</td>
<td>Use enclosure</td>
<td>Fully indoor</td>
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<tr>
<td>Kennel</td>
<td>P*</td>
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<td></td>
<td></td>
<td>Use separation</td>
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<td>Veterinary Care</td>
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<td>Eating &amp; Drinking:</td>
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**Motor Vehicle Sales & Rental:**

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**Storage, Indoor:**

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**Storage, Outdoor:**

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## Use Permission Use Standard Specification

### LIGHT INDUSTRIAL

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### Use Enclosure

- Fully indoor

### Electronics Assembly
- P* (see Light Industrial)

### Maintenance & Repair Services
- P* (see Light Industrial)

### Manufacturing, Light:
- General - P* (see Light Industrial)
- Alcoholic Beverage - P* (see Light Industrial)
- Artistic & Artisanal - P* (see Light Industrial)
- Cosmetic, Pharmaceutical - P* (see Light Industrial)
- Food & Drink - P* (see Light Industrial)
- Textile & Apparel - P* (see Light Industrial)
- Research & Development - P* (see Light Industrial)
- Soundstages & Backlots - P* (see Light Industrial)
- Wholesale Trade & Warehousing - P* (see Light Industrial)

### HEAVY INDUSTRIAL

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### Use Enclosure

- Fully indoor

### Animal Products Processing
- P* (See Heavy Industrial Uses)

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- Industrial Districts -

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**Recycling Facilities**

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</tr>
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<tbody>
<tr>
<td>Frontage lot line (min)</td>
<td>20’</td>
</tr>
<tr>
<td>Common lot line (min)</td>
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#### Use enclosure

<table>
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<tr>
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<tbody>
<tr>
<td>Covered and enclosed</td>
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#### Supplemental standards

<table>
<thead>
<tr>
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<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 5B.8.2.C.7.</td>
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<table>
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</thead>
<tbody>
<tr>
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### Sorting & Processing

<table>
<thead>
<tr>
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<th>Use Standard</th>
<th>Specification</th>
</tr>
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<tbody>
<tr>
<td><strong>P</strong></td>
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#### Use separation

<table>
<thead>
<tr>
<th>Use Standard</th>
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</tr>
</thead>
<tbody>
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#### Relief

<table>
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<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>C3</td>
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</tr>
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#### Screening

<table>
<thead>
<tr>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage screen</td>
<td>F-Screen 5</td>
</tr>
<tr>
<td>Transition screen</td>
<td>T-Screen 2</td>
</tr>
</tbody>
</table>

#### Use enclosure

<table>
<thead>
<tr>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fully indoor</td>
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#### Supplemental standards

<table>
<thead>
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<tr>
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<table>
<thead>
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</thead>
<tbody>
<tr>
<td>Supplemental procedures</td>
<td>Sec. 5B.8.2.D.9.</td>
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### Resource Extraction:

#### General

<table>
<thead>
<tr>
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<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>C3*</td>
<td>Supplemental procedures Sec. 5B.8.2.D.10.</td>
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#### Exploratory Core Hole

<table>
<thead>
<tr>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2*</td>
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</tr>
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#### Off-Shore Drilling Servicing Installation

<table>
<thead>
<tr>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>C3</td>
<td></td>
</tr>
</tbody>
</table>

**KEY:** "**P**" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

---

BOYLE HEIGHTS - PROPOSED DRAFT Spring 2023

City of Los Angeles Zoning Code | 5-109
<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waste Facility:</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Green Waste</td>
<td>P*</td>
<td>Use separation (min)</td>
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<tr>
<td></td>
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<td>Sensitive Use</td>
<td>500'</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential-Mixed Use District</td>
<td>500'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Relief</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screening</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage screen</td>
<td>F-Screen 5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transition screen</td>
<td>T-Screen 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use enclosure</td>
<td>Fully indoor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Supplemental standards</td>
<td>Sec. 5B.8.2.C.10.</td>
</tr>
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<td>Hazardous Waste</td>
<td>C3*</td>
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<td></td>
<td>Sensitive Use</td>
<td>1,500'</td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential-Mixed Use District</td>
<td>1,500'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Relief</td>
<td>C3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screening</td>
<td></td>
</tr>
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<td></td>
<td></td>
<td>Frontage screen</td>
<td>F-Screen 5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transition screen</td>
<td>T-Screen 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use enclosure</td>
<td>Fully indoor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Supplemental standards</td>
<td>Sec. 5B.8.2.C.11.</td>
</tr>
<tr>
<td>Solid Waste</td>
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<td>Use separation (min)</td>
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<td></td>
<td></td>
<td>Sensitive Use</td>
<td>1,500'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential-Mixed Use District</td>
<td>1,500'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Relief</td>
<td>C3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screening</td>
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<td></td>
<td>Frontage screen</td>
<td>F-Screen 5</td>
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<td></td>
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<td>Transition screen</td>
<td>T-Screen 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use enclosure</td>
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<td>Supplemental standards</td>
<td>Sec. 5B.8.2.C.12.</td>
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<td></td>
<td></td>
<td>Supplemental procedures</td>
<td>Sec. 5B.8.2.D.12.</td>
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</table>

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<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td>AGRICULTURE</td>
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<td></td>
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<td></td>
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<td>Relief</td>
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Animal Keeping:

Bees

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<th>Specification</th>
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<tbody>
<tr>
<td>Lot Area (min)</td>
<td>2,500 SF</td>
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</tr>
<tr>
<td>Location</td>
<td>Prohibited</td>
<td></td>
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</tr>
<tr>
<td>Setback (min)</td>
<td>5'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Screening</td>
<td>T-Screen 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exception</td>
<td>Rooftop location</td>
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Supplemental standards: Sec. 5B.8.2.C.13.

Dairy

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<tr>
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<th>Use Standard</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Lot area (min)</td>
<td>871,200 SF</td>
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(see Agriculture)

Equine, Commercial

<table>
<thead>
<tr>
<th></th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area (min)</td>
<td>17,500 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Per equine</td>
<td>4,000 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relief</td>
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(see Agriculture)

Equine, Non-commercial

--

Livestock

<table>
<thead>
<tr>
<th></th>
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<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area (min)</td>
<td>17,500 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Per bovine</td>
<td>4,000 SF</td>
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</tr>
<tr>
<td>Per swine</td>
<td>3,500 SF</td>
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</tr>
<tr>
<td>Relief</td>
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(see Agriculture)

Pets

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<thead>
<tr>
<th></th>
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<th>Specification</th>
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<tbody>
<tr>
<td>In conjunction with:</td>
<td>Other allowed use</td>
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Small Animals

<table>
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<tr>
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<th>Use Standard</th>
<th>Specification</th>
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<tbody>
<tr>
<td>Lot area (min)</td>
<td>217,800 SF</td>
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(see Agriculture)

Wild Animals

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<th>Specification</th>
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<tbody>
<tr>
<td></td>
<td>C2*</td>
<td>Commercial purposes</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Non-commercial purposes</td>
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(see Agriculture)

Plant Cultivation:

Community Garden

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<thead>
<tr>
<th></th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Farming

<table>
<thead>
<tr>
<th></th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
<td></td>
<td></td>
<td></td>
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</tbody>
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Truck Gardening

<table>
<thead>
<tr>
<th></th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
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C. Supplemental Standards

1. Wireless Facility, All

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (Wireless Telecommunication Facilities).

2. Motor Vehicle Services, General & Commercial Vehicle

   a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:
      i. Shall remain closed except during the allowed hours of operation, and
      ii. Shall not face any frontage lot line.

   b. An off-street loading area, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

   c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

   Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

   An off-street loading area, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

   a. The entire lot shall be graded pursuant to Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC.

   b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

   c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.
6. **Recycling Facility, Collection**
   
a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. **Recycling Facility, Donation Bin**
   
a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. **Recycling Facilities, Sorting & Processing**
   
All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.
9. **Resource Extraction, Exploratory Core Hole**

   The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit) finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

10. **Waste Facility, Green Waste**

   All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

11. **Waste Facility, Hazardous Waste**

   All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. **Waste Facility, Solid Waste**

   All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

13. **Animal Keeping, Bees**

   a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

   b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. **Supplemental Procedures**

1. **Alcohol Service**

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Bar

a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.
c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

3. Retail, Alcohol

a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

4. Retail, Firearms

In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider the number of firearms available for sale at the lot.
5. **Retail, Large Format**

   a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. *(Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

      i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

      ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

      iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

      iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

      v. Fiscal impact on City tax revenue, either positive or negative.

      vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

      vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

      viii. Measures to mitigate any materially adverse impacts identified within the report.

   b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

      i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

         a) Is sufficient in size based on reasonably expected users;
b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

6. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers or Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).

7. Manufacturing, Heavy, Petroleum and Coal Product Manufacturing

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (Class 3 Conditional Use Permit), new petroleum-based oil refineries and existing refineries expanding operations beyond the current property lines are required to:


b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses.
8. **Salvage Yard**

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. *(Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*

9. **Recycling Facilities, All**

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. *(Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*

10. **Resource Extraction, General**

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. *(Class 3 Conditional Use Permit)*, new resource extraction facilities and existing resource extraction facilities expanding operations beyond the current property lines are required to:


   b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

   c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

   d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses.

11. **Waste Facility, Hazardous Waste**

In addition to the other findings required by Sec. 13B.2.3. *(Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:
a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.

b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.

12. Waste Facility, Solid Waste

In addition to the other findings required by Sec. 13B.2.3. (Class 3 Conditional Use Permit), the City Planning Commission shall make all of the following findings:

a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.

b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.
SEC. 5B.8.3. INDUSTRIAL 3 (I3)

A. Intent

The I3 District is intended to support a wide range of commercial and industrial uses that support commerce, manufacturing, goods movement, and warehousing. Industrial uses are regulated to ensure disruptions to abutting uses and nearby communities are minimized.

B. Allowed Uses & Use Limitations

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Building setbacks

- Street (min) 300’
- Agricultural, Residential, or Residential-Mixed Use District (min) 300’
- Residential use (min) 300’
- Relief C1

Screening

- Frontage screen required F-Screen 2
- Transition screen required T-Screen 1

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## Form - Frontage Standards | Use - Density

### Industrial Districts

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### OPEN SPACE & RECREATION

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### TRANSPORTATION

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**Sexually Oriented Business:**

* Use separation (min)
  - Other Sexually Oriented Business: 1,000'
  - Sensitive Use: 500'
  - Agricultural, Residential, or Residential-Mixed Use District: 500'

**General**

- P* (see Sexually Oriented Business)

**Sexual Encounter**

- C2* (see Sexually Oriented Business)

**HEAVY COMMERCIAL**

**Motor Vehicle Services:**

* Use separation (min)
  - Sensitive Use: 200'
  - Agricultural, Residential, or Residential-Mixed Use District: 200'
  - Relief: C2

* Use enclosure
  - Fully indoors

* Screening
  - Frontage screen: F-Screen 3
  - Transition screen: T-Screen 1

* Hours of operation (early/late): 7AM/7PM
* Service hours (early/late): 7AM/7PM
* Outdoor sound system: Prohibited

* Supplemental standards
  - Sec. 5B.8.3.C.2.

**Light**

- P* (see Motor Vehicle Services)

**Heavy**

- P* (see Motor Vehicle Services)

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<td></td>
<td>Use enclosure</td>
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<td>Frontage screen</td>
<td>F-Screen 3</td>
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<td>Transition screen</td>
<td>T-Screen 1</td>
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<td>Hours of operation (early/late)</td>
<td>7AM/7PM</td>
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<td>Service hours (early/late)</td>
<td>7AM/7PM</td>
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<td>Outdoor sound system</td>
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</tr>
<tr>
<td>Fueling Station</td>
<td>p*</td>
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<th>Specification</th>
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<tbody>
<tr>
<td><strong>Motor Vehicle Sales &amp; Rental:</strong></td>
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<tr>
<td>Commercial Vehicle</td>
<td>P*</td>
<td>Screening</td>
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<td>Frontage screen</td>
<td>F-Screen 3</td>
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<td></td>
<td>Transition screen</td>
<td>T-Screen 1</td>
</tr>
<tr>
<td>Household Moving Truck Rental</td>
<td>P*</td>
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<td>Sensitive Use</td>
<td>200'</td>
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<td>Agricultural, Residential, or Residential-Mixed Use District</td>
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<td>Relief</td>
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<td>Transition screen</td>
<td>T-Screen 1</td>
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<tr>
<td>Standard Vehicle</td>
<td>P*</td>
<td>Screening</td>
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<td>Frontage screen</td>
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<td>T-Screen 1</td>
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<tr>
<td><strong>Storage, Indoor:</strong></td>
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<tr>
<td>General</td>
<td>P</td>
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<tr>
<td>Self-Service Facility</td>
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<td><strong>Storage, Outdoor:</strong></td>
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<tr>
<td>General</td>
<td>P*</td>
<td>Accessory to:</td>
<td>Other allowed use</td>
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<td>Outdoor storage screen</td>
<td>S-Screen 2</td>
</tr>
<tr>
<td>Cargo Container</td>
<td>P*</td>
<td>Use separation (min)</td>
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<td></td>
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<td>Sensitive Use</td>
<td>500'</td>
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<td>Agricultural, Residential, or Residential-Mixed Use District</td>
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<td>Screening</td>
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<td>Frontage screen</td>
<td>F-Screen 5</td>
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<td>Transition screen</td>
<td>T-Screen 2</td>
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<td>Sec. SB.8.3.C.5.</td>
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<td>Supplemental procedures</td>
<td>Sec. SB.8.3.D.6.</td>
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<tr>
<td>Commercial Vehicle</td>
<td>P*</td>
<td>Use separation (min)</td>
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<td>Sensitive Use</td>
<td>200'</td>
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<td>Relief</td>
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<td>Screening</td>
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<td>Frontage screen</td>
<td>F-Screen 4</td>
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<td></td>
<td></td>
<td>Transition screen</td>
<td>T-Screen 1</td>
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<th>Use</th>
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<th>Use Standard</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Official Motor Vehicle Impound</strong></td>
<td>P*</td>
<td>Use separation (min)</td>
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<td></td>
<td></td>
<td>Sensitive Use</td>
<td>200’</td>
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<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District</td>
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<td>Relief</td>
<td>C2</td>
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<td><strong>Screening</strong></td>
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<td>Frontage screen</td>
<td>F-Screen 4</td>
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<td></td>
<td>Transition screen</td>
<td>T-Screen 1</td>
</tr>
<tr>
<td><strong>Standard Vehicle</strong></td>
<td>P*</td>
<td>Use separation (min)</td>
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<td></td>
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<td>Sensitive Use</td>
<td>200’</td>
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<td>Agricultural, Residential, or Residential-Mixed Use District</td>
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<td>Relief</td>
<td>C2</td>
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<td></td>
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<td><strong>Screening</strong></td>
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<td>Frontage screen</td>
<td>F-Screen 4</td>
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<tr>
<td></td>
<td></td>
<td>Transition screen</td>
<td>T-Screen 1</td>
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<tr>
<th>Use</th>
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<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td><strong>LIGHT INDUSTRIAL</strong></td>
<td>*</td>
<td>Use enclosure</td>
<td>Fully Indoor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screening applicability</td>
<td></td>
</tr>
</tbody>
</table>
| | | Abutting | • Sensitive Use
| | | • Agricultural Use Districts
| | | • Residential Use Districts
| | | • Residential-Mixed Use Districts |
| | | **Screening** | |
| | | Transition Screen | T-Screen 1 |
| Electronics Assembly | P* | (see Light Industrial) | |
| Maintenance & Repair Services | P* | (see Light Industrial) | |
| Manufacturing, Light: | | | |
| General | P* | (see Light Industrial) | |
| Alcoholic Beverage | P* | (see Light Industrial) | |
| Artistic & Artisanal | P* | (see Light Industrial) | |
| Cosmetic, Pharmaceutical | P* | (see Light Industrial) | |
| Food & Drink | P* | (see Light Industrial) | |
| Textile & Apparel | P* | (see Light Industrial) | |
| Research & Development | P* | (see Light Industrial) | |
| Soundstages & Backlots | P* | (see Light Industrial) | |
| Wholesale Trade & Warehousing | P* | (see Light Industrial) | |

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### HEAVY INDUSTRIAL

<table>
<thead>
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<th>Use</th>
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<tbody>
<tr>
<td>Animal Products Processing</td>
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<tr>
<td>Manufacturing, Heavy:</td>
<td>--</td>
<td></td>
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<tr>
<td>General</td>
<td>--</td>
<td></td>
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<tr>
<td>Chemical Products</td>
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<tr>
<td>Petroleum &amp; Coal Products</td>
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<tr>
<td>Salvage Yard</td>
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<tr>
<td>Recycling Facilities</td>
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<td></td>
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<tr>
<td><strong>Collection</strong></td>
<td><strong>P</strong></td>
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</tbody>
</table>

| Use separation (min)         |            |              |               |
| Sensitive Use                | 1000'      |              |               |
| Agricultural, Residential, or Residential-Mixed Use District | 1000' | | |
| Relief                       | C3         |              |               |

| Use enclosure                |            |              |               |
| Fully indoor                 |            |              |               |

| Screening                    |            |              |               |
| Frontage screen              | F-Screen 5 |              |               |
| Transition screen            | T-Screen 2 |              |               |

| Hours of operation (early/late) | | |
| Within 1000’ of Agricultural, Residential, or Residential-Mixed Use District | 7AM/7PM | |
| Beyond 1000’ of Agricultural, Residential, or Residential-Mixed Use District | 24-hours | |

| Service hours (early/late)   | | |
| Within 1000’ of Agricultural, Residential, or Residential-Mixed Use District | 7AM/8PM | |
| Beyond 1000’ of Agricultural, Residential, or Residential-Mixed Use District | 24-hours | |

| Supplemental standards       | Sec. 5B.8.3.C.6. | |
| SupPLEMENTAL procedures      | Sec. 5B.8.3.D.7. | |

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### Donation Bin

<table>
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<th>Use Standard</th>
<th>Specification</th>
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<tbody>
<tr>
<td></td>
<td>P*</td>
<td>In conjunction with: Other allowed use</td>
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<tr>
<td></td>
<td></td>
<td>Size</td>
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<tr>
<td></td>
<td></td>
<td>Height: 82”</td>
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<td></td>
<td></td>
<td>Depth: 50”</td>
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<td></td>
<td></td>
<td>Width: 60”</td>
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<td></td>
<td>Use separation</td>
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<tr>
<td></td>
<td></td>
<td>Agricultural, Residential, or Residential-Mixed Use District (min)</td>
<td>100’</td>
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<tr>
<td></td>
<td></td>
<td>Use setback</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Frontage lot line (min)</td>
<td>20’</td>
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<tr>
<td></td>
<td></td>
<td>Common lot line (min)</td>
<td>10’</td>
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<td></td>
<td></td>
<td>Use enclosure</td>
<td>Covered and enclosed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Supplemental standards</td>
<td>Sec. 5B.8.3.C.7.</td>
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<td></td>
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<td>Supplemental procedures</td>
<td>Sec. 5B.8.3.D.8.</td>
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</tbody>
</table>

### Resource Extraction:

- **General**
- **Exploratory Core Hole** C2*
- **Off-Shore Drilling Servicing Installation**
- **Waste Facility**
  - **Green Waste**
  - **Hazardous Waste Facility**
  - **Solid Waste**

### AGRICULTURE

### Animal Keeping:

- **Bees** P*
  - Lot Area (min)
    - Per beehive: 2,500 SF
  - Location
    - Frontage yard: Prohibited
  - Setback (min)
    - Side, rear and alley lot lines: 5’
  - Screening
    - Transition screen: T-Screen 1
    - Exception: Rooftop location
  - Supplemental standards: Sec. 5B.8.1.C.9.

- **Dairy**
- **Equine, Commercial**
- **Equine, Non-commercial**
- **Livestock**
- **Pets** P*
  - In conjunction with: Other allowed use
- **Small Animals**

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Use Permission Use Standard Specification

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<tr>
<th>Use</th>
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<tbody>
<tr>
<td>Wild Animals</td>
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<td></td>
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<tr>
<td>Plant Cultivation:</td>
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<td></td>
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<tr>
<td>Community Garden</td>
<td>P</td>
<td></td>
<td></td>
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<tr>
<td>Farming</td>
<td>P</td>
<td></td>
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<tr>
<td>Truck Gardening</td>
<td>P</td>
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C. Supplemental Standards

1. Wireless Facility, All

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (Wireless Telecommunication Facilities).

2. Motor Vehicle Services, General & Commercial Vehicle

   a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

      i. Shall remain closed except during the allowed hours of operation, and

      ii. Shall not face any frontage lot line.

   b. An off-street loading area, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.

   c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

   Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

   An off-street loading area, in compliance with development standard requirements for loading areas (Sec. 4C.2.2.3.), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.
5. **Outdoor Storage, Cargo Container**
   
a. The entire lot shall be graded pursuant to Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. **Recycling Facility, Collection**
   
a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. **Recycling Facility, Donation Bin**
   
a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.
f. The collection bin shall be clearly identified with the operator’s name, address, and telephone number, the lot owner’s name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. **Resource Extraction, Exploratory Core Hole**

   The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit) finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

9. **Animal Keeping, Bees**

   a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

   b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. **Supplemental Procedures**

1. **Alcohol Service**

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

   c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:
i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Bar

a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by Sec. 13B.2.2. (Class 2 Conditional Use Permit).

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

3. **Retail, Alcohol**

   a. In addition to the notification otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

   b. In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

      i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.

      ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

      iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. **Retail, Firearms**

   In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

5. **Retail, Large Format**

   a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (Class 3 Conditional Use Permit), new large format retail uses are required to prepare an economic impact analysis report for submission to the Department
of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

   a) Is sufficient in size based on reasonably expected users;

   b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

   c) Is covered to provide adequate shelter from the weather.
ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

6. **Outdoor Storage, Cargo Container**

   a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

   b. An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. *(Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers or Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*

7. **Manufacturing Heavy, Salvage Yard**

   An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. *(Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*

8. **Recycling Facilities, All**

   An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.3. *(Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*
DIV. 5B.9. PUBLIC DISTRICTS

Public Use Districts promote public and institutional uses and allow a limited amount of compatible uses.

SEC. 5B.9.1. PUBLIC 1 (P1)

A. Intent

The P1 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency. For most uses, district permissions assume those of the most restrictive adjoining use district.

B. Allowed Uses & Use Limitations

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PUBLIC & INSTITUTIONAL

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**OPEN SPACE & RECREATION**

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**GENERAL COMMERCIAL**

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### Use Permission Use Standard Specification

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**AGRICULTURE USES**

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**Plant Cultivation:**

| Community Garden                              | A-         |              |               |
| Farming                                       | A-         |              |               |
| Truck Gardening                               | A-         |              |               |

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### C. Supplemental Standards

1. **Wireless Facility, All**

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. *(Wireless Telecommunication Facilities).*
SEC. 5B.9.2. PUBLIC 2 (P2)

A. Intent

The P2 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency. For most uses, district permissions assume those of the most permissive adjoining use district.

B. Allowed Uses & Use Limitations

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<thead>
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</table>

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<tr>
<td>Self-Service Facility</td>
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<tr>
<td><strong>Storage, Outdoor:</strong></td>
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<tr>
<td>General</td>
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<tr>
<td>Cargo Container</td>
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<td>Commercial Vehicle</td>
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<tr>
<td>Official Motor Vehicle Impound</td>
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<tr>
<td>Standard Vehicle</td>
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<tr>
<td><strong>LIGHT INDUSTRIAL USES</strong></td>
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</tr>
<tr>
<td>Electronics Assembly</td>
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<tr>
<td>Maintenance &amp; Repair Services</td>
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<td><strong>Manufacturing, Light:</strong></td>
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<td>Cosmetic, Pharmaceutical</td>
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<td>Textile &amp; Apparel</td>
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<tr>
<td>Research &amp; Development</td>
<td>C3</td>
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<tr>
<td>Soundstages &amp; Backlots</td>
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<td>Wholesale Trade &amp; Warehousing</td>
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<tr>
<td><strong>HEAVY INDUSTRIAL USES</strong></td>
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<tr>
<td>Animal Products and Processing</td>
<td>A+</td>
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<tr>
<td><strong>Manufacturing, Heavy:</strong></td>
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<tr>
<td>General</td>
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<td>Petroleum &amp; Coal Products</td>
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<td>Salvage Yard</td>
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<td>Recycling Facilities</td>
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<td>Collection</td>
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<td>Donation Bin</td>
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<tr>
<td>Sorting &amp; Processing</td>
<td>C3</td>
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</tr>
</tbody>
</table>

**KEY:** "P" = Permitted Use; "*" = Use standard applies; "A+" = Dependent on most permissive zoning; "A-" = Dependent on most restrictive zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission
### Resource Extraction:

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
<th>Use Standard</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td>General</td>
<td>A+</td>
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<tr>
<td>Exploratory Core Hole</td>
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<tr>
<td>Off-Shore Drilling Servicing Installation</td>
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### Waste Facility:

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<th>Specification</th>
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<tbody>
<tr>
<td>Green Waste</td>
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<td>Hazardous Waste</td>
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<td>Solid Waste</td>
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</tbody>
</table>

### AGRICULTURE USES

#### Animal Keeping:

<table>
<thead>
<tr>
<th>Use</th>
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<tbody>
<tr>
<td>Bees</td>
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<tr>
<td>Dairy</td>
<td>A+</td>
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<tr>
<td>Equine, Commercial</td>
<td>A+</td>
</tr>
<tr>
<td>Equine, Non-commercial</td>
<td>A+</td>
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<tr>
<td>Livestock</td>
<td>A+</td>
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<tr>
<td>Pets</td>
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<tr>
<td>Small Animals</td>
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<tr>
<td>Wild Animals</td>
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#### Plant Cultivation:

<table>
<thead>
<tr>
<th>Use</th>
<th>Permission</th>
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</thead>
<tbody>
<tr>
<td>Community Garden</td>
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</tr>
<tr>
<td>Farming</td>
<td>A+</td>
</tr>
<tr>
<td>Truck Gardening</td>
<td>A+</td>
</tr>
</tbody>
</table>

**KEY:**
- "P" = Permitted Use
- "*" = Use standard applies
- "A-" = Dependent on most permissive zoning
- "A+" = Dependent on most restrictive zoning
- "C1" = Approval by Zoning Administrator
- "C2" = Public Hearing by Zoning Administrator
- "C3" = Review by City Planning Commission
C. Supplemental Standards

1. Dwelling

   An alternative percentage of restricted affordable units may be authorized by a Community Plan Implementation Overlay (CPIO) Subarea.

2. Wireless Facility, All

   The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (Wireless Telecommunication Facilities).

D. Supplemental Procedures

1. Dwelling

   In addition to the findings otherwise required by Sec. 13B.2.3. (Class 3 Conditional Use Permit), the City Planning Commission shall also find:

   a. A minimum percentage of restricted affordable housing shall be provided in accordance with the most applicable Local Affordable Housing Incentive Program.
PART 5C. **USE RULES**

**Div. 5C.1. Use Definitions.**
- Sec. 5C.1.1. Residential Uses
- Sec. 5C.1.2. Public & Institutional Uses
- Sec. 5C.1.3. Open Space & Recreation Uses
- Sec. 5C.1.4. Transportation Uses
- Sec. 5C.1.5. General Commercial Uses
- Sec. 5C.1.6. Heavy Commercial Uses
- Sec. 5C.1.7. Light Industrial Uses
- Sec. 5C.1.8. Heavy Industrial Uses
- Sec. 5C.1.9. Agricultural Uses

**Div. 5C.2. Use Permissions**
- Sec. 5C.2.1. General
- Sec. 5C.2.2. Permitted (P)
- Sec. 5C.2.3. Use Standard Applies (*)
- Sec. 5C.2.4. Conditional Uses (C1, C2 & C3)
- Sec. 5C.2.5. Dependent on Adjoining Zoning (A- & A+)
- Sec. 5C.2.6. Not Permitted (- -)

**Div. 5C.3. Use Standards**
- Sec. 5C.3.3. Area
- Sec. 5C.3.4. Beds
- Sec. 5C.3.5. Building Separation
- Sec. 5C.3.6. Client Visits Per Hour
- Sec. 5C.3.7. Non-Residential Tenant Size
- Sec. 5C.3.8. Designated Work Space Area
- Sec. 5C.3.9. Designated Work Space Dimensions
- Sec. 5C.3.10. Designated Work Space Uses
- Sec. 5C.3.11. Government Owned
- Sec. 5C.3.12. Hours of Operation
- Sec. 5C.3.13. In Conjunction With
- Sec. 5C.3.14. Incidental To
- Sec. 5C.3.15. Lot Eligibility
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DIV. 5C.1. **USE DEFINITIONS**

[Portions of this Division displayed in grayed out text are being introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Black text (not grayed out) is being introduced with the Boyle Heights Community Plan.]

**SEC. 5C.1.1. RESIDENTIAL USES**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

**SEC. 5C.1.2. PUBLIC & INSTITUTIONAL USES**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

**SEC. 5C.1.3. OPEN SPACE & RECREATION USES**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

**SEC. 5C.1.4. TRANSPORTATION USES**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

**SEC. 5C.1.5. GENERAL COMMERCIAL USES**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

**SEC. 5C.1.6. HEAVY COMMERCIAL USES**

Uses that involve the servicing and sale of motor vehicles, and businesses dedicated primarily to storage.

A. **Motor Vehicle Services**

A use involving the diagnosing of malfunctions, repairing, or maintaining motor vehicles.

1. **Light**

Any motor vehicle services use involving the mechanical or electrical repair, diagnosis, maintenance or servicing of non-commercial motor vehicles. Includes automotive emissions testing, electrical diagnostic, battery testing, and charging, tire removal, replacement, and repair, mechanical adjustment, oil change, lubrication, sound system, alarm service and installation, and window repair. Does not include car wash or fueling station.

2. **Heavy**

Any motor vehicle services use involving, auto body repair or rebuilding, painting, or servicing of non-commercial and commercial motor vehicles. Includes the repair or rebuilding of a vehicle’s frame, roof, doors, fenders, bumpers, hood, trunk, automobile painting, and electric vehicle battery reconditioning and replacement. Does not include car wash or fueling station.
3. **Car Wash**

   Any motor vehicle services use engaged in cleaning, washing, or waxing of non-commercial motor vehicles, such as passenger cars, trucks, vans, and trailers. For wash facilities for commercial vehicles, see Sec. 5C.1.6.A.4. (Commercial Vehicle).

4. **Fueling Station**

   Any motor vehicle services use that sells and dispenses vehicle fuel, including diesel, gasoline, hydrogen, and other alternative fuels. Includes electric vehicle charging station and commercial vehicle fueling. Does not include electric vehicles charging spaces within a parking area serving another use or uses.

5. **Commercial Vehicle**

   Any motor vehicle services use involving the diagnosing of malfunctions, repairing or maintaining of commercial vehicles.

B. **Motor Vehicle Sales and Rental**

   Any heavy commercial use that sells, rents, or leases motor vehicles.

   1. **Household Moving Truck Rental**

      Any use involving the rental of household moving rental trucks or utility trailers.

   2. **Standard Vehicle**

      Any display of 3 or more new or used non-commercial motor vehicles for sale, rental, or lease, including recreational vehicles, passenger vehicles, pickup trucks, motorcycles, or boats. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

   3. **Commercial Vehicle**

      Any use involving the sale, rental, or lease of new or used commercial motor vehicles. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

C. **Storage, Indoor**

   The holding of goods, merchandise, supplies, material, machinery, equipment, or other items for future use located indoors.

   1. **General**

      Any indoor storage use, excluding self-service indoor storage.

   2. **Self-Service**

      Any indoor storage use that offers secure self-storage for household goods in individual rooms, compartments, lockers, or containers, to which clients bring goods for storage and retrieve them at any time during normal business hours.
D. Storage, Outdoor

The outdoor holding of goods, merchandise, supplies, material, machinery, equipment, vehicles, or other items for future use. Includes contractor’s equipment storage yard and lumber yard.

1. General

Any outdoor storage use that does not involve the keeping of empty cargo containers (Sec. 5C.1.6.D.2.), inactive commercial vehicles (Sec. 5C.1.6.D.3.), towing and storage for official motor vehicle impound (Sec. 5C.1.6.D.4.), or inactive standard vehicles (Sec. 5C.1.6.D.5.).

2. Cargo Container

Any outdoor storage use involving the keeping of empty cargo containers. Cargo container outdoor storage may include storage of container chassis and commercial truck cabs, repair facility, warehouse, and office, incidental to the movement or storage of cargo containers. For the storage of cargo containers that are not empty, or uses which are part of any freight transfer, see Sec. 5C.1.4.D. (Freight Terminals).

3. Commercial Vehicle

The storage of commercial motor vehicles that are not actively used by the principal occupants of the lot. Includes storage of tractor trailers, cement trucks, and specialized trailers for oversized loads. For uses where vehicles are actively used by the principal occupants of lot, see Sec. 5C.1.2.I. (Parking).

SEC. 5C.1.7. LIGHT INDUSTRIAL USES

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.1.8. HEAVY INDUSTRIAL USES

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.1.9. AGRICULTURAL USES

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
DIV. 5C.2. USE PERMISSIONS

[Portions of this Division displayed in grayed out text are being introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Black text (not grayed out) is being introduced with the Boyle Heights Community Plan.]

SEC. 5C.2.1. GENERAL

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.2.2. PERMITTED (P)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.2.3. USE STANDARD APPLIES (*)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.2.4. CONDITIONAL USES (C1, C2 & C3)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.2.5. DEPENDENT ON ADJOINING ZONING (A- & A+)

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.2.6. NOT PERMITTED (--)
DIV. 5C.3. **USE STANDARDS**

[ Portions of this Division displayed in grayed out text are being introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Black text (not grayed out) is being introduced with the Boyle Heights Community Plan. ]

SEC. 5C.3.1. **ACCESSORY TO**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.2. **ADAPTIVE REUSE PROJECT**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.3. **AREA**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.4. **BEDS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.5. **BUILDING SEPARATION**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

A. **Intent**

To ensure that buildings and structures are located at an adequate distance from streets, uses, or districts so as not to negatively impact neighboring lots, uses, or the public realm.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

All portions of a building designated with the subject use shall be located at a distance of no less than the minimum required building separation from one or more of the following, as specified by the Use District:

1. A street;
2. A specified use;
3. A specified Use District;
4. An on-site dwelling unit; and
5. An off-site dwelling unit;
6. Other buildings on-site.
SEC. 5C.3.6. CLIENT VISITS PER HOUR
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.7. NON-RESIDENTIAL TENANT SIZE
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.8. DESIGNATED WORK SPACE AREA
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.9. DESIGNATED WORK SPACE DIMENSIONS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.10. DESIGNATED WORK SPACE USES
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.11. GOVERNMENT OWNED
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.12. HOURS OF OPERATION
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.13. IN CONJUNCTION WITH
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.14. INCIDENTAL TO
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.15. LOT ELIGIBILITY

A. **Intent**

   To limit subject uses only to lots having specific qualities required in order to ensure the use is appropriately sited within its surroundings and complies with the intent of the Use District.

B. **Applicability**

   Applies only when specified by the Use District as a required use standard.
C. Standards

1. Alley Abutting: Where the applied Use District specifies ‘Alley Abutting’ for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot that abuts an alley having a width of 15 feet or greater.

2. Boulevard or Avenue Fronting: Where the applied Use District specifies ‘Boulevard or Avenue Fronting’ for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot sharing a lot line with a street designated as a Boulevard or Avenue.

3. Industrial Collector Fronting: Where the applied Use District specifies ‘Industrial Collector Fronting’ for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot sharing a lot line with a street designated as a Industrial Collector.

4. Corner Lot: Where the applied Use District specifies ‘Corner Lot’ for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot located at the intersection of two streets.

5. Minimum Lot Area: Where the applied Use District specifies ‘Minimum Lot Area’ for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot having an area that is equal to or greater than the minimum area specified by the applied Use District.

D. Measurement

1. Alley width is measured as the narrowest horizontal distance between opposite edges of a designated alley.

2. For lot line determination see Sec. 14.1.12 (Lot Line Determination).

3. For lot area measurement see Sec. 2C.1.1.D. (Lot Area, Measurement).

E. Relief

See the allowed uses and use limitations of the applied Use District (Part 5B).

SEC. 5C.3.16. MINIMUM FLOOR AREA
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.17. OPEN PLAN AREA
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.18. OPERATING DAYS PER WEEK
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
SEC. 5C.3.19. OUTDOOR SOUND SYSTEM
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.20. PERSONS IN CARE
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.21. RESTRICTED AFFORDABLE UNITS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.22. SCREENING
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.23. SEATING CAPACITY
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.24. SERVICE HOURS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.25. SIZE
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.26. SUPPLEMENTAL PROCEDURES
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.27. SUPPLEMENTAL STANDARDS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.28. UNIT SIZE
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.29. UPPER STORY LOCATION
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.30. USE ENCLOSURE
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
SEC. 5C.3.31. **USE SEPARATION**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.32. **USE SETBACK**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 5C.3.33. **USE STANDARD APPLICABILITY**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
DIV. 5C.4. **SPECIAL USE PROGRAMS**

*Special use programs are established for uses that require a detailed and prescriptive set of performance standards for safe, orderly, and efficient operation, in addition to any use standards and supplemental standards that may be included in the Use District.*

**SEC. 5C.4.1. FARMERS' MARKET**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

**SEC. 5C.4.2. RESTAURANT BEVERAGE PROGRAM A**

[Placeholder for the incorporation of Council File 17-0981 (Restaurant Beverage Program)]

**SEC. 5C.4.3. RESTAURANT BEVERAGE PROGRAM B**

[Placeholder for the incorporation of Council File 17-0981 (Restaurant Beverage Program)]

**SEC. 5C.4.4. RESTAURANT BEVERAGE PROGRAM C**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU as Sec. 5C.4.2. in the June 2nd, 2021 Proposed Draft of the New Zoning Code]

**SEC. 5C.4.5. NIGHTLIFE BEVERAGE PROGRAM**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

**SEC. 5C.4.6. HOME-SHARING**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]