ARTICLE 4.
DEVELOPMENT STANDARDS

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

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Part 4B. Development Standards Districts
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DIV. 4A.1. INTRODUCTION

SEC. 4A.1.1. PURPOSE

The purpose of this Article is to regulate site design, including location and characteristics of access, parking, landscape and site features. Development Standards Districts consist of a combination of regulations that are appropriate to a variety of contexts ranging from auto-oriented to pedestrian-oriented.

SEC. 4A.1.2. DEVELOPMENT STANDARDS APPLICABILITY

A. Project Applicability

All projects filed after the effective date of this Zoning Code shall comply with the Development Standards in this Article, as further specified below.

1. Project Activities

Development Standards District standards apply to project activities as shown in the table below:

<table>
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<tr>
<th>DEVELOPMENT STANDARDS DISTRICT RULE</th>
<th>Subdivision</th>
<th>New Construction</th>
<th>Addition</th>
<th>Facade Alteration</th>
<th>Site Alteration</th>
<th>Relocation</th>
<th>Major Renovation</th>
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● = Rule generally applies to this project activity
○ = Rule is not applicable
a. More than one project activity may apply to a project (for example, an addition may also include an expansion of use).

b. Where a rule is listed as generally applicable in the table below, the project activity shall meet the Development Standards District rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in Part 4C (Development Standards Rules). Project applicability may also be modified by Article 12 (Nonconformities). Where a Division of the Development Standards District rules is listed as not applicable in the table below, the standards within the Division do not apply to the project activity.

c. For more information about project activities see Sec. 14.1.17.

2. Nonconformity

For nonconforming lots and lots with nonconforming site design, buildings, structures, or uses, no project activity may decrease the conformance with any Development Standards standard in Article 4 unless otherwise specified by Division 12.5 (Nonconforming Development Standards). See the following examples:

a. Extending a fence in a front yard: Where the existing fence in a front yard is taller than the maximum height allowed by the frontage fences and wall type specified by Frontage District, all new portions of fence built in the front yard shall meet the maximum fence and wall height standard but no modification is required to the existing fence.

b. Converting a parking stalls to outdoor dining. Where the proposed site modification and change of use reduces the amount of parking below the minimum number of required parking stalls as specified by parking set, the project activities are not allowed.

B. Applicable Components of Buildings and Lots

1. Development Standards apply to all portions of a lot.

2. Development Standards apply to all portions of buildings and structures on a lot.

3. Specific Development Standards Rules may further limiting which components of buildings and lots are required to comply with the standards in Part 4C (Development Standards Rules).

SEC. 4A.1.3. RELATIONSHIP TO ZONE

A zone is comprised of the following districts, as established in Sec. 1.4.2 (Zoning Map) of this Chapter:

The Development Standards District is a separate and independent component of each zone.
SEC. 4A.1.4. HOW TO USE THIS ARTICLE

A. Identify the Development Standards District

The third component in a zone string identifies the Development Standards District for a property.

B. Development Standards District Regulations

Development Standards District regulations are located in Part 4B (Development Standards Districts). Each Development Standards District page identifies the requirements specific to that Development Standards District.

C. Interpreting Development Standards District Regulations

Each standard on a Development Standards District page in Part 4B (Development Standards Districts) provides a reference to Part 4C (Development Standards Rules) where the standard is explained in detail.
AUTOMOBILE PARKING

DIV. 4C.4. AUTOMOBILE PARKING STALLS

A. Intent
To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. Applicability
Required automobile parking stall standards apply all uses on a lot.

C. Standards
1. General
   a. All uses subject to the parking requirements of this Division must provide the minimum number of automobile parking stalls for the applicable parking set - A, B, C, D or E. Part 4B (Development Standard Districts) specifies the applicable parking set requirement for each Zone.
   b. When a site or lots is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 4C.4.2.C.2 (Reduction for Shared Parking).

2. Required Automobile Parking Table
   a. Additional parking for commercial change of use
   b. Additional parking

3. Parking Structure Design
   a. Parking Garage
      i. Ground Story
         1. Wrapped
      ii. Upper Stories
         1. Adaptable
   b. Integrated Parking
      i. Ground Story
         1. Wrapped
      ii. Upper Stories
         1. Adaptable

4. Signs
   a. Sign package

See Part 4C (Development Standard Rules) for additional development standards that apply.
SEC. 4A.1.5. DEVELOPMENT STANDARDS DISTRICT NAMING CONVENTION

All Development Standards District names are identified as a number. All Development Standards Districts are numbered in the order they fall within this article.
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DIV. 4B.1. DISTRICT 5

SEC. 4B.1.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards increase porosity in long blocks and ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Parking for motor vehicles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.1.2. STANDARDS

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<th>PEDESTRIAN ACCESS</th>
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See Part 4C (Development Standards Rules) for additional development standards that apply.
DIV. 4B.2. DISTRICT 6

SEC. 4B.2.1. INTENT

Development Standards District 6 enables the flexibility needed for a diversity of industries with changing demands. Standards for motor vehicle access are permissive and parking minimums are not mandated. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.2.2. STANDARDS

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See Part 4C (Development Standards Rules) for additional development standards that apply.
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DIV. 4C.1. **PEDESTRIAN ACCESS**

SEC. 4C.1.1. **PEDESTRIAN ACCESS PACKAGES**

A. **Intent**

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that required entrances are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points at a frequency appropriate to the context.

B. **Applicability**

Pedestrian access package standards apply to all street-facing entrances required by *Frontage District (Part 3B)* and all frontage yards. Applicable pedestrian access standards are determined by the pedestrian access package assigned by Development Standards District.

C. **Standards**

1. **Pedestrian Access Package 1**

A minimum of one direct pedestrian accessway (Sec. 4C.1.2.C.2) shall be provided to each street-facing entrance required by *Frontage District (Part 3B).*
2. **Pedestrian Access Package 2**
   
   a. A minimum of one pedestrian accessway (Sec. 4C.1.2.C.1) shall be provided for each frontage lot line.
   
   b. Pedestrian accessway spacing shall be no more than 100 feet.
   
   c. All required entrances shall be accessible from a pedestrian accessway.

3. **Pedestrian Access Package 3**
   
   a. A minimum of one pedestrian accessway (Sec. 4C.1.2.C.1) shall be provided for each frontage lot line.
   
   b. Pedestrian accessway spacing shall be no more than 300 feet.
   
   c. On corner lots, required pedestrian accessways on the primary street shall connect to the sidewalk along the primary street within 100 feet of the street intersection.
   
   d. All required entrances shall be accessible from a pedestrian accessway.
4. **Pedestrian Access Package 4**

A minimum of one pedestrian accessway (Sec. 4C.1.2.C.1) shall be provided along the primary street or side street lot line.

5. **Pedestrian Accessways**

Pedestrian accessways shall meet the following standards:

a. Shall connect the sidewalk, or other publicly accessible pedestrian facility along the applicable frontage lot line, to a street-facing entrance required by Frontage District (Part 3B).

b. Shall be a minimum width of 4 feet.

c. Finished ground or floor surfaces shall be stable, firm and slip resistant in accordance with ADA floor and ground surface standards.

d. Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle. Drive aisle crossings shall have the shortest practical crossing distance.

e. Where a retaining wall, open drainage, or similar obstacle interrupts a required pedestrian accessway, the pedestrian accessway shall continue through the obstacle.
6. **Direct Pedestrian Accessway**

Direct pedestrian accessways shall meet following standards:

a. Shall comply with all pedestrian accessway standards (Sec. 4C.1.2.C).

b. The connection to the public sidewalk shall be within 25 feet of the center of the street-facing entrance, measured parallel to the frontage lot line.
D. **Measurement**

1. For frontage lot line see *Sec. 14.112 (Lot Line Determination)*.

2. Pedestrian accessway spacing is measured as the horizontal distance between pedestrian accessways measured along the frontage lot line from end of lot line to edge of pedestrian accessway and from edge of pedestrian accessway to edge of pedestrian accessway.

3. Pedestrian accessway distance from a street intersection is measured from the intersection of two street lot lines to the nearest edge of a pedestrian accessway measured parallel to the primary street lot line.

4. Pedestrian accessway width is measured from one edge of the accessway perpendicularly to the opposite edge.
E. Relief

1. A deviation from any pedestrian access package dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

2. A deviation from any pedestrian access package standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.1.2. PEDESTRIAN PASSAGEWAY

A publicly accessible pedestrian pathway that bisects a lot and provides pedestrian circulation from one end of the lot to the opposite end.

A. Intent

To promote walkability and improve convenient pedestrian circulation through large sites.

B. Applicability

Pedestrian passageway standards apply only to lots that meet all of the following conditions:

1. Zoned with a Development Standards District that lists a maximum pedestrian passageway spacing,
2. Lot area greater than 30,000 square feet, and
3. Lot width greater than 300 feet.
4. Lot abuts a publicly accessible parcel, right-of-way or easement on at least two opposing lot lines.

C. Standards

1. General

   a. A pedestrian passageway shall provide a pathway meeting the following requirements:

      i. Minimum width of 15 feet for uncovered portions and a minimum width of 25 feet for covered portions.

      ii. Minimum clear height of 15 feet, with the exception of required luminaires.
iii. Maximum of 125 linear feet of the total path may be covered, measured cumulatively.

iv. Shall connect from the public sidewalk on the primary street through the lot to the opposite lot line within 75 feet of the sidewalk access point, measured parallel to the primary street lot line.

v. Shall take access from the sidewalk a minimum of 125 feet from a street intersection.

vi. Where the lot line opposite the primary street lot line is adjacent to a publicly accessible space, the pathway shall connect to the publicly accessible space.

vii. The surface of the pathway shall be illuminated according to the following standards:

   a) A minimum average horizontal illumination of .75 footcandles.

   b) A uniformity ratio of 3:1.

   c) Luminaires shall be mounted no more than 15 feet above the finished pathway surface.

viii. Shall be made permanently available to the general public, at no cost, between the hours of 5:00 AM and 10:30 PM daily. No gates or other like barriers may block any portion of a pedestrian passageway pathway during the required available hours.
b. All facades facing the pedestrian passageway pathway shall meet the side street transparency and entrance standards of the applicable Frontage District.

2. **Spacing**

a. Pedestrian passageway pathways shall not be separated by a distance greater than the maximum allowed pedestrian passageway spacing listed in Development Standards District.

b. The maximum pedestrian passageway spacing requirement shall be met for each lot individually and is not applicable to adjacent or abutting lots.
D. Measurement

1. General

   a. Pedestrian passageway pathway width is measured from one edge of the designated pathway perpendicularly to the opposite edge of the pathway.

   b. The cumulative linear feet of covered pedestrian passageway path is measured along the centerline of the minimum pedestrian passageway path width. Where any portion of the width of the minimum path is not open to the sky, that portion of the centerline perpendicular to the covered area counts as covered length. The total covered length is calculated as the sum of all portions of the centerline considered covered.

   c. Access distance from street intersection is measured from the point where two street lot lines intersect adjacent to a street corner to the nearest edge of a required pedestrian passageway pathway, measured along the primary street lot line.

   d. For average horizontal illumination see Sec XX.

   e. For uniformity ratio see Sec XX.

   f. Luminaire mounting height is measured from finished grade of the pathway immediately below the luminaire vertically to the underside of the lamp, bulb or light producing component.
2. **Spacing**

Pedestrian passageway spacing is measured as the horizontal distance between designated pedestrian passageway pathways measured at the primary street lot line from end of lot line to edge of pathway and from edge of pathway to edge of pathway.

![Diagram of pedestrian passageway spacing](image)

E. **Relief**

1. A deviation from any pedestrian passageway dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

2. A deviation from any pedestrian passageway standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.1.3. PEDESTRIAN BRIDGES & TUNNELS

A. Intent

To limit the creation of new pedestrian bridges and tunnels that create an inhospitable environment for pedestrians at the street level, and to ensure that, in the event pedestrian bridges and tunnels are deemed necessary to the feasibility of a project, that they positively contribute to the public realm and general pedestrian safety.

B. Applicability

Pedestrian bridges and tunnels standards are applicable to all pedestrian bridges and pedestrian tunnels included in a proposed project.

C. Standards

1. General

The construction and operation of a pedestrian bridge or tunnel shall be authorized in accordance with Sec. 13B.2.5. (Director Determination). In addition to the findings otherwise required by Sec. 13B.2.5. (Director Determination), before granting approval, the Director shall find that the proposed pedestrian bridge or tunnels meets the performance criteria (Sec. 4C.1.4.C.2) and justification criteria (Sec. 4C.1.4.C.3) provided below. Additional conditions of approval may also be applied by the Director.

2. Performance Criteria

The proposed pedestrian bridge or tunnel meets all of the following performance criteria:

a. The design of the pedestrian bridge or tunnel is visually compatible with buildings involved and the surrounding environment.

b. The pedestrian bridge or tunnel does not have a detrimental effect on surrounding properties or public right-of-way.

c. The pedestrian bridge or tunnel includes features that enhance the streetscape and pedestrian safety.

d. The pedestrian bridge shall not include exterior signage.

e. Existing sidewalk widths shall not be reduced.

f. The pedestrian bridge or tunnel shall not detract from the intended use and activation of the public sidewalk.
3. **Justification Criteria**

   The proposed pedestrian bridge or tunnel is justified by one or more of the following criteria:

   a. The pedestrian bridge or tunnel is essential to the viability to one of the following uses:
      
      i. Civic
      
      ii. School
      
      iii. Hospital
      
      iv. Convention Center

   b. The pedestrian bridge or tunnel is essential to the health and safety of occupants of the buildings it serves or the general public.

   c. The pedestrian bridge or tunnel is essential to overcome physical constraints, such as grade changes or public infrastructure.

4. **Additional Conditions of Approval**

   Additional Conditions of Approval may be imposed by the Director to ensure pedestrian bridge or tunnel does not detract from the pedestrian experience or have detrimental effect on surrounding properties or public right-of-way.
DIV. 4C.2. MOTOR VEHICLE ACCESS

SEC. 4C.2.1. AUTOMOBILE ACCESS PACKAGES

A. Intent

To ensure vehicular access lanes are located as to minimize conflicts with pedestrians, cyclists, and vehicular traffic on the abutting public right-of-way and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to parking and vehicle use areas.

B. Applicability

Automobile vehicular access lane and access location standards are applicable wherever a project provides automobile access from a public right-of-way. Applicable automobile access standards are determined by the Automobile Access Package assigned by Development Standards District.

C. Standards
1. Motor Vehicle Access Packages

a. Package 1

<table>
<thead>
<tr>
<th>VEHICULAR ACCESS LANES</th>
<th>1-way</th>
<th>2-way</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width (min/max)</td>
<td>8’/12’</td>
<td>16’/24’</td>
</tr>
<tr>
<td>Quantity (max)</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Spacing (min)</td>
<td>60’</td>
<td>300’</td>
</tr>
</tbody>
</table>

ACCESS LOCATION

- Primary Street: Limited
- Side Street: Limited
- Alley: Permitted
- Shared Access Easement: Permitted

See Sec. 4C.2.2. (Motor Vehicle Area Design) for additional standards that apply.

b. Package 2

<table>
<thead>
<tr>
<th>VEHICULAR ACCESS LANES</th>
<th>1-way</th>
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</tr>
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<tbody>
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</tr>
<tr>
<td>Spacing (min)</td>
<td>60’</td>
<td>300’</td>
</tr>
</tbody>
</table>

ACCESS LOCATION

- Boulevard or Avenue: Limited
- Collector or Local: Limited
- Alley: Permitted
- Shared Access Easement: Permitted

See Sec. 4C.2.2. (Motor Vehicle Area Design) for additional standards that apply.

c. Package 3

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<thead>
<tr>
<th>VEHICULAR ACCESS LANES</th>
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</tbody>
</table>

ACCESS LOCATION

- Boulevard or Avenue: Limited
- Collector or Local: Permitted
- Alley: Permitted
- Shared Access Easement: Permitted

See Sec. 4C.2.2. (Motor Vehicle Area Design) for additional standards that apply.

d. Package 4

<table>
<thead>
<tr>
<th>VEHICULAR ACCESS LANES</th>
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<tbody>
<tr>
<td>Width (min/max)</td>
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</tr>
<tr>
<td>Spacing (min)</td>
<td>60’</td>
<td>300’</td>
</tr>
</tbody>
</table>

ACCESS LOCATION

- Boulevard or Avenue: Permitted
- Collector or Local: Permitted
- Alley: Permitted
- Shared Access Easement: Permitted

See Sec. 4C.2.2. (Motor Vehicle Area Design) for additional standards that apply.
2. **Vehicular Access Lanes**

In addition to the vehicular access lane standards in a motor vehicle access package, all vehicular access lanes shall meet the following standards:

a. All vehicular access lane design and construction shall comply with the Bureau of Engineering Street Design Manual.

b. If a control gate is used to restrict entry to a parking facility, a minimum of one queuing space shall be provided in front of the control gate.

3. **Access Location**

   a. **Primary Street**

      Primary street access location standards apply to all vehicular access lanes with curb cuts along a primary street lot line regardless of street designation.

      i. **Limited**

         Where a motor vehicle access package lists “Limited” for primary street, access the following standards apply:

         a) **Vehicular access lanes** with curb cuts along the public right-of-way are prohibited along primary street lot lines unless access along a side street lot line, alley lot line abutting an improved alley, or common lot line via a shared access easement does not exist or is determined infeasible by LADOT.

         b) Where a vehicular access lane is required by LADOT to take access along a primary street lot line, the vehicular access lane shall meet the standards of Sec. 4C.2.1.C.3.f. (Shared Access Easement).

      ii. **Permitted**

         Where a motor vehicle access package lists “Permitted” for primary street access, all vehicular access lanes shall meet the width, quantity, and spacing standards set by motor vehicle access package.

   b. **Side Street**

      Side street access location standards apply to all vehicular access lanes with curb cuts along a side street lot line regardless of street designation.

      i. **Limited**

         Where a motor vehicle access package lists “Limited” for side street access, vehicular access lanes with curb cuts along the public right-of-way are prohibited along side street lot lines unless access along an alley lot line abutting an improved alley does not exist or where LADOT required that a vehicular access lane is required to take access from a side street.
ii. **Permitted**

Where a motor vehicle access package lists “Permitted” for side street access, all vehicular access lanes shall meet the width, quantity, and spacing standards set by motor vehicle access package.

c. **Boulevard or Avenue**

Boulevard or avenue access location standards apply to all vehicular access lanes with curb cuts along a street designated as boulevard or avenue regardless of lot line designation.

i. **Limited**

a) Where a motor vehicle access package lists “Limited” for boulevard or avenue street access, vehicular access lanes with curb cuts along the public right-of-way are prohibited along streets designated as boulevard or avenue unless access along a collector, local street, improved alley, or common lot line via a shared access easement does not exist or is determined infeasible by LADOT.

b) Where a vehicular access lane is required by LADOT to take access along a boulevard or avenue, the vehicular access lane shall meet the standards of Sec. 4C.2.1.C.3.f. (Shared Access Easement).

ii. **Permitted**

Where a motor vehicle access package lists “Permitted” for boulevard or avenue access, all vehicular access lanes shall meet the width, quantity, and spacing standards set by motor vehicle access package.

d. **Collector or Local**

Collector or local access location standards apply to all vehicular access lanes with curb cuts along a street designated as collector or local regardless of lot line designation.

i. **Limited**

Where a motor vehicle access package lists “Limited” for collector or local access, vehicular access lanes with curb cuts along the public right-of-way are prohibited along collector or local streets unless access from an improved alley does not exist or where LADOT required that a vehicular access lane is required to take access from a collector or local street.

ii. **Permitted**

Where a motor vehicle access package lists “Permitted” for collector or local access, all vehicular access lanes shall meet the width, quantity, and spacing standards set by motor vehicle access package.
e. Alley
   i. Vehicular access lanes taking access from an improved alley are permitted provided
t vehicular access lanes meet the width standards set by motor vehicle access package.
   ii. Vehicular access lanes taking access from an improved alley are not limited in quantity
or spacing.

f. Shared Access Easement
   A shared access easement may be provided where a vehicular access lane is otherwise
prohibited along a primary street lot line, boulevard or avenue meeting the following
standards:
   i. Shall have a minimum width of 20 feet.
   ii. Shall be designed to a target operating speed of 5 miles per hour.
   iii. Shall execute a shared access easement acceptable to the city connecting to a
minimum of one abutting lot sharing the same primary street. The connection to the
abutting lot may be provided as a stub facilitating future connection.
   iv. No shared street drive may be permitted on a lot that is served by an existing or
planned shared access easement.
   v. Vehicular access lanes that take access from a shared access easement are permitted
in all motor vehicle access packages provided that the vehicular access lane is located
behind the parking frontage setback (Sec. 3C.2.1.) specified in the Frontage District
(Part 3B).
   vi. Vehicular access lanes that take access from a shared access easement are not limited
in width, quantity or spacing.

D. Measurement
   1. For determining primary and side street lot lines see Sec. 14.1.12 (Lot Line Determination).
   2. Street designation is determined by the community plan circulation map.
   3. Vehicular access lane width is measured as the narrowest horizontal dimension from edge of
vehicular access lane to edge of vehicular access lane excluding up to a 9 inches of curb on
either side property line that access is taken through.
   4. Vehicular access lane quantity is calculated as the total number of vehicular access lanes
providing access to a lot.
5. Vehicular access lane spacing is measured along each street lot line from end of lot line to edge of vehicular access lane and from edge of vehicular access lane to edge of vehicular access lane. Vehicular access lane spacing includes vehicular access lane on other lots along the same block face.

E. Relief

1. A deviation from any automobile vehicular access lane or access standard may be requested in accordance with Sec. 13B.5.1. (Alternative Compliance).

2. A deviation from any vehicular access lane dimensional standard of up to 10% may be requested in accordance with Sec. 13.7.2 (Adjustments).

3. A deviation from any automobile vehicular access lane or access standard may be allowed as a variance in accordance with Sec. 13.7.3 (Variance).
SEC. 4C.2.2. MOTOR VEHICLE USE AREA DESIGN

A. Intent

To ensure motor vehicle use areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of neighboring lots or the public realm.

B. Applicability

1. Motor vehicle use area design standards apply to all lots that contain a motor vehicle use area.

2. Parking lots and parking structures are excluded from motor vehicle use area design standards.

C. Standards

1. General

a. Screening

i. Where a motor vehicle use area faces a frontage lot line, common lot line or an alley lot line the entire length of the motor vehicle use area shall be screened.

   a) A Type B2 or B3 frontage screen (Sec. 4C.8.1.C.3) is required along frontage lot lines where motor vehicle use areas face a frontage lot line.

   b) A Type C1 transition screen (Sec. 4C.8.2.C.3.a) is required along common lot lines and alley lot lines where motor vehicle use areas face a common or alley lot line.

   ii. Screens may only be located in a frontage yard where they comply with frontage yard fences and wall standards in Frontage District (Part 3B).

b. Location

   a) Motor vehicle use areas shall not be located in a frontage yard.

   b) Motor vehicle use areas shall not be located in the area between a frontage lot line and the minimum parking frontage setback specified by Frontage District (Part 3B).

2. Drive-Throughs

a. Where the Development Standards District (Part 4B) specifies that drive-throughs are not allowed, no drive-through may be provided on-site.

b. Where the Development Standards District (Part 4B) specifies that drive-throughs are allowed, drive-throughs may be provided on-site provided they meet the following standards:

   i. Shall meet Sec. 4C.2.2.C.1. (General Motor Vehicle Use Area Standards);

   ii. Drive-through lanes may not encroach on or interfere with the use of sidewalks, drive aisles, loading areas or parking areas.
iii. Each drive-through queuing space shall be a minimum of 20 feet in length and 10 feet in width along straight segments of the drive-through lane. Drive-through lanes shall be a minimum of 12 feet in width along curved segments.

iv. All projects proposing drive-through lanes require additional review and approval by LADOT to ensure the site design does not cause detrimental impacts on traffic and circulation.

3. Loading Areas

   a. Shall meet Sec. 4C.2.2.C.1. (General Motor Vehicle Use Area Standards).

   b. If determined necessary by LADOT adequate space shall be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping, otherwise on-site loading space is not required.

   c. Loading and unloading activities are not permitted in non alley public streets, with the exception of loading areas designated by the City.

   d. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas or parking areas.

D. Measurement

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

2. For frontage yard designation see Sec. 14.1.20.G. (Frontage yard).

3. For parking frontage setback see Sec. 3C.2.1. (Frontage Setback, Parking).

4. Drive-through queuing space length is measured parallel to the drive-through lane from one end to the opposite end of the queuing space.
5. Drive-through queuing space width is measured perpendicular to the queuing space length from one end to the opposite end of the queuing space.

E. Relief

1. A deviation from any motor vehicle use area design dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

2. A deviation from any motor vehicle use area design standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
DIV. 4C.3. BICYCLE PARKING

SEC. 4C.3.1. BICYCLE PARKING SPACES

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for all users.

B. Applicability

1. Required bicycle parking spaces standards apply to all buildings, structures and all portions of a lot.

2. Projects undergoing a change of use are not required to provide additional bicycle parking. This includes adaptive reuse projects in accordance with Sec. 9.4.5. (Downtown Adaptive Reuse Projects) and Sec. 9.4.6. (Downtown Adaptive Reuse Projects).

C. Standards

Bicycle parking spaces are required determined by use according to the following provisions:

1. Residential

   a. Dwelling Units

      For all residential buildings other than hotels and motels containing more than 3 dwelling units, long- and short-term bicycle parking shall be provided according to the ratios specified for each marginal increment of dwelling units specified below. A minimum of 2 short-term bicycle parking spaces shall be provided in all cases.

      | RESIDENTIAL BICYCLE PARKING |
      |-------------------------------|
      | Dwelling Units | Short-term Spaces (Sec. 4C.3.2.) | Long-term Spaces (Sec. 4C.3.3.) |
      |----------------|----------------------------------|-------------------------------|
      | First 25       | 1/10 du                          | 1/du                          |
      | 26th-100th     | 1/15 du                          | 1/1.5 du                      |
      | 101st-200th    | 1/20 du                          | 1/2 du                        |
      | 201st +        | 1/40 du                          | 1/4 du                        |

   i. Developments that include individually accessed private garages for each unit are required to provide long-term bicycle parking.

   ii. For all Senior Living housing, including Alzheimer’s and Dementia Care Housing, Assisted Living, Eldercare Facility, Senior Independent Living, and Skilled Nursing Home, short-term bicycle parking shall be provided at a rate of 1 space per 10,000 square feet and long-term bicycle parking shall be provided at a rate of 1 space per 5,000 square feet. A minimum of 2 short-term and 2 long-term bicycle parking spaces shall be provided.
b. **Guest Rooms**

All Apartment Hotels containing more than 5 guest rooms shall provide both short- and long-term bicycle parking, respectively, at a rate of 1 per 10 guest rooms. A minimum of 2 short-term and 2 long-term bicycle parking spaces shall be provided.

c. **Buildings with Dwelling Units and Guest Rooms**

The total amount of bicycle parking for a building containing both dwelling units and guest rooms is calculated by adding the number of required bicycle parking spaces for dwelling units to the number of required bicycle parking spaces for guest rooms. Any combination that results in more than 5 combined dwelling units and guest rooms requires bicycle parking.

2. **Public and Institutional, Commercial and Industrial Uses**

Short- and long-term bicycle parking shall be provided as provided below.

a. For uses listed in the table below, a minimum of two short-term and two long-term bicycle parking spaces shall be provided.

b. After the first 100 bicycle parking spaces are provided, additional spaces may be provided at the minimum number required by the California Green Building Standards Code Section 5.106.4.

<table>
<thead>
<tr>
<th>PUBLIC, INSTITUTIONAL, COMMERCIAL &amp; INDUSTRIAL BICYCLE PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
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<tr>
<td></td>
</tr>
<tr>
<td><strong>Public &amp; Institutional Uses</strong></td>
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<tr>
<td>Public and Institutional Uses, Except as Listed Below:</td>
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<tr>
<td>School, K-12</td>
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<tr>
<td>School, Postsecondary</td>
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<tr>
<td><strong>Commercial Uses</strong></td>
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<tr>
<td>All Commercial Uses, Except as Listed Below:</td>
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<tr>
<td>Restaurants and Bars, General</td>
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<td>Restaurant, Small (&lt;1,000 SF)</td>
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<tr>
<td>Auditorium</td>
</tr>
<tr>
<td>Hotel (containing more than 5 Guest Rooms)</td>
</tr>
<tr>
<td>Motel (containing more than 5 Guest Rooms)</td>
</tr>
<tr>
<td>Office</td>
</tr>
</tbody>
</table>
PUBLIC, INSTITUTIONAL, COMMERCIAL & INDUSTRIAL BICYCLE PARKING

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Short-term Bicycle Parking (Sec. 4C.3.2.)</th>
<th>Long-term Bicycle Parking (Sec. 4C.3.3.)</th>
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<tr>
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<tr>
<td>Retail Stores, General</td>
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<tr>
<td>Retail, Furniture Stores</td>
<td>1/10,000 SF, 2 min</td>
<td>1/10,000 SF, 2 min</td>
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<tr>
<td>Industrial Uses</td>
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<tr>
<td>All Industrial Uses</td>
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<td>1/10,000 SF, 2 min</td>
</tr>
</tbody>
</table>

c. City Owned and Leased Buildings and Parking Lots

i. In all buildings or parking lots used by the City of Los Angeles for government purposes, including government office buildings, both short-term and long-term bicycle parking shall be provided at a rate of 10% of the required parking available on the site. However, short- and long-term bicycle parking can be no less than 5 spaces each for the entire site.

ii. Buildings and lots owned by the City of Los Angeles that are leased for private uses shall meet the bicycle parking required for commercial uses as detailed by Table in Sec. 4C.3.1.C.2.

d. Parks

i. For all Community Centers, Parks and Open Spaces, and School Playgrounds, short-term bicycle parking shall be provided at a rate of 10% of the required automobile parking with a minimum of five short-term bicycle parking spaces.

ii. For all Community Centers, Parks and Open Spaces, and School Playgrounds where no automobile parking is provided, at least 5 short-term bicycle parking spaces shall be provided, except that in park space of less than 2 acres in which there are no recreational facilities requiring building permits, no short-term bicycle parking is required.

iii. Long-term bicycle parking shall be provided as required in the California Green Building Standards Code Section 5.106.4.

e. Unmanned Facilities

No bicycle parking is required for unmanned facilities, such as stand-alone public restrooms in parks or unmanned cellular antenna facilities.

D. Measurement

1. Multiple Uses

Where there is a combination of uses on a lot, the number of bicycle parking spaces required is the sum of the requirements of the various uses. The exceptions provided in Sec. 4C.4.1.E. for automobile parking also apply to bicycle parking.
2. **Fractions**

When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half is construed as requiring one bicycle parking space.

**E. Relief**

1. A deviation from any required bicycle parking dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 *(Adjustment).*

2. A deviation from any required bicycle parking standard may be allowed as a variance in accordance with Sec. 13B.5.3 *(Variance).*
SEC. 4C.3.2. SHORT-TERM BICYCLE PARKING DESIGN

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for visitors and other short-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

B. Applicability

Short-term bicycle parking design standards apply to all short-term bicycle parking spaces required by Sec. 4C.3.1 (Required Bicycle Parking).

C. Standards

1. General

   a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with Section 4C.10.1 (Outdoor Lighting).

   b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for short-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. Bicycle Parking Space Design

   a. General

      i. Bicycle share station docks counted toward the requirements for short-term bicycle parking spaces as permitted in Section 4C.3.2.C.3.a.v shall conform to Section 4C.3.2.C.6.

      ii. Required short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.

      iii. Racks shall allow for the bicycle frame and at least 1 wheel to be locked to the racks.

      iv. The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.

      v. If bicycles can be locked to each side of the rack, each side can be counted toward a required space.

      vi. Racks shall be securely anchored to a permanent surface.
vii. If more than 20 short-term bicycle parking spaces are provided, at least 50% shall be covered by a roof or overhang.

b. **Horizontal Storage**

Short-term bicycle parking spaces shall be a minimum of 2 feet wide and 6 feet long.

i. Individual racks installed beside each other that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

ii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, except that bicycle parking spaces providing a tray or channel for insertion of bicycle wheels may be placed a minimum of 20 inches from the wall, or 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

iii. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.

c. **Stacked Storage**

Short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

3. **Siting Requirements**

a. Required short-term bicycle parking shall be provided in one of the following locations:

i. On the same lot as the use for which it is intended to serve.

ii. In a parking facility serving that use.

iii. Immediately in front of a lot within the public right-of-way in accordance with Sec. 4C.3.2.C.4 (*Bicycle Parking in the Public right-of-way*).

iv. In a city-funded bicycle corral in accordance with Sec. 4C.3.2.C.5 (*Bicycle Corrals*).

v. In a bicycle share station in accordance with Sec. 4C.3.2.C.6 (*Bicycle Share Stations*).

b. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.

c. Bicyclists cannot be required to rely on stairways or escalators for access or to share access with motor vehicles.

d. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).
e. Short-term bicycle parking shall be located so as to provide safe and convenient access to visitors.

f. For new construction, at least 50% of short-term bicycle parking shall be located outside buildings or parking structures; however, no more than 8 short-term bicycle parking spaces per 100 linear feet of street frontage are required to be outside.

g. All short-term bicycle parking spaces located inside the building or parking structure shall be located on the ground story with a direct pedestrian accessway to a public street.

h. For new developments, short-term bicycle parking shall be located to maximize visibility from a pedestrian entrance.

i. All short-term bicycle parking areas located within buildings or parking garages require signs meeting the following standards:

   i. Permanently posted at each building entrance and each street entrance to the lot
   ii. Legible and reflectorized.
   iii. Indicate the availability and location of bicycle parking within the site.
   iv. All signs shall comply with Division 4C.12 of this Code.

j. Short-term bicycle parking spaces may be located no farther than 100 feet of walking distance (Sec. 14.1.3) from a pedestrian entrance that provides access to uses that requires the bicycle parking spaces.

k. For buildings with more than one pedestrian entrance, short-term bicycle parking shall be distributed in approximately equal proportions among all pedestrian entrances. In buildings with 3 or more pedestrian entrances, no more than 50% of all short-term bicycle parking spaces shall be assigned to a single pedestrian entrance.

4. **Bicycle Parking in the Public right-of-way**

   a. Business operators or property owners may install their own racks within the public right-of-way unless a City owned rack already exists.

   b. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install short-term bicycle parking within the public right-of-way. A Bureau of Engineering permit may be issued only after the business operator or property owner receives issuance of plan approval or a permit by LADOT pursuant to LAMC Section 85.04 (Bicycle Infrastructure Zones).

   c. All bicycle parking provided in the public right-of-way shall meet the rules and regulations set out by the Bureau of Engineering Standard Plan S-671.
d. Business operators or property owners who choose to install bicycle parking within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

5. Bicycle Corrals

a. City-funded Bicycle Corrals

Any site located within 500 feet of a City funded bicycle corral may count up to 4 bicycle parking spaces within the bicycle corral towards their required short-term bicycle parking spaces.

b. Bicycle Corral Parking Incentive Program

i. Business operators or property owners may submit an application to LADOT to install and maintain their own bicycle corrals immediately in front of their property in the public right-of-way.

ii. Businesses or property owners who do so may count all the bicycle parking within the bicycle corral towards their required number of short-term bicycle parking spaces. In such cases, short-term bicycle parking installed in such a manner cannot be counted towards the bicycle parking requirements of surrounding businesses.

iii. Business operators or property owners shall pay the construction and maintenance costs of building said bicycle corrals.

iv. Multiple businesses or property owners may submit an application to LADOT as a group and split the costs to construct and maintain the corral.

a) In such cases, a single business is responsible for assuming the maintenance responsibilities detailed in a Covenant Maintenance Agreement as outlined below.

b) The business responsible for maintaining the bicycle corral may count the full amount of bicycle parking in the corral towards its short-term bicycle parking requirements.

c) All other businesses may count up to half of the bicycle parking spaces in the corral towards their required short-term bicycle parking spaces so long as they provide a financial contribution.

v. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install bicycle corrals within the public right-of-way.

vi. Business operators or property owners who choose to install bicycle corrals within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

vii. If, for any reason, the responsibility for maintaining a bicycle corral is returned to the City of Los Angeles, it will be considered a City-funded bicycle corral.
viii. If, for any reason, the City determines that a bicycle corral shall be removed, business owners will no longer be able to count the spaces removed toward their required bicycle parking. In such cases, said businesses are required to provide any bicycle spaces lost in the removal of the corral. Failure to comply may result in the revocation of a business's Certificate of Occupancy and a fine for Code violation.

6. Bicycle Share Stations

   a. Business operators or property owners may allow a bicycle share service provider to install one or more bicycle share stations on their property, provided that such bicycle share station is part of a bicycle share system approved by LADOT and complies with all location criteria established by LADOT for bicycle share stations.

   b. Any site within 500 feet of a bicycle share station may count up to 4 bicycle share docks toward the required number of short-term bicycle parking spaces for a building or buildings on the same lot. In all cases, the number of bicycle share docks counted toward the required number of short-term bicycle parking spaces cannot exceed 10% of the total number of short-term bicycle parking spaces required for the subject site.

   c. Where bicycle share docks are counted toward the required number of short-term bicycle parking spaces, residential and nonresidential uses may replace a percentage of the required automobile parking spaces with bicycle share docks in a manner consistent with the limitations and replacement ratio established in Sec. 4C.4.2.C.3 (Reduction for Bicycle Parking).

   d. If, for any reason, bicycle share docks are removed, the associated land uses may no longer count the docks removed toward required bicycle parking and shall be required to replace the number of docks formerly counted toward required bicycle parking with an equivalent number of bicycle parking spaces.

7. Attended bicycle parking service

   a. Pick-up and drop-off location shall either comply with long-term bicycle parking siting requirements (Sec. 4C.3.3.C.3.) or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.

   b. If some or all required short-term bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.

   c. If, for any reason, an Attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward the required number of bicycle parking spaces and shall provide a number of short-term bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.
D. **Measurement**

[Reserved]

E. **Relief**

1. An alternative to any short-term bicycle parking design standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any short-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any short-term bicycle parking design standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.3.3. LONG-TERM BICYCLE PARKING DESIGN

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for tenants and other long-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

B. Applicability

Long-term bicycle parking design standards apply to all long-term bicycle parking spaces required by Sec. 4C.3.1 (Required Bicycle Parking Spaces).

C. Standards

1. General

   a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with Section 4C.10.1 (Outdoor Lighting).

   b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for long-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. Bicycle Parking Space Design

   a. General

      i. Long-term bicycle parking shall be secured from the general public and enclosed on all sides and protect bicycles from inclement weather.

      ii. Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities.

      iii. Except in the case of lockers and commercially operated attended bicycle parking, all long-term parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

   b. Horizontal Storage

      Long-term bicycle parking spaces shall be sized to permit safe, efficient, and convenient access to each individual bicycle parking space without interference from bicycles in adjoining spaces, as described below:
i. Individual racks installed beside each other within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

ii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, with the exception that bicycle parking spaces that provide a tray into which the bicycle wheels may be inserted may be placed a minimum of 20 inches from the wall, or 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

iii. Triangular lockers with varying widths may be used so long as the opening is at least 2 feet wide.

iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.

v. If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.

c. **Vertical Storage**

   Long-term bicycle parking may be mounted so that the bicycle is stored vertically. Such devices that hold the bicycle by the wheel shall be designed to support the bicycle without damaging the wheels. Vertically installed bicycle parking shall be a minimum of 4 feet deep and 6 feet in height.

d. **Stacked Storage**

   Long-term or short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

3. **Siting Requirements**

   a. Long-term bicycle parking spaces shall be provided in one of the following locations, or in a combination of the following locations:

      i. On the ground floor within 100 feet of the major entrance to the lobby. There shall be safe and convenient access between the public right-of-way, the bicycle parking space, and the lobby area.

      ii. In the off-street automobile parking area, subject to the following limitations:
a) Long-term bicycle parking inside a parking garage may be no more than 200 feet from a pedestrian entrance to the main building, and located so as to provide reasonably convenient access from the bicycle parking to the nearest walkway, ramp, or elevator providing access to the building.

b) Long-term bicycle parking inside a parking garage shall be located within the space available on the building’s pedestrian entry level, after required handicapped-accessible parking stalls and other required elements have been provided. Remaining long-term bicycle parking may be provided on other levels of the parking garage in accordance with the provisions of this Subparagraph (iv).

iii. One level above or below the ground floor, within 100 feet of the elevator, ramp, walkway, or other building entrance on that story. In such cases, elevator or ramp access to the building shall be provided.

iv. Residential long-term bicycle parking may be provided in common storage facilities on residential floors in accordance with Sec. 4C.3.3.C.2. (Bicycle Parking Space Design). If residential long-term bicycle parking is provided on residential floors, the amount of bicycle parking on each floor shall be equal to or greater than 50% of the number of dwelling units on the same floor.

b. For lots with multiple uses, long-term bicycle parking may be provided in one or more bicycle parking facilities within 200 feet of each use.

c. For lots with multiple buildings, required bicycle parking may be sited in one or more bicycle parking facilities within 200 feet of each building.

d. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.

e. Bicyclists cannot be required to rely on stairways or escalators for access or to share access with motor vehicles.

f. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).

4. **Showers and Personal Lockers**

Showers and personal lockers are required for long-term bicycle parking in nonresidential uses in accordance with LAMC Section 91.6307 (Shower and Locker Facilities). If showers and personal lockers are provided, such showers and personal lockers shall remain available for the use of building occupants, including residents and/or employees, arriving by bicycle.

5. **Attended Bicycle Parking Service**

a. Pick-up and drop-off location shall either comply with long-term bicycle parking siting requirements (Sec. 4C.3.3.C.3) or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.
b. If some or all required bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.

c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward the required number of bicycle parking spaces and shall provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

D. Measurement

[Reserved]

E. Relief

1. An alternative to any long-term bicycle parking design standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any long-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any long-term bicycle parking design standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
DIV. 4C.4. AUTOMOBILE PARKING

SEC. 4C.4.1. AUTOMOBILE PARKING STALLS

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. Applicability

Required automobile parking stall standards apply to all uses on a lot determined by the automobile parking package assigned by Development Standards District.

C. Standards

1. General

   a. All uses subject to the parking requirements of this Division shall provide the minimum number of automobile parking stalls for the applicable parking package - A, B, C, D or E. Part 4B (Development Standards Districts) specifies the applicable parking package requirement for each Zone.

   b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 4C.4.2.C.2 (Reduction for Shared Parking).

   c. For electric vehicle charging space requirements, see the Green Building Code (LAMC Chapter 9, Article 9).

2. Required Automobile Parking Table

   a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the greater number of required parking stalls is required.

   b. Uses are defined in Part 5D (Use Definitions).
-TABLE 1- REQUIRED AUTOMOBILE PARKING

<table>
<thead>
<tr>
<th>RESIDENTIAL USES</th>
<th>PARKING PACKAGE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Living, as listed below:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-Unit</td>
<td>2/du</td>
<td>2/du</td>
<td>1/du</td>
<td>1/du</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>2+ Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-3 Habitable Rooms</td>
<td>1/du</td>
<td>1/du</td>
<td>1/du</td>
<td>0.5/du</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>4+ Habitable Rooms</td>
<td>2/du</td>
<td>2/du</td>
<td>2/du</td>
<td>1/du</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boarding or Apartment House, Fraternity/Sorority Housing, Live Work (including Joint Living and Work Quarters*)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-2 Habitable Rooms</td>
<td>1/du</td>
<td>1/du</td>
<td>1/du</td>
<td>0.5/du</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>3 Habitable Rooms</td>
<td>1.5/du</td>
<td>1.5/du</td>
<td>1/du</td>
<td>0.5/du</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>4+ Habitable Rooms</td>
<td>2/du</td>
<td>2/du</td>
<td>2/du</td>
<td>1/du</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Apartment Hotel, Dormitory Room</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First 30 rooms</td>
<td>1/guest room</td>
<td>1/guest room</td>
<td>0.5/guest room</td>
<td>0.25/guest room</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Next 30 rooms</td>
<td>0.5/guest room</td>
<td>0.5/guest room</td>
<td>0.25/guest room</td>
<td>0.25/guest room</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Remaining rooms</td>
<td>0.25/guest room</td>
<td>0.25/guest room</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Community Care Facility (Licensed) and Substance Abuse Facility (Licensed)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>.2/resident over 7 residents, 2 min</td>
<td>.2/resident over 7 residents, 2 min</td>
<td>.1/resident over 7 residents, 1 min</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Mobilehome Park</td>
<td>See Title 25 of the California Administrative Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeless Shelter</td>
<td>2/shelter</td>
<td>2/shelter</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Senior Living, as listed below:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ElderCare Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alzheimer’s and Dementia Care Housing</td>
<td>0.2/bed</td>
<td>0.2/bed</td>
<td>0.1/bed</td>
<td>0.1/bed</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Assisted Living</td>
<td>1/du or 0.75/du or 0.5/du or 0.25/du or 1 per guest room 0.75 per guest room 0.5 per guest room 0.5 per guest room</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior Independent Living</td>
<td>1/du</td>
<td>0.75/du</td>
<td>0.5/du</td>
<td>0.25/du</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Skilled Nursing Home</td>
<td>0.2/bed</td>
<td>0.15/bed</td>
<td>0.1/bed</td>
<td>0.05/bed</td>
<td>--</td>
<td></td>
</tr>
</tbody>
</table>

*The number of existing parking stalls shall count as the number of parking stalls required for the site for up to 8 Joint Living and Work Quarters units.

PUBLICATION AND INSTITUTIONAL USES

<table>
<thead>
<tr>
<th>PUBLIC AND INSTITUTIONAL USES</th>
<th>PARKING PACKAGE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic, except as listed below:</td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Ground Passenger Terminal</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Correctional or Penal Institution</td>
<td>--</td>
<td>--</td>
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<td>--</td>
<td></td>
</tr>
<tr>
<td>Counseling and Referral Facility</td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
<td></td>
</tr>
</tbody>
</table>

"---" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre,
"As required for building" = required based on all uses within on-site buildings.
### TABLE 1 - REQUIRED AUTOMOBILE PARKING

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>House of Worship</strong></td>
<td>20/1,000 SF or 0.2/fixed seat</td>
<td>20/1,000 SF or 0.2/fixed seat</td>
<td>10/1,000 SF or 0.1/fixed seat</td>
<td>10/1,000 SF or 0.1/fixed seat</td>
<td>--</td>
</tr>
<tr>
<td><strong>Nature Conservation Area</strong></td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Parks and Open Space</strong></td>
<td>--</td>
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<td>--</td>
</tr>
<tr>
<td><strong>Public Safety Facility</strong></td>
<td>Same as for Auditorium or 2/1,000 SF</td>
<td>Same as for Auditorium or 1.5/1,000 SF</td>
<td>Same as for Auditorium or 1/1,000 SF</td>
<td>Same as for Auditorium or 0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>School, except as listed below:</strong></td>
<td>1/classroom</td>
<td>1/classroom</td>
<td>0.5/classroom</td>
<td>0.5/classroom</td>
<td>--</td>
</tr>
<tr>
<td><strong>School K-8</strong></td>
<td>1/classroom</td>
<td>1/classroom</td>
<td>0.5/classroom</td>
<td>0.5/classroom</td>
<td>--</td>
</tr>
<tr>
<td><strong>Trade School, as listed below</strong></td>
<td>20/1000 SF or 0.2/fixed seat</td>
<td>25/1000 SF or 1.5/fixed seat</td>
<td>10/1000 SF or 0.1/fixed seat</td>
<td>5/1000 SF or 0.05/fixed seat</td>
<td>--</td>
</tr>
<tr>
<td><strong>Laboratory or Classroom with Heavy Equipment</strong></td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>Shoreline Project</strong></td>
<td>--</td>
<td>--</td>
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<td>--</td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>GENERAL COMMERCIAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Animal Care Sales and Service, except as listed below:</strong></td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>Sales</strong></td>
<td>4/1,000 SF</td>
<td>3/1,000 SF</td>
<td>2/1,000 SF</td>
<td>1/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>Cemetery, except as listed below:</strong></td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Funeral and Related Services</strong></td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>Day Care Facility</strong></td>
<td>2/1,000 SF or 1/classroom</td>
<td>1.5/1,000 SF or 0.75/classroom</td>
<td>1/1,000 SF or 0.5/classroom</td>
<td>0.5/1,000 SF or 0.25/classroom</td>
<td>--</td>
</tr>
<tr>
<td><strong>Eating and Drinking Establishment including Rooftop Dining and Outdoor Dining, except as listed below:</strong></td>
<td>10/1,000 SF</td>
<td>5/1,000 SF</td>
<td>2/1,000 SF</td>
<td>2/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>Take Out (no seating)</strong></td>
<td>4/1,000 SF</td>
<td>3/1,000 SF</td>
<td>2/1,000 SF</td>
<td>1/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>Small Restaurants&lt;1000SF (no separate bar, dancing or live entertainment)</strong></td>
<td>5/1,000 SF</td>
<td>3/1,000 SF</td>
<td>2/1,000 SF</td>
<td>1/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>Entertainment Venue, including Auditorium</strong></td>
<td>25/1,000 SF or 0.2/fixed seat</td>
<td>20/1,000 SF or 0.2/fixed seat</td>
<td>15/1,000 SF or 0.1/fixed seat</td>
<td>10/1,000 SF or 0.1/fixed seat</td>
<td>--</td>
</tr>
<tr>
<td><strong>Financial Services</strong></td>
<td>4/1,000 SF</td>
<td>3/1,000 SF</td>
<td>2/1,000 SF</td>
<td>1/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td><strong>Hotel, as listed below:</strong></td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>First 30 rooms</strong></td>
<td>1/guest room</td>
<td>1/guest room</td>
<td>0.5/guest room</td>
<td>0.5/guest room</td>
<td>--</td>
</tr>
<tr>
<td><strong>Next 30 rooms</strong></td>
<td>0.5/guest room</td>
<td>0.5/guest room</td>
<td>0.25/guest room</td>
<td>0.25/guest room</td>
<td>--</td>
</tr>
</tbody>
</table>

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.
### TABLE 1 - REQUIRED AUTOMOBILE PARKING

<table>
<thead>
<tr>
<th>PARKING PACKAGE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remaining rooms</td>
<td>0.25/guest room</td>
<td>0.25/guest room</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Multi-Purpose Assembly Room (&gt;750 SF)</td>
<td>25/1,000 SF or 0.2/fixed seat</td>
<td>20/1,000 SF or 0.2/fixed seat</td>
<td>15/1,000 SF or 0.1/fixed seat</td>
<td>10/1,000 SF or 0.1/fixed seat</td>
<td>--</td>
</tr>
<tr>
<td>Eating and Drinking Establishment (&gt;750 SF)</td>
<td>10/1,000 SF</td>
<td>5/1,000 SF</td>
<td>2/1,000 SF</td>
<td>2/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Instructional Services</td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Medical Facility, except as listed below:</td>
<td>5/1,000 SF</td>
<td>5/1,000 SF</td>
<td>2/1,000 SF</td>
<td>2/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Hospice</td>
<td>0.2/bed or 2/1,000SF</td>
<td>0.2/bed or 2/1,000SF</td>
<td>0.1/bed or 1/1,000SF</td>
<td>0.1/bed or 1/1,000SF</td>
<td>--</td>
</tr>
<tr>
<td>Hospital</td>
<td>2 per bed</td>
<td>2 per bed</td>
<td>1 per bed</td>
<td>1 per bed</td>
<td>--</td>
</tr>
<tr>
<td>Office</td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Personal Services</td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Private Club</td>
<td>10/1,000 SF</td>
<td>7.5/1,000 SF</td>
<td>5/1,000 SF</td>
<td>2.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Recreation, Indoor, except as listed below</td>
<td>10/1,000 SF</td>
<td>7.5/1,000 SF</td>
<td>5/1,000 SF</td>
<td>2.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Skating Rink, Bowling Alley, Basketball Court</td>
<td>10/1,000 SF</td>
<td>10/1,000 SF</td>
<td>10/1,000 SF</td>
<td>5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Recreation, Outdoor</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Retail Sales, except as listed below:</td>
<td>4/1,000 SF</td>
<td>3/1,000 SF</td>
<td>2/1,000 SF</td>
<td>1/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Retail Furniture, Major Appliance</td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
</tbody>
</table>

**HEAVY COMMERCIAL USES**

<table>
<thead>
<tr>
<th>PARKING PACKAGE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Wash</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Fueling Station</td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Vehicle Repair</td>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>--</td>
</tr>
<tr>
<td>Vehicle Sales and Rental, except as listed below</td>
<td>As required for building</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

| Used Vehicle Sales, Light** | 0.5/1,000 SF of outdoor vehicle sales area + parking as required for building | 0.25/1,000 SF of outdoor vehicle sales area + parking as required for building | 0.25/1,000 SF of outdoor vehicle sales area + parking as required for building | 0.25/1,000 SF of outdoor vehicle sales area + parking as required for building | --  |

**There shall be a minimum of 2 customer parking stalls provided for any Light Used Vehicle Sales area.**

### Vehicle Storage

<table>
<thead>
<tr>
<th>PARKING PACKAGE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-1 acre of outdoor storage area</td>
<td>6</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>--</td>
</tr>
<tr>
<td>&gt;1-2 acres of outdoor storage area</td>
<td>3.5/ac</td>
<td>2.5/ac</td>
<td>1.5/ac</td>
<td>1/ac</td>
<td>--</td>
</tr>
<tr>
<td>&gt;2 acres of outdoor storage area</td>
<td>1/ac</td>
<td>0.75/ac</td>
<td>0.5/ac</td>
<td>0.25/ac</td>
<td>--</td>
</tr>
</tbody>
</table>

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.
### TABLE 1 - REQUIRED AUTOMOBILE PARKING

<table>
<thead>
<tr>
<th>LIGHT INDUSTRIAL USES</th>
<th>PARKING PACKAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Light Industrial, except as listed below:</td>
<td>A</td>
</tr>
<tr>
<td>2/1,000 SF</td>
<td>1.5/1,000 SF</td>
</tr>
<tr>
<td>Self-Service Storage, Wholesale Trade and Warehousing</td>
<td>2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HEAVY INDUSTRIAL USES</th>
<th>PARKING PACKAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy Industrial, except as listed below:</td>
<td>A</td>
</tr>
<tr>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Junk Yard Facility</td>
<td>--</td>
</tr>
<tr>
<td>0-1 acre of outdoor storage area</td>
<td>6</td>
</tr>
<tr>
<td>&gt;1-2 acres of outdoor storage area</td>
<td>3.5/ac</td>
</tr>
<tr>
<td>&gt;2 acres of outdoor storage area</td>
<td>1/ac</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AGRICULTURAL USES</th>
<th>PARKING PACKAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Agriculture</td>
<td>--</td>
</tr>
</tbody>
</table>

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.
3. **Public Benefit Projects**

Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in Article 9, Public Benefit Systems, may qualify for reduced required parking as deemed eligible.

4. **Substituting Required Automobile Parking with Bicycle Parking**

   a. Required automobile parking stalls may be substituted with bicycle parking at a ratio of 1 automobile parking stall for every 4 bicycle parking spaces provided the bicycle parking spaces meet the applicable requirements of Sec. 4C.3.1.C. (Required Bicycle Parking Spaces).

   b. Nonresidential uses may substitute up to 20% of the required automobile parking with bicycle parking. When a nonresidential use is located within 1,500 feet of a major transit stop, up to 30% of the required automobile parking stalls may be substituted with bicycle parking.

   c. Residential uses may substitute up to 10% of the required automobile parking with bicycle parking. When a residential use is located within 1,500 feet of a major transit stop, up to 15% of the required automobile parking stalls may be substituted with bicycle parking.

   d. Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in Article 9, Public Benefit Systems, may substitute up to 30% of the required automobile parking with bicycle parking, as deemed eligible.

D. **Measurement**

1. **Square Feet**

   For the purpose of calculating required automobile parking stalls (Sec. 4C.4.1), square feet is calculated for the total floor area of all buildings on a site. The calculation of square feet includes the floor area of accessory buildings. For the calculation of floor area, see Sec. 14.1.7. (Floor Area).

2. **Fractional Space**

   When calculating required automobile parking stalls (Sec. 4C.4.1) results in the requirement of a fractional parking stall, any fraction up to and including one-half may be disregarded and any fraction over one-half will require one additional parking stall.

E. **Exception**

1. **Change of Use, Commercial Tenant Size**

   When allowed by the Development Standards District, change of use projects of a size equal to or less than the square footage threshold specified by the applicable Development Standards District are not required to provide additional automobile parking stalls to accommodate a general commercial use that would otherwise require more automobile parking stalls than exists on-site.
2. **Small Commercial Tenant Space**

Commercial tenant spaces with a floor area of 1,500 square feet or less and located on the ground floor of a building are exempt from parking requirements. This exemption is limited to two tenant spaces per lot.

3. **Accessible Electric Vehicle Parking Stalls**

An accessible parking stall with an access aisle served by electric vehicle supply equipment or an accessible parking stall with an aisle designated as a future electric vehicle charging space shall count as at least two standard automobile parking stall for the purpose of complying with any applicable minimum parking stall requirements of Sec. 4C.4.1 (Automobile Parking Stalls).

4. **Historic Buildings and Buildings Constructed Prior to July 1, 1974**

No additional parking is required for uses occupying a building that meets one of the following criteria:

- The building is included on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts.
- The building is listed in the California Register of Historical Resources.
- The building is included in the City of Los Angeles List of Historic-Cultural Monuments.
- The building is a Contributing Structure located in an Historic Preservation Overlay Zone (HPOZ).
- The building was constructed prior to July 1, 1974.

5. **ADUs**

No parking is required for an ADU that meets any of the following criteria:

- Located within one-half mile walking distance of a public transit. For this purpose, public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- Located within one block of a designated pick-up and drop-off location of a car share vehicle.
- Located in an architecturally and historically significant district listed in or formally determined eligible for listing in the National Register of Historic Places or California Register of Historical Resources or located in any City Historic Preservation Overlay Zone.
- Part of the proposed or existing primary residence or an accessory structure.
F. Relief

1. A reduction in required automobile parking requirements may be requested in accordance with Sec. 4C.4.2. (Alternative Parking Strategies).

2. A reduction in required automobile parking requirements of up to 20% may be requested in accordance with Sec. 13.7.2 (Adjustments).

3. A deviation in required automobile parking requirements may be allowed as a variance in accordance with Sec. 13.7.3 (Variance).

SEC. 4C.4.2. ALTERNATIVE PARKING STRATEGIES

A. Intent

To provide opportunities for projects to reduce the number of required automobile parking stalls through alternative methods of accommodating arrival to a site and reduce demand for automobile parking.

B. Applicability

All projects required by Sec. 4C.4.1 (Required Automobile Parking stalls) to provide automobile parking.

C. Standards

1. General

   a. A reduction in required automobile parking stalls through the provision of one or more alternative parking strategies may be authorized in accordance with Sec. 13B.2.5. (Director Determination). Applicants that wish to provide an alternative parking strategy as a means of reducing the total number of required spaces shall submit a report which provides the following:

      i. Detailed description of all uses involved in the alternative parking strategy, including location, gross floor area, seating capacity if applicable, and hours of operations.

      ii. Anticipated parking demand generated by employees, tenants and visitors on an hourly basis, 24 hours per day, for seven consecutive days.

      iii. Description of how an alternative parking strategy will alleviate the demand for a specified number of the total required parking stalls.

      iv. Supplemental maps and plot plans deemed necessary for depicting all relevant components of an alternative parking strategy.

   b. Additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as deemed necessary, in order to assure the continued maintenance, operation and viability of an approved alternative parking strategy, under the conditions set
forth in the Director’s Determination. Revisions to the parking strategy shall submit a report documenting the revised manner in which the new parking strategy achieves the same intention and level of service as the originally approved parking strategy.

2. **Shared Parking**

In order to take advantage of different peak periods of parking demand among nearby uses the total number of required automobile parking stalls may be reduced when an applicant demonstrates that automobile parking stalls can be shared among multiple uses. The parking strategy shall meet all of the following criteria:

- **a.** A shared parking facility shall be located within a 1,500 foot *walking distance* of each participating use.

- **b.** Participating uses shall have mutually exclusive periods of peak parking demand.

- **c.** The shared parking strategy will sufficiently alleviate the demand for the specified number of required parking stalls.

3. **Proximity to Public Transportation**

Uses within walking distance of a public transit facility may take advantage of increased transit ridership among employees, tenants and visitors and a decreased demand for automobile parking. The total number of required automobile parking stalls may be reduced provided the parking strategy meets all of the following criteria:

- **a.** A use shall be located within a 1,500 foot *walking distance* of public transit. For this purpose, public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. A public transit stop or station that is in development may also apply if the anticipated operating date is within three years.

- **b.** The nearby public transit facility will sufficiently alleviate the demand for the specified number of required parking stalls.

4. **Shuttle Service**

Uses generating travel patterns whereby a majority of employees or visitors arrive and depart within the same time periods may operate a viable shuttle service that decreases the demand for automobile parking.

Criteria:

- **a.** A shuttle shall provide scheduled service between the use and a location that can accommodate the arrival of shuttle users, such as a park and ride facility or public transit station or stop.

- **b.** A majority of shuttle users arrive and depart roughly within the same three hour period.
c. The planned shuttle service will sufficiently alleviate the demand for the specified number of required parking stalls.

5. **Designated Passenger Loading area**

Uses that can accommodate a high share of arrivals and departures through dynamic ridesharing or taxi services when provided a safe and efficient passenger loading area may have a decreased demand for automobile parking.

Criteria:

a. A designated passenger loading area shall be located within a 300-foot walking distance of a street facing entrance to the use it serves. Travel between a designated passenger loading area and the use being served shall not require pedestrians to cross streets.

b. The passenger loading area shall not be placed within 75 feet of an intersection.

c. The passenger loading area shall provide sufficient space for a vehicle to pull out of roadway traffic and safely load and unload passengers without interfering with traffic flow.

d. The passenger loading area shall not decrease sidewalk space for pedestrians or impede pedestrian movement.

e. Passenger loading areas shall be clearly indicated with signage.

f. The designated passenger loading area will sufficiently alleviate the demand for the specified number of required parking stalls.

D. **Measurement**

1. For measurement of walking distance see Sec. 14.1.3 (*Walking Distance*).

2. For peak period demand [Reserved]

E. **Relief**

A deviation from any alternative parking strategy *dimensional standard* of up to 10% may be requested in accordance with Sec. 13B.5.2 (*Adjustment*).
SEC. 4C.4.3. PARKING AREA DESIGN

A. Intent

To ensure parking areas provide sufficient accommodation for automobile parking.

B. Applicability

Parking area design standards are applicable to every parking area containing automobile parking stalls.

C. Standards

1. Automobile Circulation

All portions of a parking area, including public parking structures, shall be accessible by automobile to all other portions of a parking area without requiring the use of any public street. LADOT may allow use of the public street for this purpose where they determine that it is not detrimental to the flow of traffic.

2. Location of Parking Stalls

   a. The required automobile parking stalls shall be provided either on the same lot as the use they are intended to serve or on another lot not more than a 750-foot walking distance of a street facing entrance to the use intended to be served by the required parking. An alternative parking strategy may be approved to exceed this distance.

   b. Automobile parking is not permitted within the primary street parking setbacks, side street parking setbacks and any special lot line parking setbacks established by the frontage district in accordance with Sec. 3C.2.1. (Street Setback).

   c. Automobile parking is not permitted within any portion of a site designated to be used as lot amenity space or residential amenity space in accordance with Div. 2C.3. (Amenity).

3. Parking Stall Maneuvering

   a. Each automobile parking stall shall be so located that no automobile is required to back onto any public street or sidewalk to leave the parking stall, parking bay or vehicular access lane, except where the automobile parking facility serves 4 parking stalls or less and where the vehicular access lane access is to a street other than a boulevard or avenue.

   b. Each automobile parking stall shall be so located that parking maneuvers can be accomplished without driving onto a frontage parking setback area.

4. Parking Stall Striping

Each parking stall shall be clearly marked with striping for the entire required parking stall depth with the exception of parking areas on lots that contain less than 5 parking stalls.
5. **Lighting**

Parking areas shall be illuminated in accordance with Sec. 4C.11.1 (*Outdoor Lighting*).

6. **Parking Stall Obstructions**

No fence, wall, partition, column, post or similar obstruction may be located within 10 inches of a parking stall along its longest dimension unless the obstruction is located a minimum of 14 feet from the access aisle measured parallel to the parking stall. Parking stalls provided in 1L or 2L Density Districts are exempt from this standard.

7. **Parking Lots**

For additional standards for *parking lots* see Sec. 4C.4.4. (*Parking Lot Design*).

8. **Structured Parking**

For additional standards for *structured parking* see Sec. 4C.4.5. (*Parking Structure Design*).

9. **Parking Stall Dimensions**

All automobile parking stalls shall meet the minimum dimension standards in the table below:

<table>
<thead>
<tr>
<th>PARKING STALL DIMENSIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Stall Angle</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Angled</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Parallel (Typical)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Parallel (End Stall)</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

10. **Compact Parking**

a. All parking stalls in excess of the required number of parking stalls in Sec. 4C.4.1. (*Required Automobile Parking Stalls*) may be compact parking stalls.
b. All parking stalls in excess of one parking stall per dwelling unit may be compact parking stalls.

c. In each parking area containing 10 or more parking stalls, a maximum of 40% of the required stalls may be compact parking stalls. Such restriction shall not apply to parking stalls in excess of the number of required stalls.

d. All compact stalls shall be clearly and visibly striped and labeled for compact car use only.

11. **Tandem Parking**

Automobiles may be parked in tandem in a private parking area serving a *residential use*, where the tandem parking is not more than two cars in depth. Tandem parking is not allowed for recreational vehicles or guest parking provided as part of a private parking area serving a *residential use*.

12. **Parking Bay Dimensions**

a. The minimum width of each parking bay is determined by the stall width and parking angle in accordance with the table below:

<table>
<thead>
<tr>
<th>PARKING BAY WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parking Stall</strong></td>
</tr>
<tr>
<td><strong>STALL ANGLE</strong></td>
</tr>
<tr>
<td>0° (Parallel)</td>
</tr>
<tr>
<td>30°</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>45°</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>60°</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>90°</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
b. Where parking stalls of two bays interlock the parking bays may overlap.

c. Any tandem stalls provided shall increase the minimum parking bay width by 15’ tandem stalls are provided on only one side of a drive aisle and 30’ where tandem stalls are provided on two sides of a drive aisle.

d. Dimensions other than those specified may be approved by the Superintendent of Building in accordance with LADBS Information Bulletin No. P/ZC 2002-001.

13. Attended Mass Parking

A parking area providing attendants to park the vehicles at all times when the parking area is open for use does not have to meet the requirements of the following of Sec. 4C.4.3.6. (Standard Parking Stalls) and Sec. 4C.4.3.7. (Parking Bay Dimensions).

14. Mechanical Automobile Lifts and Robotic Parking Structures

a. The stacking of 2 or more automobiles using a mechanical car lift or computerized parking structure is permitted.

b. All automobile parking stalls included in a mechanical lift or robotic parking structure shall meet the minimum dimension standards in the table below:

<table>
<thead>
<tr>
<th>PARKING STALL DIMENSIONS</th>
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<tbody>
<tr>
<td>Dimension</td>
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<tr>
<td>Clear Width (min)</td>
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<td>Clear Height (min)</td>
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<td>Clear Height (min)</td>
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</tbody>
</table>
d. The platform of the mechanical lift on which the automobile is first placed shall be individually accessed and shall be placed so that the location of the platform and access to the platform meet all applicable requirements of this Division.

e. The lift equipment or computerized parking structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Department of Building and Safety.

D. Measurement

1. **Parking Stall Width**
   
   The horizontal distance between opposite edges of a parking stall measured perpendicular to the parking stall angle.

2. **Parking Stall Depth**
   
   The horizontal distance measured from the drive aisle to the farthest point of the parking stall that meets the minimum parking stall width standard, measured parallel to the parking stall angle.

3. **Parking Bay Width**
   
   The horizontal distance between opposite edges of a parking stall measured perpendicular to the drive lane.

4. **Parking Angle**
   
   The angle measured from the long edge of a parking stall to the drive lane.

5. **Clear Height**
   
   Minimum clear height is measured as the vertical dimension of a parking stall at the lowest point, from finished floor surface or platform to the ceiling or other fixed obstruction for the full width and depth of the parking stall.

6. **Clear Width**
   
   Minimum clear width is measured as the horizontal dimension of a parking stall at the narrowest point between walls or other fixed obstructions for the full depth of the parking stall.

E. **Exceptions**

A parking area providing attendants to park the vehicles at all times when the parking area is open for use does not have to meet the requirements of the following of Sec. 4C.4.3.6. (Standard Parking Stalls) and Sec. 4C.4.3.7. (Parking Bay Dimensions).
F. Relief

1. A deviation from parking area design standards may be requested in accordance with Sec. 13B.5.1. (Alternative Compliance).

2. A reduction in required number of standard parking stalls by 10% in lieu of compact parking stalls may be requested in accordance with Sec. 13.7.2 (Adjustments).

3. A deviation in required parking stall dimensions or parking bay dimensions may be allowed as a variance in accordance with Sec. 13.7.3 (Variance).
SEC. 4C.4.4. PARKING LOT DESIGN

A. **Intent**

Ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians along the adjacent public right-of-way, while also mitigating heat island effects, absorbing noise pollution, managing stormwater runoff, sequestering carbon emissions and supporting urban biodiversity through landscaping and surface design.

B. **Applicability**

1. Parking lot design standards apply to all (surface) automobile parking areas that are not contained within a parking structure. For parking structure design standards see Sec. 4C.4.5 (Parking Structure Design).

2. Interior landscaping standards apply to all (surface) automobile parking areas containing five or more parking stalls.

C. **Standards**

1. **Surfacing**

All automobile parking areas shall be graded and drained to collect, retain and infiltrate surface water on-site by applying low impact development practices and standards in accordance with LAMC Sec. 64.72. (Stormwater Pollution Control Measures for Development Planning and Construction Activities).

2. **Interior Landscaping**

   a. **General**

   i. Projects may comply with either Option 1 or Option 2 in order to meet the requirements of this section.

   ii. Trees provided to meet interior landscaping standards may count toward the tree planting requirements in Sec. 4C.6.2.

   iii. The required stall length of parking stalls may overhang the planting areas required by the interior landscaping standards by 2 feet or less.

   iv. All planting areas shall comply with Sec. 4C.6.4. (Plant Design and Installation) in addition to any planting area requirements of the chosen interior landscaping option.

   v. All required plants shall comply with Sec. 4C.6.4. (Plant Design and Installation).

   b. **Option 1: Prescriptive Standard**

   i. The entire length of each row of parking stalls shall be accompanied by a continuous planting area with a minimum width of 5 feet.
ii. Trees planted within a planting area located along a single row of parking stalls shall be provided at a rate of one large species tree (Sec. 4C.6.5.C.3.a.) or two small species trees (Sec. 4C.6.5.C.3.a.) for every three parking stalls.

iii. Trees planted between a double row of parking stalls shall be provided at a rate of one large species tree (Sec. 4C.6.5.C.3.a.) or two small species trees (Sec. 4C.6.5.C.3.a.) for every six parking stalls.

iv. Required trees shall be spaced evenly along the entire length of the require planting area.

c. Option 2: Performance-Based Standard

Trees shall be planted so that at least 50% of all parking lot stalls will be shaded by tree canopy after 10 years of planting.

3. Perimeter Screening

a. A Type B2 or B3 frontage screen (Sec. 4C.8.1.C.3) is required along frontage lot lines for the width of a parking lot facing a frontage lot line. If a Type B2 Frontage screen is used along the perimeter of a surface parking lot, appropriate bumper guards, wheel stops, steel posts, curbs, or other installations adequate to prevent vehicles from parking or driving into the planting area or into a public right-of-way are required.
b. A Type C1 transition screen (Sec. 4C.8.2.C.3.a) is required along common lot lines shared with lots having a 1L, 2L, 3L or 4L Density District for the width of any parking lot facing a common or alley lot line.

c. The required stall length of parking stalls may overhang the planting area of a required frontage screen or transition screen by 2 feet or less.

D. Measurement

To measure planting area width see Sec. 4C.6.4.D.1 (Planting Area Width).

E. Relief

1. A deviation from any parking lot design dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

2. A deviation from any parking lot design standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.4.5. PARKING STRUCTURE DESIGN

A. Intent

To limit the visual and environmental impact of motor vehicle use areas on the public realm to extent appropriate to the mobility context.

B. Applicability

1. General

Parking structure design standards apply to all portions of parking structure facades along non-alley public rights-of-way.

2. Parking Structure

For the purpose of parking structure design, parking structure includes parking garages and integrated parking.

3. Parking Garage

For the purpose of parking structure design, parking garage standards apply to structures with 50% or more of their floor area dedicated to parking uses.

4. Integrated Parking

For the purpose of parking structure design, integrated parking standards apply to structures with less than 50% of their floor area dedicated to parking uses.

5. Ground Story

When Development Standards District (Part 4B) requires ground story parking structures to be screened, concealed, adaptable or wrapped, the parking structure treatments apply to all above ground parking structure facades up to the first finished floor located above the ground story.

6. Upper Stories

When Development Standards District (Part 4B) requires upper stories of parking structures to be screened, concealed, adaptable or wrapped, the parking structure treatments apply to all portions of parking structure facades from the first finished floor located above the ground story to the topmost point of the parking structure facade.

C. Standards

1. General

a. Parking structure design treatments are hierarchical according to the following order:

   i. Screened Parking
ii. Concealed Parking

iii. Adaptable Parking

iv. Wrapped Parking

b. If a treatment listed higher in the order is required by Development Standards District (Part 4B), the applicant may choose to meet the standards of a treatment lower in the order.

c. Ground story motor vehicle use areas located in a parking structure shall meet any parking setback standards in Frontage.

2. Lighting

All luminaires located in parking structures shall meet the following standards:

a. Luminaires shall meet the standards for outdoor lighting (Div. 4C.11).

b. Beam spread and glare zone from luminaires shall be contained within the parking structure.
3. Parking Structure Design Treatments

a. Screened Parking

Intended to limit the visual and environmental impact of motor vehicle use areas on the public realm.

i. Underground, ground story, and upper story parking screening:

   a) Shall be, on average, no less than 60% opaque for any individual tier of parking.
b) Openings in screens shall be 4 inches or less in at least one dimension.

ii. A type B1 or B2 frontage screen (Sec. 4C.8.1.C.2) is required between ground story parking and all frontage lot lines.

iii. Upper story parking screening, when viewed from the sidewalk below, shall not be less than 60% opaque.

iv. Openings, providing vehicular or pedestrian access are allowed provided they are the minimum practical width.
b. Concealed Parking

To entirely block views of cars, people and direct light from inside parking structures to the public realm.

i. All above grade parking structure facades shall be screened with an enclosure no less than 100% opaque.

ii. Parking structure enclosures shall not include perforated metal screening products.

iii. A type B2 or B3 frontage screen (Sec. 4C.8.1.C.3) is required between ground story parking and all frontage lot lines.

iv. Openings, providing vehicular or pedestrian access are allowed provided they are the minimum practical width.
c. Adaptable Parking

Intended to ensure floors used for parking are built in a way that allows vehicular use areas to change to active uses in the future without significant structural renovation.

i. Where required to be adaptable; parking structures shall meet the following standards for a minimum depth of 30 feet from the applicable street-facing building face:

   a) Floor plates shall be level except to the minimum extent required for drainage.

   b) Structure shall be constructed to accommodate loads associated with office building corridors above first floor as indicated by the International Building Code.

   c) Floor to floor heights shall be a minimum of 11 feet.

ii. All parking required to be adaptable shall also meet the standards for concealed parking (Sec. 4C.4.5.C.3.b.).
d. **Wrapped Parking**

Intended to ensure active uses along the public right-of-way in order to provide a human-scale and visual interest to buildings along streets and sidewalks, and passive surveillance of the public space, contributing to public safety, walkability and social engagement.

i. Where required to be wrapped; parking structures shall meet the following standards for the portion of the building width required to meet the minimum build-to width required in Part 3B (Frontage District).

   a) Parking and other motor vehicle use areas shall be separated from the street lot line by active uses for a minimum depth of 15 feet measured from the applicable street-facing building face.
b) For the purpose of wrapping parking, active uses include enclosed spaces designed and intended for tenants or residents. Areas for circulation, storage, mechanical equipment and utilities shall not account for more than 15% of an area designated an active use on any story.

ii. The portion of the building width not required to meet the minimum build-to width required by Frontage District (Part 3B) may meet either the standards for wrapped parking or concealed parking (Sec. 4C.4.5.C.3.b.).

D. Measurement

1. Opacity of screening is calculated separately for each tier of parking on each building facade.

2. Minimum opacity is measured as a percentage calculated as the sum of all open areas on a parking screen facade area divided by the total parking screen facade area. Also see Sec. 14.114. (Opacity %).

3. For the purpose of measuring opacity, above-grade portions of underground and ground floor parking screen facade area using a green wall meeting the standards of Sec. 3C.4.2.E.1.j (Blank Foundation Wall Treatments) is considered 60% opaque.
E. Exceptions

As an alternative to meeting the wrapped parking standards, constrained sites, less than 30,000 square feet, may fully enclose upper story motor vehicle use areas with a facade meeting all applicable Frontage standards.

F. Relief

1. An alternative to any parking structure design standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any parking structure design dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any parking structure design standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
DIV. 4C.5. TRANSPORTATION DEMAND MANAGEMENT

SEC. 4C.5.1. SMALL PROJECTS

A. Intent

[Reserved]

B. Applicability

1. Development in excess of 25,000 Square Feet of Gross Floor Area

2. Transportation demand management standards apply only to the construction of new non-residential gross floor area.

C. Standards

Prior to the issuance of a building permit, the owner/applicant shall agree, by way of a covenant that runs with the land, to provide and maintain in a state of good repair the following applicable transportation demand management and trip reduction measures:

A bulletin board, display case, or kiosk (displaying transportation information) where the greatest number of employees are likely to see it. The transportation information displayed should include, but is not limited to, the following:

a. Current routes and schedules for public transit serving the site;

b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operations;

c. Ridesharing promotion material supplied by commuter-oriented organizations;

d. Regional/local bicycle route and facility information;

e. A listing of on-site services or facilities which are available for carpoolers, vanpoolers, bicyclists, and transit riders.

f. Applicants shall execute and record a Covenant and Agreement that the trip reduction features required by this ordinance will be maintained, that required material specified in Subdivision 3 (a) (1)-(5) will be continually posted, and that additional carpool/vanpool spaces within the designated preferential area will be signed and striped for the use of ridesharing employees based on demand for such spaces. The Covenant and Agreement shall be acceptable to LADOT.

D. Measurement

[Reserved]
E. **Exceptions**

The provisions of this subsection shall not apply to developments for which:

1. An application has been deemed complete by the City pursuant to Government Code Section 65943,
2. A Notice of Preparation for a Draft Environmental Impact Report has been circulated, or
3. Plans sufficient for a complete plan check were accepted by the Department of Building and Safety, on or before the effective date of this ordinance.

F. **Relief**

1. An alternative to small project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any small project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).
3. A deviation from any small project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

**SEC. 4C.5.2. MEDIUM PROJECTS**

A. **Intent**

[Reserved]

B. **Applicability**

1. Development in Excess of 50,000 Square Feet of Gross Floor Area
2. Transportation demand management standards apply only to the construction of new non-residential gross floor area. Prior to the issuance of a building permit, the owner/applicant shall agree, by way of a covenant that runs with the land, to provide and maintain in a state of good repair the following applicable transportation demand management and trip reduction measures.

C. **Standards**

The owner shall comply with Paragraph B. above and in addition shall provide:

1. A designated parking area for employee carpools and vanpools as close as practical to the main pedestrian entrance(s) of the building(s). This area shall include at least ten percent of the parking stalls required for the site. The spaces shall be signed and striped sufficient to meet the employee demand for such spaces. The carpool/vanpool parking area shall be identified on the driveway and circulation plan upon application for a building permit;
2. One permanent, clearly identified (signed and striped) carpool/vanpool parking stall for the first 50,000 to 100,000 square feet of gross floor area and one additional permanent, clearly identified (signed and striped) carpool/vanpool parking stall for any development over 100,000 square feet of gross floor area;

3. Parking stalls clearly identified (signed and striped) shall be provided in the designated carpool/vanpool parking area at any time during the building’s occupancy sufficient to meet employee demand for such spaces. Absent such demand, parking stalls within the designated carpool/vanpool parking area may be used by other vehicles;

4. No signed and striped parking stalls for carpool/vanpool parking shall displace any handicapped parking;

5. A statement that preferential carpool/vanpool spaces are available on-site and a description of the method for obtaining permission to use such spaces shall be included on the required transportation information board;

6. A minimum vertical clearance of 7 feet 2 inches shall be provided for all parking stalls and accessways used by vanpool vehicles when located within a parking structure;

7. Bicycle parking shall be provided in conformance with Division 4C.3 of this Code.

8. Applicants shall execute and record a Covenant and Agreement that the trip reduction features required by this ordinance will be maintained, that required material specified in Subdivision 3 (a) (1)-(5) will be continually posted, and that additional carpool/vanpool spaces within the designated preferential area will be signed and striped for the use of ridesharing employees based on demand for such spaces. The Covenant and Agreement shall be acceptable to LADOT.

D. **Measurement**

   [Reserved]

E. **Exceptions**

   The provisions of this subsection shall not apply to developments for which an application has been deemed complete by the City pursuant to Government Code Section 65943, or for which a Notice of Preparation for a Draft Environmental Impact Report has been circulated or for which plans sufficient for a complete plan check were accepted by the Department of Building and Safety, on or before the effective date of this ordinance.

F. **Relief**

   1. An alternative to medium project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

   2. A deviation from any medium project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

   3. A deviation from any medium project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.5.3. LARGE PROJECTS

A. Intent

[Reserved]

B. Applicability

1. Development in Excess of 50,000 Square Feet of Gross Floor Area

2. Transportation demand management standards apply only to the construction of new non-residential gross floor area. Prior to the issuance of a building permit, the owner/applicant shall agree, by way of a covenant that runs with the land, to provide and maintain in a state of good repair the following applicable transportation demand management and trip reduction measures.

C. Standards

The owner shall comply with Paragraphs B. and C. above and shall provide:

1. A safe and convenient area in which carpool/vanpool vehicles may load and unload passengers other than in their assigned parking area;

2. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development;

3. If determined necessary by the City to mitigate the project impact, bus stop improvements shall be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances shall be designed to provide safe and efficient access to nearby transit stations/stops;

4. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

5. Applicants shall execute and record a Covenant and Agreement that the trip reduction features required by this ordinance will be maintained, that required material specified in Subdivision 3 (a) (1)-(5) will be continually posted, and that additional carpool/vanpool spaces within the designated preferential area will be signed and striped for the use of ridesharing employees based on demand for such spaces. The Covenant and Agreement shall be acceptable to LADOT.

D. Measurement

[Reserved]
E. **Exceptions**

The provisions of this subsection shall not apply to developments for which an application has been deemed complete by the City pursuant to Government Code Section 65943, or for which a Notice of Preparation for a Draft Environmental Impact Report has been circulated or for which plans sufficient for a complete plan check were accepted by the Department of Building and Safety, on or before the effective date of this ordinance.

F. **Relief**

1. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of this ordinance. In granting such an exemption, the City Council shall make the following findings:
   
   a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and
   
   b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

2. An alternative to large project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

3. A deviation from any large project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

G. **Monitoring**

LADOT shall be responsible for monitoring the owner/applicant’s continual implementation and maintenance of the project trip reduction features required by this ordinance.
DIV. 4C.6. **PLANTS**

SEC. 4C.6.1. **PROTECTED TREES**

See LAMC Sec. 46.01 (Definition), LAMC Sec. 46.02. (Requirements for Public Works Permits to Relocate of Remove Protected Trees and Shrubs) and Sec. 11.1.4.P. (Division of Land; Protected Tree Regulations).

SEC. 4C.6.2. **TREE PLANTING**

A. **Intent**

To maintain and increase the City's tree canopy, reduce consumption of electricity, improve air quality, promote infiltration of stormwater runoff, offset urban heat island effect, mitigate noise pollution, sequester carbon and support urban biodiversity.

B. **Applicability**

All lots shall comply with tree requirement standards.

C. **Standards**

1. One large species tree (Sec. 4C.6.4.C.3.a.i) or two small species trees (Sec. 4C.6.4.C.3.a.ii) shall be planted for every 4,000 square feet of floor area provided. For each additional 4,000 square feet of floor area, one additional one large species tree or two small species trees shall be required.

2. No less than one large species tree or two small species trees (Sec. 4C.6.4.C.3.a.ii) shall be planted on every lot.

3. All required trees shall have 1 inch minimum caliper and 15 gallon container size minimum at planting.

4. All required trees located in a surface parking lot, pedestrian amenity space, or public right-of-way shall have a minimum 1.5 inch minimum caliper and a 24 inch box container size minimum at planting.

5. Palms and bamboo do not count as required trees.

6. Required trees shall be planted either on-site or in the abutting parkway. Trees planted in the parkway require approval from the Board of Public Works or its designee per LAMC Sec. 63.169 (Permit Required to Plant Streets).

7. Existing trees on-site count toward the minimum tree requirement based on species in compliance with Sec. 4C6.4.C.3.a. (Tree Types), provided each tree is healthy and has a minimum 1 inch caliper.
D. **Measurements**

1. For measuring floor area see Sec. 14.1.7 (*Floor Area*).
2. For large tree measurements see Sec. 4C.6.4.C.3 (*Tree Types*).
3. For small tree measurements see Sec. 4C.6.4.C.3 (*Tree Types*).
4. For measurement of caliper see Sec. 4C.6.4.D.9. (*Caliper*).
5. For measurement of container size see Sec. 4C.6.4.D.8. (*Container Size*).

E. **Exceptions**

If required trees cannot feasibly be planted on-site or in the abutting parkway:

1. The tree may be planted off-site on private property or along public streets (with the prior approval of the Board of Public Works or its designee) within one mile of the lot of the Project, or
2. Payment of an in-lieu fee may be requested in accordance with LAMC Sec. 62.177 (*Establishment of Tree Replacement and Planting In-Lieu Fee*).

F. **Relief**

1. An alternative to tree planting standards may be requested in accordance with Sec. 13B.5.1 (*Alternative Compliance*).
2. A deviation from any tree requirement standard may be allowed as a variance in accordance with Sec. 13B.5.3 (*Variance*).

**SEC. 4C.6.3. STREETSCAPE**

[RESERVED]
SEC. 4C.6.4. PLANT DESIGN & INSTALLATION

A. Intent

To provide the necessary elements to support a healthy urban ecological system.

B. Applicability

All plants used to meet a requirement of this Zoning Code shall comply with plant design and installation standards unless otherwise specified.

C. Standards

1. General

   a. No invasive species may be planted in the city of Los Angeles. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of “limited”, “moderate”, “high” or “watch”) is considered an invasive species. (https://www.cal-ipc.org/plants/inventory/)

   b. Plants shall not interfere with visibility at intersections and driveways per LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility).

   c. No plant identified by the Los Angeles Fire Department as a prohibited flammable plant species is allowed in a Very High Fire Severity Hazard Zone, as established in LAMC Sec. 57.4908.1 (Very High Fire Severity Zone Established).

   d. No artificial plants, trees, or other plants may be installed as required planting.

   e. Projects with planting areas may be subject to LAMC Sec. 99.04.304 (Outdoor Water Use).

   f. Projects with planting areas may be subject to LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities).

2. Planting Areas

   a. General

      i. Planting areas shall not include structures, foundation walls, footings or flatwork.

      ii. Planting areas shall include an automatic irrigation system in compliance with LAMC Sec. 99.04.304 (Outdoor Water Use).

      iii. Planting areas shall have no horizontal dimension less than 3 feet.

      iv. Planting areas shall have a minimum plant coverage of 75 percent.

      v. All plants required to meet the minimum plant coverage standard shall meet the applicable plant type design and installation standards (Sec.4C.6.4.C.3.).

      vi. Planting areas shall include 1 large species tree or 2 small species trees for each 500 square feet of total required on-site planting area.
b. **Rooftop Planting Areas**

Plants provided on or over a built structure, including but not limited to, a roof, a bridge, a balcony or a parking structure, shall comply with the following standards:

i. Where rooftop planting area standards conflict with plant type planting hole standards (Sec. 4C.6.4.C.3.), rooftop planting area standards supersede.

ii. Minimum soil depth or soil volume for required plants, is as follows:

<table>
<thead>
<tr>
<th>Height at Maturity</th>
<th>Soil Volume (min)</th>
<th>Soil Depth (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15’ to 19’</td>
<td>220 ft³</td>
<td>36”</td>
</tr>
<tr>
<td>20’ to 24’</td>
<td>400 ft³</td>
<td>36”</td>
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<td>25’ to 29’</td>
<td>620 ft³</td>
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<td>30’ to 34’</td>
<td>900 ft³</td>
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</tr>
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<td>35’ to 39’</td>
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<td>40’ or more</td>
<td>1,600 ft³</td>
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<tr>
<th>Height at Maturity</th>
<th>Soil Depth (min)</th>
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<td>&lt;5.9”</td>
<td>12”</td>
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<tr>
<td>6’ to 11”</td>
<td>18”</td>
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<tr>
<td>1’ to 7”</td>
<td>24”</td>
</tr>
<tr>
<td>8’ to 14”</td>
<td>30”</td>
</tr>
<tr>
<td>15’ to 24’</td>
<td>36”</td>
</tr>
<tr>
<td>25’ or more</td>
<td>42”</td>
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</tbody>
</table>

iii. All trees shall be setback from the edge of the roof a minimum of two-thirds the mature height of the tree measured perpendicularly from the edge of the roof.

iv. All rooftop gardens and landscapes, occupied or unoccupied, shall comply with LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs).

3. **Plant Type**

a. **Trees**

i. **Tree Types**

a) Large species tree shall have a minimum 30 foot canopy spread at maturity.

b) Small species tree shall have a canopy spread at maturity of less than 30 feet and an no less than 15 feet.

ii. **Planting Specifications**

- **Surface Parking Lots & Parkways**
  - Class A Top Soil
  - 2x Rootball Width

- **All Other Trees**
  - Class A Top Soil
  - 3x Rootball Width
All trees and their planting hole, provided to meet a planting requirement shall meet the following standards:

a) Located within in a planting area meeting Sec. 4C.6.4.C.2 (Planting Areas).

b) For trees located in surface parking lots and parkways, planting holes shall be a minimum width of 2 times the width of the rootball.

c) For all other trees, planting holes shall be a minimum width of 3 times the width of the rootball.

d) Planting holes shall be no deeper than the height of the rootball.

e) Planting hole shall be backfilled with class A top soil or native variety.

f) Backfill soil shall be compacted to no more than 70%.

g) Soil in beneath the rootball shall be compacted to at least 90%.

h) No other plants may be planted within 2 feet of a tree, measured from the center of the tree trunk.

i) All trees, planted in a surface parking lot, pedestrian amenity space, or parkway shall have a minimum 24 inch box container size and a minimum caliper of 1.5 inches or as specified by ASNS (American Standard for Nursery Stock). All other required trees shall have 1 inch minimum caliper size.

b. Screening Plants

i. General

a) Required screening plants shall be perennial including, shrubs, vines, succulents, grasses and ferns.

b) Required screening plants shall have a minimum height at maturity of 3 feet.
ii. **Planting Specifications**

All screening plants and their planting holes provided to meet a screening requirement shall meet the following standards:

a) Located within a planting area meeting Sec. 4C.6.4.C.2 *(Planting Areas).*

b) Planting holes shall have a minimum width of 2 times the width of the rootball.

c) Planting holes shall be no deeper than the height of the rootball.

d) Planting holes shall be backfilled with Class A top soil or native variety.

e) Required screening plants shall have a minimum height of 18 inches at time of planting.

c. **Groundcover & Turf Plants**

Turf plants such as sodded or seeded grass areas provided to meet a planting requirement shall meet the following standards:

i. Located within a planting area meeting Sec. 4C.6.4.C.2 *(Planting Areas).*

ii. Minimum top soil depth of 6 inches.

iii. Top soil shall be Class A top soil or native variety.

d. **Hedges**

i. **General**

a) Hedges include all shrubs planted closer than 1/2 of their height at maturity from another shrub or tree and all trees planted closer than 1/2 of their canopy diameter at maturity from another tree.

b) Trees planted at least 3 feet apart having no branches a minimum of six feet from surrounding grade are not considered a hedge and are not regulated by maximum hedge standards.
ii. Planting Specifications

Shrubs and their planting holes provided as part of a hedge shall meet the following standards:

a) Located within in a planting area meeting Sec. 4C.6.4.C.2 (Planting Areas).

b) Planting holes shall have a minimum width of 2 times the width of the rootball.

c) Planting holes shall be no deeper than the height of the rootball.

d) Planting holes shall be backfilled with Class A top soil or native variety.

![Class A Top Soil](image)

2x Rootball Width

Class A Top Soil

3. Living Walls

Living walls provided to meet a standard shall meet the following standards:

i. Permanently attached to the exterior of a building or structure.

ii. Automatic irrigation system permanently integrated into the assembly in compliance with LAMC Sec 99.04.304 (Outdoor Water Use).

iii. Growing medium shall be permanently integrated into the assembly while retaining the ability to remove, replace and maintain the plants and growing medium.

iv. Minimum soil depth of 4 inches of Class A top soil or native variety

v. Minimum 75 percent plant coverage at maturity, measured vertically.

f. All Other Plants

All plants, other than living walls, hedges, groundcover and turf plants, screening plants and trees provided to meet a planting requirement shall meet the following standards:

i. Located within in a planting area meeting Sec. 4C.6.4.C.2 (Planting Areas).

ii. Planting holes shall have a minimum width of 2 times the width of the rootball.

iii. Planting holes shall be no deeper than the height of the rootball.

iv. Planting holes shall be backfilled with Class A top soil or native variety.

4. Native Plants

All plants required to be native plants shall meet the applicable plant type design and installations standards (Sec. 4C.6.4.C.3) in addition to the following standards:
a. Shall be a tree, shrub or plant species specified by Water Use Classification of Landscape Species (WUCOLS) as native to the South Coastal region.

b. Soil amendments shall not be used.

5. **Maintenance**

a. All required plants shall be maintained in good and healthy condition.

b. All required plants shall be allowed to reach and be maintained at no less than the spread at maturity specified in a landscape plan.

c. Landscape and screening areas shall be kept free of weeds and trash.

d. “Topping,” defined as removal of more than 1/3 of the leaves and branches of a tree as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited.

D. **Measurement**

1. **Planting Area Width**

   Planting area width is measured as the horizontal dimension from one edge of an area complying with Sec. 4C.6.4.C.2 (Planting Areas) to the opposite edge.

2. **Plant Coverage**

   Plant coverage is measured as the cumulative area of a planting area covered by plants divided by the total planting area.

   a. Trees count as plant coverage only for the portion of a planting area within 2 feet of a tree, measured as a circle, centered on the trunk of the tree, with a radius of 2 feet.

   b. All other plants count as plant coverage for the anticipated spread of the plant at maturity.

3. **Soil Depth**

   Soil depth is measured as the total vertical dimension of growing medium provided, measured from the lowest elevation to the highest elevation for all portions of a planting area.

4. **Soil Volume**

   Soil volume is measured as the total volume of growing medium provided. Drainage layers and other elements located within a container or planter that are not growing medium are not included in the calculation of soil volume.

5. **Rootball Depth**

   Depth of the rootball is measured from the root flare to the bottom of the root mass or bottom of the container.
6. **Rootball Width**

   Width of the rootball is measured as the shortest horizontal dimension of the root mass or container from one end to the opposite end.

7. **Canopy Diameter, Spread, Height at Maturity**

   Canopy diameter at maturity, spread at maturity and height at maturity shall be specified in Landscape Plants for California Gardens, or other locally calibrated and professionally recognized source.

8. **Height at Planting**

   a. Height at planting is measured from the root flare.

   b. For evergreens, height at planting is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.

   c. For deciduous shrubs, height is measured vertically to the top of the shortest of all canes.

   d. For all other plants, height is measured vertically to the highest point of the plant.

9. **Container Size**

   a. Container Size is measured in accordance with the American Standard for Nursery Stock (ASNS).

   b. When a minimum container size is indicated by a standard, all equivalent or greater container sizes are also requested in accordance with ASNS Container class volume ranges.

10. **Caliper**

    a. For fruit trees, small fruits, understock and seedling trees and shrubs, caliper measurement shall be taken at the root collar or at the other points expressly described in the applicable sections of the American Standard for Nursery Stock.

    b. Caliper for trees with multiple stems is measured as one-half the sum of the caliper of the three largest trunks.

    c. For all other plants, caliper measurement shall be taken six inches above the root collar.

**E. Relief**

1. An alternative to plant design and installation standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any plant design and installation dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any plant design and installation standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
DIV. 4C.7. FENCES & WALLS

SEC. 4C.7.1. FRONTAGE YARD FENCES & WALLS

A. Intent

To balance the needs for natural surveillance and visual interest along the public realm and security and privacy for private ground floor uses in a manner appropriate to context.

B. Applicability

All fences, walls or hedges located in a frontage yard as specified by Frontage District (Part 3B).

C. Standards

1. General

   a. Where a required frontage screen (Sec. 4C.8.1.C.3) includes a wall or fence, the required fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by Frontage District (Part 3B).

   b. All fences and walls including their sub-grade elements, such as footings or foundation, shall be located on-site.

   c. Allowed fence & wall types are hierarchical. Where a fence & wall type with a higher number designator is allowed in a Frontage District, all fence & wall types having a lower number designator are also allowed.

   d. No fence & wall type with a greater number designator than the fence & wall allowed in Frontage may be located in the frontage yard.

   e. All fences and wall provided shall provide necessary gates or openings to comply with the pedestrian access package standards specified by Development Standards District (Part 4B).

   f. All fences and walls provided shall comply with Sec. 4C.7.3. (Fence/Wall Design and Installation).

   g. All hedges provided shall comply with Sec. 4C.6.4 (Plant Design and Installation).
2. Fence & Wall Types

a. Type A1
Intended for frontage yards where building shall engage directly with the public realm to provide natural surveillance and visual interest along the public realm. Especially where ground floor uses are commercial or non-fenced frontage yards are the predominant character.

b. Type A2
Intended for frontage yards where the need for natural surveillance, and visual interest along the public realm shall be balanced with the need for separation between private ground floor uses and the public realm.

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Hedge Height</th>
<th>Not allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fence/Wall Height*</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

* A fence or wall a maximum of 42" in height is allowed only where required by the California Department of Alcohol and Beverage Control.
c. Type A3
Intended for frontage yards where the need for natural surveillance and visual interest along the public realm shall be balanced with the need for security between private ground floor uses and the public realm.

<table>
<thead>
<tr>
<th>DIMENSIONAL STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hedge Height (max)</td>
</tr>
<tr>
<td>Fence/Wall Height (max)</td>
</tr>
<tr>
<td>Opacity below 3.5'</td>
</tr>
<tr>
<td>Opacity 3.5' and above</td>
</tr>
</tbody>
</table>

d. Type A4
Intended for frontage yards in areas with high pedestrian and vehicular traffic, where natural surveillance and visual interest along the public realm is less critical than the need to mitigate impacts from the public realm on private ground floor uses.

<table>
<thead>
<tr>
<th>DIMENSIONAL STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hedge Height (max)</td>
</tr>
<tr>
<td>Fence/Wall Height (max)</td>
</tr>
</tbody>
</table>
e. Type A5

Intended for frontage yards in areas with high pedestrian and vehicular traffic, where natural surveillance and visual interest along the public realm is less critical than the need to mitigate intrusions from the public realm on private ground floor uses.

<table>
<thead>
<tr>
<th>DIMENSIONAL STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hedge Height (max)</td>
</tr>
<tr>
<td>Fence/Wall Height (max)</td>
</tr>
<tr>
<td>8'</td>
</tr>
</tbody>
</table>
D. **Measurement**

1. **Frontage yard**
   
   For frontage yard designation see Sec. 14.1.20 (Yard Designation).

2. **Fence & Wall Height**
   
   a. Wall, fence and hedge height is measured from the adjacent sidewalk to the topmost point of the wall or fence.

   ![Diagram of fence and hedge measurement](image)

   b. Where no sidewalk exists within 20 feet of the wall, fence or hedge, height is measured from finished grade at the base of the wall or fence to the topmost point of the wall or fence.

3. **Hedge Height**
   
   Hedge height is measured according to Sec. 4C.6.4.D.7 (Height at Planting).

4. **Opacity**
   
   For measurement of opacity, see Sec. 14.1.14 (Opacity %).

E. **Relief**

1. An alternative to frontage yard fences and walls standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. Up to a type A5 fence & wall type may be allowed in any Frontage district in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any frontage yard fences and walls standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.7.2. SIDE/REAR YARD FENCES & WALLS

A. Intent

To provide security and privacy for private ground floor uses facing side and rear yards in a manner appropriate to context.

B. Applicability

All walls and fences located in a rear or side yard. See Sec. 14.1.22 (Yard Designation).

C. Standards

1. Where a required transition screen (Sec. 4C.8.2.C.3) includes a wall or fence, the required screen standards supersede side/rear yard fences and walls standards.

2. Side and rear yard fences, walls and hedges shall be no taller than specified in the following table:

<table>
<thead>
<tr>
<th>Use Districts</th>
<th>Height (Max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>6'</td>
</tr>
<tr>
<td>Residential</td>
<td>6'</td>
</tr>
<tr>
<td>Commercial Mixed</td>
<td>6'</td>
</tr>
<tr>
<td>Commercial</td>
<td>6'</td>
</tr>
<tr>
<td>Industrial Mixed</td>
<td>6'</td>
</tr>
<tr>
<td>Industrial</td>
<td>10'</td>
</tr>
<tr>
<td>Public</td>
<td>6'</td>
</tr>
</tbody>
</table>

3. All fences and walls provided shall comply with Sec. 4C.7.3 (Fence/Wall Design and Installation).

4. All hedges provided shall comply with Sec. 4C.6.4 (Plant Design and Installation).

D. Measurement

1. Where the difference in finished grade on either side of a fence or wall is less than 2 feet, height is measured from finished grade at the base of the wall or fence on the side with the highest finished grade.
2. When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, height is measured from the top of the wall or fence to the midpoint of the retaining wall.

3. Fences and walls located in a rear or side yard abutting an alley are measured from the surface of the adjacent alley, vertically to the topmost point of the wall or fence.

E. Relief

1. An alternative to side/rear yard fences and walls standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any side/rear yard fences and walls dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any side/rear yard fences and walls standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.7.3. FENCE/WALL DESIGN & INSTALLATION

A. Intent

To allow for needed security and privacy while preventing looming, and ensuring adequate access to light and air for abutting properties.

B. Applicability

All fences, walls and hedges provided on a lot shall comply with fence/wall design and installation standards unless otherwise specified.

C. Standards

1. General
   a. Walls and fences shall be constructed of a durable, low maintenance material that has a long life expectancy.
   b. No wall or fence may be constructed of tires, junk, leaves or other discarded materials.
   c. Fences and walls shall not interfere with visibility at intersections and driveways see LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility).

2. Maintenance

Walls and fences shall be maintained in good repair and shall be kept vertical, structurally sound and protected from deterioration.

D. Measurement

[Reserved]

E. Relief

1. An alternative to fence/wall design and installation standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any fence/wall design and installation dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any fence/wall design and installation standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
DIV. 4C.8. SCREENING

SEC. 4C.8.1. FRONTAGE SCREENS

A device or combination of elements along a frontage lot line that conceals, obstructs or protects the public realm from adjacent uses.

A. Intent

To mitigate negative impacts of uses with significant impacts from the public realm, promoting visual interest and increasing comfort for users of the public realm.

B. Applicability

Frontage screen standards are applicable when required by Part 5B (Use Districts), Part 5C (General Use Standards), Sec. 4C.2.2. (Motor vehicle use area Design), Sec. 4C.2.3. (Queuing), Sec. 4C.2.4. (Loading), Sec. 4C.4.3. (Parking Lot Design) or Sec. 4C.4.4. (Parking Structure Design).

C. Standards

1. General

a. Required frontage screens shall be located along the frontage lot line for the length of the use subject to screening requirements.

b. Required frontage screens including their sub-grade elements, such as footings or foundation, shall be located entirely on-site.

c. Breaks for pedestrian, bicycle and vehicular access are allowed, provided the break in the screen is the minimum practical width.

d. When more than one frontage screen type is required, the screen with the highest minimum wall shall apply.

e. For portions of frontage lot lines where a building is located between the public realm and the use requiring the frontage screen, no fence or wall is required as part of a frontage screen.

f. Where a required frontage screen includes a wall or fence, the fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by Frontage District (Part 3B).

g. Where a required frontage screen includes a wall or fence, the required screen standards supersede side/rear yard fences and walls standards (Sec. 4C.7.2.).

h. All fences and walls provided in a frontage screen shall comply with Sec. 4C.7.3 (Fence/Wall Design and Installation).

i. All plants provided in a frontage screen shall comply with Sec. 4C.6.4 (Plant Design and Installation).

j. Maximum wall and fence height is regulated by Sec. 4C.7.2. and Sec. 4C.7.2.
2. Frontage Screen Types

a. Type B1

Intended for screening motor vehicle use areas that face a frontage lot line, including vehicle display areas.

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A Width (min)</td>
<td>2.5’</td>
</tr>
<tr>
<td>B Screening Plants (min per 50’)</td>
<td>30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>n/a</td>
</tr>
<tr>
<td>Opacity</td>
<td>n/a</td>
</tr>
</tbody>
</table>

b. Type B2

Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A Width (min)</td>
<td>15’</td>
</tr>
<tr>
<td>B Screening Plants (min per 50’)</td>
<td>45</td>
</tr>
<tr>
<td>C Large Species Trees (min per 50’)</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>n/a</td>
</tr>
<tr>
<td>Opacity</td>
<td>n/a</td>
</tr>
</tbody>
</table>
c. Type B3
Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.

![Type B3 Diagram]

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th>Width (min)*</th>
<th>2.5’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Screening Plants (min per 50’)</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Large Species Trees (min per 50’)</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
<th>Height (min)</th>
<th>3.5’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opacity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below 3.5’ (min)</td>
<td>90%</td>
<td></td>
</tr>
<tr>
<td>3.5’ and above (max)</td>
<td>50%</td>
<td></td>
</tr>
</tbody>
</table>

| * Planting areas standards (Sec. 4C.6.4.C.2) shall be met for each required plant. |

d. Type B4
Intended for screening outdoor areas associated with moderate-impact uses that face a frontage lot line.

![Type B4 Diagram]

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th>Width (min)*</th>
<th>5’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Screening Plants (min per 50’)</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Large Species Trees (min per 50’)</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
<th>Height (min)</th>
<th>6’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opacity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below 6’ (max)</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>6’ and above (max)</td>
<td>50%</td>
<td></td>
</tr>
</tbody>
</table>

![Street Diagram]
e. Type B5

Intended for screening outdoor areas associated with high-impact uses that face a frontage lot line.

---

**PLANTING AREA**

<table>
<thead>
<tr>
<th></th>
<th>Width (min)</th>
<th>5'</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Screening Plants (min per 50')</td>
<td>30</td>
</tr>
<tr>
<td>4</td>
<td>Large Species Trees (min per 50')</td>
<td>3</td>
</tr>
</tbody>
</table>

**FENCES & WALLS**

<table>
<thead>
<tr>
<th></th>
<th>Height (min)</th>
<th>10'</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Opacity</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Below 10' (min)</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>10' and above (max)</td>
<td>100%</td>
</tr>
</tbody>
</table>
D. **Measurement**

1. **Planting Area Width**
   
   For measuring planting area width see Sec. 4C.6.4.D.1 *(Planting Area Width)*.

2. **Screening Plants**
   
   For screening plant standards see Sec. 4C.6.4.C.4 *(Screening Plants)*.

3. **Large Species Trees**
   
   For large tree standards see Sec. 4C.6.4.C.3.a.i *(Tree Type- Large Tree)*.

4. **Fences & Wall Height**
   
   For measuring fence and wall height see Sec. 4C.7.1.D.1 *(Fence and Wall Height)*.

5. **Fences & Wall Opacity**
   
   For measuring opacity see Sec. 14.1.14 *(Opacity %)*.

E. **Relief**

1. An alternative to frontage screen standards may be requested in accordance with Sec. 13B.5.1 *(Alternative Compliance)*.

2. A deviation from any frontage screen *dimensional standard* of up to 10% may be requested in accordance with Sec. 13B.5.2 *(Adjustment)*.

3. A deviation from any frontage screen standard may be allowed as a variance in accordance with Sec. 13B.5.3 *(Variance)*.
SEC. 4C.8.2. TRANSITION SCREENS

A device or combination of elements along a common lot line that conceals, obstructs or protects abutting lots from impactful uses.

A. Intent

To mitigate negative impacts from subject uses to adjacent uses, promoting visual interest and increasing comfort for users of the subject lot, the public realm and adjacent lots.

B. Applicability

Transition screen standards are applicable when required by Part 5B (Use Districts), Part 5C (General Use Standards), Sec. 4C.2.2. (Motor vehicle use area Design), Sec. 4C.2.3. (Queueing), Sec. 4C.2.4. (Loading), Sec. 4C.4.3. (Parking Lot Design) or Sec. 4C.4.4. (Parking Structure Design).

C. Standards

1. General

   a. Required transition screens shall be located along the common lot line for the length of the use subject to screening requirements.

   b. Required transition screens including their sub-grade elements, such as footings or foundation, shall be located entirely on-site.

   c. Breaks for pedestrian, bicycle and vehicular access are allowed, provided the break in the screen is the minimum practical width.

   d. When more than one transition screen type is required, the screen with the highest minimum wall shall apply.

   e. For portions of common lot lines where a building is located between the common lot line and an impact use, no fence or wall is required as part of a frontage screen.

   f. Where a required transition screen includes a wall or fence, the fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by Frontage District (Part 3B).

   g. Where a required transition screen includes a wall or fence, the required screen standards supersede side/rear yard fences and walls standards (Sec. 4C.7.2.).

   h. All fences and walls provided in a transition screen shall comply with Sec. 4C.7.3 (Fence/ Wall Design and Installation)

   i. All plants provided in a transition screen shall comply with Sec. 4C.6.4 (Plant Design and Installation).

   j. Maximum wall and fence height is regulated by Sec. 4C.7.2. and Sec. 4C.7.2.
2. **Transition Screen Types**

**a. Type C1**
Intended for screening moderate-impact uses from abutting lower-intensity uses.

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Width (min)</td>
</tr>
<tr>
<td>Large Species Trees (min per 50’)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B</strong> Height (min)</td>
</tr>
<tr>
<td>Opacity</td>
</tr>
<tr>
<td>Below 6’ (min)</td>
</tr>
<tr>
<td>6’ and above (max)</td>
</tr>
</tbody>
</table>

**b. Type C2**
Intended for screening high-impact uses from lower-intensity abutting uses.

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Width (min)</td>
</tr>
<tr>
<td>Large Species Trees (min per 50’)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B</strong> Height (min)</td>
</tr>
<tr>
<td>Opacity</td>
</tr>
<tr>
<td>Below 10’ (min)</td>
</tr>
<tr>
<td>10’ and above (max)</td>
</tr>
</tbody>
</table>
D. Measurement

1. **Planting Area Width**
   
   For measuring planting area width see Sec. 4C.6.4.D.1 (Planting Area Width).

2. **Large Species Trees**
   
   For large tree standards see Sec. 4C.6.4.C.3.a.i (Tree Type- Large Species Tree).

3. **Fences & Wall Height**
   
   For measuring fence and wall height see Sec. 4C.7.1.D.1 (Fence and Wall Height).

4. **Fences & Wall Opacity**
   
   For measuring opacity see Sec. 14.1.14 (Opacity %).

E. Relief

1. An alternative to transition screen standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any transition screen *dimensional standard* of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any transition screen standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.8.3. OUTDOOR STORAGE

Material and equipment, new or used, held outside of a building for future use. Outdoor storage includes the storage of vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles.

A. Intent

To ensure outdoor storage areas are designed in a manner that conceals, obstructs or protects abutting lots from impactful activities associated with outdoor storage.

B. Applicability

Outdoor storage screening standards are applicable where required by a Use District (Part 5B) or General Use Standard (Part 5C).

C. Standards

1. Location

Outdoor storage and its screening enclosure shall not be located in any of the following locations:

   a. In a frontage yard.

   b. Closer to any frontage lot line than the frontage lot line setback listed in outdoor storage screen types.

2. Screening Enclosure

   a. Outdoor storage areas shall be screened with the outdoor storage screening type (Sec. 4C.8.3) specified by Use District (Part 5B) or General Use Standard (Part 5C).

   b. Necessary gates provided in the screening structure shall meet the applicable outdoor storage screening type (Sec. 4C.8.3) requirements in addition to the following standards:

      i. Shall have a height of no less than the minimum required fence or wall height.

      ii. Where a screening structure is taller than the minimum height, gates may differ no more than 1 foot from the height of the wall or fence provided.

      iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

   c. No material or equipment shall be stored to a height greater than the height of the enclosing wall or fence.

   d. All provided fences and walls shall comply with Sec 4C.7.3 (Fence/Wall Design and Installation).
3. Outdoor Storage Screening Types

**a. Screen A**
Applicable as required by Article 5 (Use).

<table>
<thead>
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</thead>
<tbody>
<tr>
<td>Enclosure (min)</td>
<td>100%</td>
</tr>
<tr>
<td>Height (min)</td>
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</tr>
<tr>
<td>Opacity (min)</td>
<td>90%</td>
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</table>

**b. Screen B**
Applicable as required by Article 5 (Use).

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</tr>
<tr>
<td>Area (max)</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosure (min)</td>
<td>100%</td>
</tr>
<tr>
<td>Height (min)</td>
<td>6’</td>
</tr>
<tr>
<td>Opacity (min)</td>
<td>90%</td>
</tr>
</tbody>
</table>
D. Measurement

1. General
   a. For frontage yard designation see Sec. 14.1.20.G. (Frontage yard).
   b. Frontage lot line setbacks are measured perpendicular from all frontage lot lines toward the interior of the lot.
   c. For lot line designation see Sec. 14.1.20.G. (Frontage yard).
   d. For measurement of area, the area of an outdoor storage space is measured as all portions of a lot enclosed by a screening structure. The area does not include the screening structure.
   e. For measurement of enclosure see Sec. 14.1.4. (Enclosure).
   f. For measurement of height see Sec. 4C.7.1.D.1 (Fence and Wall Height).
   g. For measurement of opacity see Sec. 14.1.14 (Opacity %).

E. Relief

1. An alternative to outdoor storage screening standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any outdoor storage screen type dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 (Adjustment).
3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

SEC. 4C.8.4. WASTE RECEPTACLES

A. Intent

To ensure waste receptacle service areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of the lot, neighboring lots or the public realm.

B. Applicability

All waste receptacles provided on a lot with the exception of lots zoned with a 1L, 2L, 3L, or 4L Density District.

C. Standards

1. Location
   a. Waste receptacles and their screening enclosures shall not be located in a frontage yard.
b. Waste receptacles may be located within a building or structure provided they are 100% enclosed.

2. **Screening Enclosure**

The outdoor waste receptacle shall be screened with an enclosure that meets the following requirements:

a. 100% enclosed for a minimum height of 6 feet.

b. Minimum of 90% opaque.

c. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height of no less than 6 feet.

ii. Where a screening structure is taller than the minimum height, gates may differ no more than 1 foot from the height of the wall or fence provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

iv. No less than 90% opaque.

d. Meet Sec. 4C.7.3 (*Fence/Wall Design & Installation*).

---

**D. Measurement**

1. For frontage yard designation see Sec. 14.1.20.G. (*Frontage yard*).

2. For measurement of height see Sec. 4C.7.1.D.1 (*Fence and Wall Height*).

3. For measurement of enclosure see Sec. 14.1.4. (*Enclosure*).

4. For measurement of opacity see Sec. 14.1.14 (*Opacity %)*.

**E. Relief**

1. An alternative to waste receptacle screening standards may be requested in accordance with Sec. 13B.5.1 (*Alternative Compliance*).
2. A deviation from any waste receptacle screening dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

SEC. 4C.8.5. ROOF-MOUNTED EQUIPMENT

A. Intent

To ensure roof mounted equipment is designed to minimize effects on surrounding properties and the public realm and to ensure roof-mounted equipment is obscured from view on the city skyline.

B. Applicability

All mechanical or utility equipment located on a roof shall meet the following screening standards.

C. Standards

1. Roof-mounted mechanical or utility equipment (including but not limited to, compressors, condensers, conduits, pipes, vents, and ducts) shall be screened on all sides by a parapet or screening enclosure that:
   a. Is no less than 75% opaque;
   b. Has a minimum height 6 inches greater in height than the topmost point of the equipment; and
   c. Encloses the equipment 100% up to the minimum height of the structure.

2. The screening structure shall meet Sec. 4C.7.3 (Fence/Wall Design & Installation).

D. Measurement

1. For measurement of opacity see Sec. 14.1.14 (Opacity %).

2. For measurement of Enclosure see Sec. 14.1.4 (Enclosure).
3. Height from topmost point of the equipment is measured to the top of the screen at its lowest height.

E. Exceptions

The following are exempt:

1. Sustainable energy systems;
2. Los Angeles Fire Department equipment;
3. Helipads; and
4. Window cleaning systems.

F. Relief

1. An alternative to roof-mounted equipment screening standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any roof-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 (Adjustment).
3. Deviation from any roof-mounted equipment screening standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

SEC. 4C.8.6. GROUND-MOUNTED EQUIPMENT

A. Intent

To ensure ground-mounted equipment is concealed to minimize effects on the public realm.

B. Applicability

All outdoor mechanical or utility equipment supported by an approximately horizontal surface located between finished grade and the top of the ground story shall meet the following screening standards.

C. Standards

1. Location

   a. Equipment located entirely below finished grade may be located anywhere on a lot.

   b. Electrical transformers, utility boxes and other utility equipment, located in a frontage yard shall be installed below grade to the satisfaction of the Los Angeles Department of Water and Power.

   c. Ground mounted equipment may be located within a building or structure provided no portion faces a frontage yard.
d. Ground mounted equipment and their screening enclosures shall not be located in a frontage yard unless it is fully screened with a screening enclosure meeting the standards below and that screening enclosure complies with the frontage yard fences and walls type standards allowed by Frontage District (Part 3B).

2. Screening Enclosure

The ground-mounted equipment located in a frontage yard shall be screened with an enclosure that meets the following requirements:

a. 100% enclosed for a height no less that 6 inches taller than the topmost point of the equipment.

b. Minimum of 90% opaque.

c. Access gates provided in the screening enclosure shall meet the following standards:
   i. Shall have a height no less that 6 inches taller than the topmost point of the equipment.
   ii. Where a screening structure is taller than the minimum height, gates may differ no more than 1 foot from the height of the wall or fence provided.
   iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
   iv. No less than 90% opaque.

d. Meet Sec. 4C.7.3 (Fence/Wall Design & Installation).

D. Measurement

1. For measurement of opacity see Sec. 14.1.14 (Opacity %).

2. For measurement of Enclosure see Sec. 14.1.4 (Enclosure).

3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest height.
E. **Exceptions**

Where Los Angeles Department of Water and Power deems below grade vaults for electrical transformers, utility boxes and other utility equipment infeasible, this equipment may be located at grade and in a frontage yard provided the equipment is screened in conformance with Sec 4C.8.6. (Ground-Mounted Equipment- Screening Enclosure) and the frontage yard fences and walls allowed standards in *Frontage District (Part 3B)*.

F. **Relief**

1. An alternative to ground mounted equipment screening standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any ground-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. Deviation from any ground-mounted equipment screening standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

SEC. 4C.8.7. **WALL-MOUNTED EQUIPMENT**

A. **Intent**

To ensure wall-mounted equipment is concealed to minimize effects on the public realm.

B. **Applicability**

All outdoor mechanical or utility equipment attached to the wall of a building or structure shall meet the following screening standards.

C. **Standards**

1. **Location**

   a. Equipment located entirely below finished grade may be located anywhere on a lot.

   b. Wall-mounted equipment may be located within a building or structure provided no portion faces a frontage yard.

   c. Wall-mounted electrical meters, gas meters, cable boxes and other utility equipment shall not be attached to a building facade facing a frontage yard, and shall not be located in a frontage yard unless it is fully screened with a screening enclosure meeting the standards below and that screening enclosure complies with the frontage yard fences and walls type standards allowed by *Frontage District (Part 3B)*.

2. **Screening Enclosure**

   Wall-mounted equipment located on a building or structure facade abutting a frontage yard shall be screened with an enclosure that meets the following requirements:
a. Minimum 75% enclosed for a height of at least 6 inches taller than the topmost point of the equipment.

b. Minimum of 75% opaque.

c. Access gates provided in the screening enclosure shall meet the following standards:
   i. Shall have a height no less than 6 inches taller than the topmost point of the equipment.
   ii. Where a screening structure is taller than the minimum height, gates may differ no more than 1 foot from the height of the wall or fence provided.
   iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
   iv. No less than 90% opaque.

d. Meet Sec. 4C.7.3 (Fence/Wall Design & Installation).

D. Measurement

1. For measurement of opacity see Sec. 14.1.14 (Opacity %).
2. For measurement of Enclosure see Sec. 14.1.4 (Enclosure).
3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest height.

E. Exceptions

[Reserved]

F. Relief

1. An alternative to wall-mounted equipment screening standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any wall-mounted equipment screening dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).
3. Deviation from any wall-mounted equipment screening standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
DIV. 4C.9. GRADING & RETAINING WALLS

SEC. 4C.9.1. GRADING & HAULING

[Reserved]
SEC. 4C.9.2. RETAINING WALLS

A freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building.

A. Intent

To prevent retaining walls which loom over neighboring properties and public right-of-ways in our hillside areas and improve the aesthetic quality of large retaining walls.

B. Applicability

This Section applies to retaining walls that meet all of the following criteria:

1. Located in an Agricultural or Residential Use District;
2. Located on land designated as a hillside area; and
3. Located on a lot developed or to be developed with dwelling units.

C. Standards

1. General

A maximum of one free standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet. However, as shown in the diagram below, a maximum of two vertical or approximately vertical walls or portions of a wall can be built if they comply with the following:

a. The minimum horizontal distance between the two walls is three feet,
b. Neither of the two walls exceed a height of 10 feet, and
c. In no case shall the height of a wall located in a yard exceed the maximum height specified by the frontage yard fence and wall type (Sec. 4C.7.1.C.2.) allowed by Frontage District (Part 3B).
2. **Landscaping**

For retaining walls of eight feet or greater in height, the applicant shall submit a landscape plan designed to completely hide the retaining wall from view within a reasonable amount of time. The landscape plan shall be subject to the approval of the Director of Planning in accordance with Sections 12.40 through 12.43 of this Code and any plant standards in Div 4C.6 (Plants) and fences and wall standards in Div. 4C.7. (Fences and Walls).

**D. Measurement**

The height of retaining walls is measured from the top of the wall to the lower side of the adjacent ground elevation.

**E. Exceptions**

1. **Exception for Public Agency Projects**

   This Section does not apply to projects undertaken by a public agency.

2. **Exception for Retaining Walls Required by Building and Safety**

   The provisions of this subdivision do not apply to any retaining wall built to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition.

**F. Relief**

The Zoning Administrator may approve retaining walls that exceed the heights or the maximum number allowed in Subsection C. above pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).
DIV. 4C.10. OUTDOOR LIGHTING & GLARE

SEC. 4C.10.1. OUTDOOR LIGHTING

A. Intent

Minimize light trespass and provide lighting standards to support a variety of environments.

B. Applicability

Any new outdoor lighting shall meet the requirements of this Section.

C. Standards

1. Light Trespass

All outdoor lighting shall be directed toward the lot upon which the luminaire is located in order to prevent light trespass onto adjacent properties.

2. Lighting Quantity

a. Projects must comply with the applicable outdoor lighting requirements from Chapter 9, Article 3 of this Code (Electrical Code), and non-residential lighting and glare requirements from Chapter 9, Article 9 of this Code (Green Building Code).

b. All parking areas and garages provided for three or more dwelling units or guest rooms shall have an average surface illumination of not less than 0.2 footcandles (2.15 lx).

c. River Form Districts or Frontages. Any property zoned with a River Form District or River Frontage must meet the additional standards below:

i. All site and building mounted lighting shall be designed such that it produces a maximum initial luminance value no greater than 0.20 horizontal and vertical foot candles (2.15 lux) at the site boundary and no greater than 0.01 horizontal foot candles (0.11 lux) 15 feet beyond the site.

ii. All low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen fixtures shall be fully shielded in such a manner as to not exceed the limitations in Sec. 4C.10.1.C.2.a, above.

D. Measurement

[Reserved]

E. Exceptions

[Reserved]
F. Relief

A deviation from any lighting standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

SEC. 4C.10.2. GLARE

A. Intent

To prevent the use of materials that generate high levels of glare and reflected heat resulting in detrimental effects on surrounding properties and the public realm.

B. Applicability

1. All glass installed on a building facade shall comply with glare standards.

2. Properties zoned with a House-Scale or Estate-Scale Form District do not need to comply with glare standards.

C. Standards

Buildings may not use materials with an exterior reflectance rating of 30 percent or greater.

D. Measurement

[Reserved]

E. Exceptions

[Reserved]

F. Relief

1. An alternative to any glare standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any glare standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).
DIV. 4C.11 SIGNS

SEC. 4C.11.1 RULES FOR ALL SIGNS

A. Intent

The intent of this Division is to promote public safety and welfare by regulating signs in keeping with the following objectives:

1. The design, construction, installation, repair and maintenance of signs will not interfere with traffic safety or otherwise endanger public safety.

2. This Division will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.

3. Both the public and sign users will benefit from signs having improved legibility, readability and visibility.

4. Consideration will be given to equalizing the opportunity for messages to be displayed.

5. Adequacy of message opportunity will be available to sign users without dominating the visual appearance of the area.

6. This Division will conform to judicial decisions, limiting further costly litigation and facilitating enforcement.

B. Applicability

1. All exterior signs, window signs and sign support structures not located primarily in a public right-of-way shall conform to the requirements of this Division and all other applicable provisions of this Chapter.

2. There may be additional sign regulations in Sign Districts, Specific Plans, Overlays and Use Standards. See Article 8 (Specific Plans and Supplemental Districts) for their relationship with the standard regulations.

3. A sign, having no sign face visible from any public or private right-of-way, that is enclosed by permanent, opaque architectural features on the project site, including building walls, freestanding walls, roofs, or overhangs, is not subject to the requirements of this Division except for the general brightness limitation set forth in Sec. 4C.11.1.C.2. (Sign Illumination Limitations).

C. Standards

1. Ideological, Political and Non-Commercial Messages

No provision of this Division prohibits an ideological, political or other noncommercial message on a sign otherwise permitted by this Division.
2. **Sign Illumination Limitations**

   No sign shall be arranged and illuminated in a manner that will produce a light intensity of greater than 3 footcandles above ambient lighting, as measured at the property line of the nearest residentially-zoned property.

3. **Maintenance**

   a. **Appearance**

      Every sign shall be maintained in a clean, safe and good working condition, including the replacement of defective parts, defaced or broken faces, lighting and other acts required for the maintenance of the sign. *Display surfaces* shall be kept neatly painted or posted at all times.

   b. **Debris Removal**

      The base of any sign erected on the ground shall be kept clear of weeds, rubbish or other combustible material at all times.

   c. **Abandoned Signs**

      90 days after the cessation of a business activity, service or product, the related signs shall be removed, or the face of the signs removed and replaced with blank panels, or be painted out.

4. **Hazard To Traffic**

   a. **Prohibition**

      No sign or sign support structure shall be erected, constructed, painted or maintained, and no permit can be issued, if the sign or sign support structure, because of its location, size, nature or type, constitutes a hazard to the safe and efficient operation of vehicles upon a street or a freeway, or creates a condition that endangers the safety of persons or property.

   b. **Hazard Referral**

      The Department of Building and Safety will refer the following to LADOT for hazard evaluation and determination prior to the issuance of a building permit:

      i. All permit applications for signs that will be visible from and are located within 500 feet of the main traveled roadway of a freeway; and

      ii. All other permit applications and any signs that are determined by the Department of Building and Safety to have a potential for hazard.

   c. **Hazard Determination**

      LADOT will return to the Department of Building and Safety each application given to it together with a statement of its determination. If LADOT determines that the sign or sign
support structure will constitute a hazard, the Department of Building and Safety shall deny the application for permit.

5. **Freeway Exposure**

   a. No person shall erect, construct, install, paint or maintain, and no building or electrical permit can be issued for, any sign or sign support structure within 2,000 feet of a freeway unless the Department of Building and Safety has determined that the sign will not be viewed primarily from a main traveled roadway of a freeway or an on-ramp/off-ramp.

   b. The phrase “viewed primarily from” means that the message may be seen with reasonable clarity for a greater distance by a person traveling on the main traveled roadway of a freeway or on-ramp/off-ramp than by a person traveling on the street adjacent to the sign.

6. **Sign Permit Priority Status**

   a. To maintain location, area, frontage or spacing status, signs shall be installed within 6 months of issuance of a building permit for such sign or prior to expiration of any permit extension granted by the Department of Building and Safety.

   b. Where more than one permit is issued for a sign or signs on a lot and the more recently issued permit or permits cause such sign or signs to violate this Division, the more recently issued permit or permits are invalid and are subject to revocation. Any previously issued permits remain valid provided that such permits were issued in compliance with this Division. This provision does not apply to legally existing nonconforming signs.

7. **Prohibited Signs**

   Signs are prohibited if they:

   a. Contain obscene matters, as defined in Section 311 of the Penal Code of the State of California.

   b. Contain or consist of posters, pennants, banners, ribbons, streamers or spinners, except as permitted in Sec. 4C.11.2 (Temporary Signs).

   c. Contain flashing, mechanical and strobe lights in conflict with the provisions of Sections 80.08.4 and 93.0107 of this Code.

   d. Are revolving and where all or any portion rotate at greater than 6 revolutions per minute.

   e. Are tacked, pasted or otherwise temporarily affixed on the walls of buildings, barns, sheds, trees, poles, posts or fences, except as permitted in Sec. 4C.11.2 (Temporary Signs).

   f. Are affixed to any vehicle or trailer on private property if the vehicle or trailer is not intended to be otherwise used in the business and the sole purpose of attaching the sign to the vehicle or trailer is to attract people to a place of business.

   g. Emit audible sounds, odor or visible matter.
h. Use human beings, live animals, animated figures, motion pictures or projectors or any other means that causes continuous motion in connection with any sign.

i. Are supergraphic signs, except where supergraphic signs are specifically permitted pursuant to a legally-adopted specific plan, a supplemental use district, an approved development agreement or a sign district. In addition, despite the provisions of Sec. 13B.10.1.B. (Vesting of Development Plan), this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to Section 91.106.4.3.1.

j. Are off-site signs, including off-site digital displays, except when off-site signs are specifically permitted by pursuant to a relocation agreement entered into pursuant to California Business and Professions Code Section 5412. This prohibition also applies to alterations, enlargements or conversions to digital displays of legally existing off-site signs, except for alterations that conform to the provisions of Section 91.6216 and all other requirements of this Code. This prohibition does not apply to off-site signs, including off-site digital displays, that are specifically permitted pursuant to a legally-adopted specific plan, a supplemental use district, an approved development agreement or a sign district. In addition, despite the provisions of Sec. 13B.10.1.B. (Vesting of Development Plan), this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to Section 91.106.4.3.1.

k. Are inflatable devices, except where inflatable devices are specifically permitted pursuant to a legally-adopted specific plan, a supplemental use district, an approved development agreement or a sign district.

8. Prohibited Locations

a. No sign or sign support structure shall project into any public alley, except that a sign or sign support structure above a height of 14 feet may project no more than 6 inches into a public alley.

b. No sign or sign support structure shall be located less than 6 feet horizontally or 12 feet vertically from overhead electrical conductors energized in excess of 750 volts. As used here, the term overhead electrical conductors means any electrical conductor, either bare or insulated, installed above-ground, except electrical conductors that are enclosed in iron pipe or other material covering of equal strength. Arcs of 6-foot radius may be used to define corners of the prohibition area.

c. No sign or sign support structure shall be erected in a visibility triangle as defined by Section 62.200.
9. **Temporary Signs**

For additional standards applicable to temporary signs, see Sec. 4C.11.2 (Temporary Signs).

10. **Off-site Signs**

For additional standards applicable to off-site signs, see Sec. 4C.11.3 (Off-Site Signs).

11. **On-Site Signs**

For additional standards applicable to on-site signs, see Sec. 4C.11.4 (On-Site Signs).

12. **Additional Sign Regulations**

There may be additional sign regulations in Sign Districts, Specific Plans, Overlays and Use Standards. See Article 8 (Specific Plans and Supplemental Districts) for their relationship with the standard regulations.

### D. Measurement

[Reserved]

### E. Exceptions

1. **Wall Signs**

   a. Wall signs in compliance with the standards below are exempt from the limitations in Sec. 4C.11.1.C.5. *(Freeway Exposure).*

      i. The total area of all wall signs on a building shall not exceed 100 square feet.

      ii. An individual wall sign shall not exceed 50 square feet in area.

      iii. Wall signs shall be viewed primarily from an off ramp but not the main traveled roadway of a freeway.

      iv. Wall signs shall not have moving parts or any arrangement of lights that create the illusion of movement.

   b. Wall signs in compliance with the standards below are exempt from the limitation in Sec. 4C.11.1.C.5. *(Freeway Exposure).* These signs can have moving parts or any arrangement of lights that create the illusion of movement.

      i. Identification signs identifying the building where the sign is located, providing the area of the sign is not more than 50 square feet or is not larger than 5% of the area of the side of the building, which faces primarily to the freeway, whichever is greater; and
ii. Wall signs on which the advertising is limited to the name of any person, firm or corporation occupying the building, or the type of business, services rendered, or the name of any product manufactured or sold on the premises. The total area of all wall signs on a building permitted in this subdivision cannot exceed 100 square feet. Any one sign cannot exceed 50 square feet in area.

2. Original Art Murals, Vintage Original Art Murals and Public Art Installations

   a. An Original Art Mural that conforms to the requirements of Section 22.119 of the Los Angeles Administrative Code is not considered a sign and is not subject to the provisions of this Division or any other ordinance that regulates signs.

   b. Any supposed "mural" that does not conform to the requirements of Section 22.119 of the Los Angeles Administrative Code is considered a sign and is subject to the provisions of this Divisions or any other ordinance that regulates signs and digital displays.

   c. A Public Art installation registered pursuant to the requirements of Section 19.85.4 of the Los Angeles Administrative Code or the requirements of Section 91.107.4.6 of the Los Angeles Municipal Code is not a sign, but is subject to Sec. 4C.11.1.E.2. (Sign Illumination Limitations) and any other applicable zoning and land use regulations set forth in the Los Angeles Municipal Code.

   d. A building permit from the Department of Building and Safety is required for the necessary physical alterations to a building or other structures due to a new hand-tiled or digitally printed Original Art Mural or any Public Art installation that may require a building permit.

   e. If any part, sentence, phrase, clause, term or word in Section 14.4.2 (Definitions) or Sec. 4C.11.1.E.2. relating to Original Art Murals is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality does not affect the constitutionality or lawfulness of the remainder of this Code, the Los Angeles Administrative Code or any other City regulation regulating signage, billboards or Original Art Murals.

F. Relief

   1. A deviation from any rules for all signs dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

   2. Deviation from any rules for all signs standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.11.2. TEMPORARY SIGNS

A. Intent

[Reserved]

B. Applicability

1. All temporary signs shall conform to the requirements of this Division and all other applicable provisions of this Chapter.

2. A building permit is required for a temporary sign, pennant, banner, ribbon, streamer or spinner. The permit application shall specify the dates being requested for authorized installation and the proposed location.

3. A building permit is required for a temporary sign on a temporary construction wall.

C. Standards

1. General

Temporary signs may display only on-site or noncommercial messages, except that temporary signs on temporary construction walls may display off-site messages.

2. Temporary Signs

a. Location

Temporary signs, including those that do not require a building permit, may be tacked, pasted or otherwise temporarily affixed to windows or on the walls of buildings, barns, sheds or fences.

b. Area

i. The combined sign area of temporary signs cannot exceed 10 square feet in an Agricultural or Residential Use District or 2 square feet for each foot of street frontage in all other Use Districts.

ii. The combined sign area of temporary signs, when placed upon a window and any other window signs shall not exceed a maximum of 10% of the window area.

c. Construction

Temporary signs may contain or consist of posters, pennants, ribbons, streamers or spinners. Temporary signs may be made of paper or any other material. If the temporary sign is made of cloth, it shall be flame-proofed when the aggregate area exceeds 100 square feet. Every temporary cloth sign shall be supported and attached with stranded cable of 1/16-inch minimum diameter or by other methods as approved by the Department of Building and Safety.
d. **Time Limit**

i. Temporary signs that require a permit shall be removed within 30 days of installation and shall not be reinstalled for a period of 30 days of the date of removal of the previous sign. The installation of temporary signs shall not exceed a total of 90 days in any calendar year.

ii. Temporary signs that do not require a permit shall be removed within 30 days of the date of installation of the sign.

3. **Temporary Signs on Temporary Construction Walls**

a. **Location**

Temporary signs placed on the exterior surfaces of any temporary construction walls, and/or solid wood fences surrounding vacant lots not allowed in Open Space, Agricultural and Residential Use Districts.

b. **Height**

Signs may only be placed to a maximum height of 8 feet.

c. **Area**

Despite the provisions of Sec. 4C.11.2.C.2.a. (Location), signs placed on temporary construction walls or solid wood fences surrounding vacant lots pursuant to the terms of this Section shall not extend above the top of the wall or fence and shall comply with the following:

i. The combined sign area of temporary signs shall not exceed 8 square feet for each foot of street frontage.

ii. Individual signs shall not exceed a sign area of 250 square feet.

iii. Signs may be grouped to form a maximum sign area of 250 square feet.

iv. Signs or groups of signs having an area of 250 square feet shall be separated from any other sign on the temporary construction walls or solid wood fences surrounding vacant lots by at least 10 feet measured horizontally.

d. **Time Limit**

i. Despite the provisions of Sec. 4C.11.2.C.2.d. (Time Limit), signs placed on temporary construction walls or solid wood fences surrounding vacant lots pursuant to the terms of this section can remain for as long as the building permits associated with the construction-site remain in effect or for a period of 2 years, whichever is less.

ii. Building permits for signs on solid wood fences surrounding vacant lots, which are not construction-sites, will be issued for a time period not to exceed one year.
iii. The Department of Building and Safety shall grant a new building permit for a period equal to the original building permit term upon the receipt of:

a) An application for a new building permit;

b) The payment of the building permit fee; and

c) A written statement from the Director of the Office of Community Beautification consenting to the new building permit.

e. Special Requirements Surrounding Vacant Lots

i. Review by the Office of Community Beautification

a) At any time after the issuance of a building permit under this Section and upon request of the Council district office of the Council district in which the site or lot is located, the Office of Community Beautification shall investigate an area consisting of a 500-foot radius around the permitted site or lot to determine whether there exists a public nuisance due to the presence of graffiti or posters/handbills on light poles, utility poles, bus stops, and any other illegal postings on public property.

b) If the Office of Community Beautification cannot establish that the area constitutes a public nuisance because of the presence of graffiti, posters/handbills and any other illegal postings on public property within a 500-foot radius around the permitted site or lot, then the Office of Community Beautification shall expand the radius around the site or lot in 250-foot increments, up to a maximum radius of 1,500 feet. If the Office of Community Beautification finds the existence of a public nuisance on public property within the expanded radius area beyond the original 500-foot radius, then it shall require the applicant to abate the public nuisance in the expanded radius area in accordance with Subdivision iii., below.

ii. Notification of Locations for Placement of Signs

a) Within 10 days after the issuance of the building permit, the applicant shall provide written notification to the Office of Community Beautification and the Council district office of the Council district in which the construction-site or vacant lot is located.

b) The notification shall contain the name and address of the applicant and the property address where the signs will be placed. The notification to the Office of Community Beautification shall include a copy of the applicant’s contract with the property owner to post signs at the specified location.
iii. **Nuisance Abatement**

a) It is the applicant's responsibility to clean and maintain free from graffiti public property and rights-of-way within an area consisting of a 500-foot radius or any expanded radius required by the Office of Community Beautification around the permitted site or lot.

b) The applicant shall patrol the abatement area every 24 hours to search for graffiti and remove any graffiti within 24 hours of its discovery. The removal of graffiti includes, but is limited to, spray paint on walls, poles, and fences on public property. In addition, the applicant shall also be responsible for removing any posters/handbills on light poles, utility poles, bus stops, and any other illegal postings on public property. At the time of graffiti removal, the applicant shall also remove any trash, debris or rubbish from the public sidewalks within the abatement area around the permitted site. The Office of Community Beautification will enforce the provisions of this subsection.

iv. **Permit Revocation**

Any building permit issued pursuant to this section may be revoked by the Department of Building and Safety for any of the following reasons, provided a written and signed notification of the applicant's failure to comply with Paragraphs (a), (d), (e) or (f) of this subsection is sent to the Department of Building and Safety by the Director of the Office of Community Beautification:

a) Failure by the applicant to maintain the temporary construction wall or solid wood fence surrounding a vacant lot free from graffiti.

b) Failure by the applicant to comply with the terms of the permit.

c) Failure by the applicant to maintain the bond required in Section 91.6201.2.2.

d) Failure by the applicant to eradicate graffiti within a 500-foot radius or any expanded radius required by the Office of Community Beautification of the temporary construction wall, and/or solid wood fence surrounding a vacant lot within 24 hours of receiving notification of the presence of graffiti from the Office of Community Beautification or the Council staff in the Council district in which the construction-site or vacant lot is located.

e) Failure by the applicant to remove posters/handbills placed on light poles, utility poles, bus stops and any other illegal postings on public property within a 500-foot radius or any expanded radius required by the Office of Community Beautification of the temporary construction wall, and/or solid wood fence surrounding a vacant lot, within 24 hours of receiving notification of the presence of posters/handbills or other illegal postings from the Office of Community Beautification or the Council staff in the Council district in which the construction-site or vacant lot is located.
f) Failure by the applicant, at the time of graffiti removal, to remove trash, debris or rubbish from the public sidewalks within the abatement area around the permitted site.

v. **Removal of Signs**

If the Department of Building and Safety revokes the building permit allowing signs on temporary construction walls, and/or solid wood fences surrounding vacant lots, then any signs placed on the temporary construction walls and/or solid wood fences surrounding vacant lots shall be removed by the applicant within 72 hours after receipt of written notification.

vi. **Public Nuisance**

Any signs remaining on temporary construction walls, and/or solid wood fences surrounding vacant lots after the building permit is revoked are deemed to be a public nuisance that can be abated by utilizing the procedure contained in Section 91.8904, et seq.

vii. **Office of Community Beautification**

The Office of Community Beautification is the designated authorized representative of the City for the purpose of enforcing and implementing the provisions of Sections 91.8904.1.2 and 91.8307 to remove the nuisances described in this section.

D. **Measurement**

[Reserved]

E. **Exceptions**

Pursuant to Section 91.6201.2(1)(c), no building permit is required for a temporary sign, pennant, banner, ribbon streamer or spinner of less than 20 square feet of sign area that contains a political, ideological or other noncommercial message.

F. **Relief**

1. A deviation from any temporary sign dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 *(Adjustment).*

2. Deviation from any temporary sign standard may be allowed as a variance in accordance with Sec. 13B.5.3 *(Variance).*
SEC. 4C.11.3. OFF-SITE SIGNS

A. Intent
   [Reserved]

B. Applicability
   All off-site signs and sign support structures shall conform to the requirements of this Division and all other applicable provisions of this Chapter.

C. Standards
   1. Location
      a. No portion of an off-site sign with a sign area greater than 80 square feet can be placed within 200 feet of a lot or a property zoned with a Residential Use District, which is located on the same side of the same street as the lot on which the sign is placed. However, where a lot has 2 or more street frontages, a sign may be located on that street frontage, which is not on the same street as the lot or property zoned with a Residential Use District; provided the sign and sign support structure are placed in that half of the lot that is the farthest from the street frontage on which the lot is located.
      b. No portion of an off-site sign or sign support structure can be located in that half of a lot located farthest from the street frontage when a lot or a property zoned with a Residential Use District is located to the rear of that street frontage.
      c. Off-site signs are not permitted along that portion of a lot having a street frontage of less than 50 feet.
      d. No more than 4 off-site signs can be located at the intersection of 2 or more streets when the off-site signs are located within 150 feet of the intersection of 2 street frontages.
      e. An off-site sign face cannot be located within one foot of an interior lot line.
   2. Area
      The sign area of a single face cannot exceed 800 square feet.
   3. Height
      a. The height to the top of the off-site sign is limited to a maximum of 42 feet above the sidewalk grade or edge of roadway grade nearest the sign, except that a sign that is more than 80% above a roof of a building may extend to the top of the sign a maximum of 30 feet above the surface of the roof under the sign.
      b. In no event can the height to the top of the off-site sign exceed a height greater than that height specified in the Form District in which the sign is located, or a height of 60 feet above the sidewalk grade or edge of roadway grade nearest the sign, whichever is more restrictive.
c. The bottom of the off-site sign shall be at least 8 feet above the sidewalk grade or edge of roadway grade nearest the sign.

4. **Spacing**

An off-site sign, which is either single-faced or parallel double-faced, shall be spaced as specified below from any other existing or previously permitted off-site sign, which is single-faced or parallel double-faced.

<table>
<thead>
<tr>
<th>Existing or Permitted Sign</th>
<th>Proposed Sign</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&lt;80 SF</td>
</tr>
<tr>
<td></td>
<td>100’</td>
</tr>
<tr>
<td>&lt;80 SF</td>
<td>100’</td>
</tr>
<tr>
<td>80 - 300 SF</td>
<td>100’</td>
</tr>
<tr>
<td>80 - 300 SF</td>
<td>300’</td>
</tr>
<tr>
<td>&gt;300SF</td>
<td>200’</td>
</tr>
<tr>
<td>300’</td>
<td>600’</td>
</tr>
</tbody>
</table>

5. **Double-Faced Off-site Signs**

a. Off-site signs may be either single or double-faced.

b. For double-faced off-site signs whose faces are parallel, the distance between sign faces cannot exceed 6 feet.

c. For double-faced off-site signs whose faces are not parallel, the distance between sign faces at their widest point cannot exceed 35 feet. The separation of sign faces at their closest point cannot exceed 6 feet. In no event can the angle between sign faces exceed 37 degrees.

6. **Projection**

Off-site signs shall not project over the street right-of-way.

7. **Covering**

The backs of off-site signs exposed to public view shall be covered with a finished surface or material and shall be properly maintained.

8. **Other Requirements**

a. A maximum of two poles are permitted for any off-site sign. The maximum cross-sectional dimension of a pole cannot exceed 10% of the overall height of the sign.

b. Off-site sign supports shall be structurally independent of a building.

c. Sign support structures shall be located directly under the sign face as viewed from the front of the sign. The maximum horizontal distance between the center of the sign support structure and the sign face can not exceed 10 feet.
D. Measurement

1. Frontage Determination on Lots with Lot Lines Adjoining More Than One Street

   a. An off-site sign is considered to be on a single street for purposes of measuring off site signs, if the sign and its support structure are located entirely on the side of the bisecting line closest to that street and the sign face is placed at the same angle as the perpendicular line or at an angle not to exceed 20 degrees from either side of the perpendicular line as shown on Diagram C.

   b. An off-site sign located on a through lot shall be located on a single street if the sign and its support structure are located entirely on that half of the lot closest to the lot line adjoining that street.

   c. Any off-site sign not in conformance with either Subdivision a. or b. above is considered to be located on more than one street frontage.

2. Spacing

   a. For any double-faced off-site sign, the spacing requirements are based on the area of the largest sign face.

   b. For double-faced off-site signs whose faces are not parallel, the spacing between any proposed, permitted or existing off-site sign is determined by the following formula:

      \[ D = S \left( 1 + \frac{(B - 5)}{90} \right) \]

      Where:

      D = required spacing between signs, in feet.

      S = sign spacing determined from Table No. B in feet.

      B = widest edge separation of sign faces in feet.

   c. Spacing is measured between off-site signs that are located on the same side of the same street. Spacing is measured from a line that is perpendicular to the street line and that passes through a point on the street line that is closest to the nearest sign face edge. Spacing is measured along the center line of the street.

E. Exceptions

Legally existing nonconforming off-site signs, off-site signs permitted in a Sign District, or permitted by a relocation agreement or other City contract, may display off-site or noncommercial messages.
F. **Relief**

1. A deviation from any off-site sign dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 *(Adjustment).*

2. Deviation from any off-site sign standard may be allowed as a variance in accordance with Sec. 13B.5.3 *(Variance).*

SEC. 4C.11.4. **ON-SITE SIGNS**

A. **Intent**

[Reserved]

B. **Applicability**

All *exterior signs*, window signs and sign support structures shall conform to the requirements of this Division and all other applicable provisions of this Chapter.

C. **Standards**

1. **Sign Packages**

   On-site signs shall comply with all the applicable sign package.

2. **Sign Types**

   On-site signs shall comply with all applicable sign type standards.

3. **Street Address Requirement**

   No sign shall be maintained on any property unless a street address for the property has been obtained, and is maintained in accordance with the provisions of Section 63.113.

D. **Measurement**

   See Sec. 4C.11.6.D. *(Measurement, Sign Types).*

E. **Relief**

1. A deviation from any on-site sign dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 *(Adjustment).*

2. Deviation from any on-site sign standard may be allowed as a variance in accordance with Sec. 13B.5.3 *(Variance).*
SEC. 4C.11.5. SIGN PACKAGES

A. Intent

The intent of the sign packages is to provide variety in the sign allocation based on the extent of reliance on specific modes of travel.

1. Sign Package 1 is intended for areas with a variety of transportation modes.

2. Sign Package 2 is intended for areas with a focus on pedestrian experience and alternative transportation modes besides motor vehicles.

B. Applicability

Sign package standards apply to all on-site signs determined by the sign package assigned by Development Standards District.

C. Standards

1. General

   A required sign package is specified in Article 4, Development Standards Districts.
### 2. Sign Package 1

#### AGRICULTURAL & RESIDENTIAL USE DISTRICTS

<table>
<thead>
<tr>
<th>Total Sign Area Allocation</th>
<th>30 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Area Per Individual Sign (max):</td>
<td></td>
</tr>
<tr>
<td>Awning Sign</td>
<td>20 SF</td>
</tr>
<tr>
<td>High Rise Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Illuminated Canopy Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Marquee Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Monument Sign/Pole Sign</td>
<td>9 SF (only 1 sign allowed)</td>
</tr>
<tr>
<td>Pedestrian Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Projecting Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Roof Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Wall Sign</td>
<td>20 SF</td>
</tr>
<tr>
<td>Window Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Yard Sign</td>
<td>20 SF</td>
</tr>
</tbody>
</table>

#### ALL OTHER USE DISTRICTS

<table>
<thead>
<tr>
<th>Total Sign Area Allocation (1)</th>
<th>4 SF per foot of street frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Combined area of Illuminated Canopy Signs, Roof Signs and Wall Signs (max)</td>
<td>2 SF per foot of street frontage, plus 1 SF for each foot of building frontage</td>
</tr>
<tr>
<td>Sign Area Per Individual Sign Type (max):</td>
<td></td>
</tr>
<tr>
<td>Awning Sign</td>
<td>2 SF per foot of street frontage</td>
</tr>
<tr>
<td>High Rise Sign</td>
<td>5% of the area of the wall where the signs are attached</td>
</tr>
<tr>
<td>Illuminated Canopy Sign</td>
<td>2 SF per foot of street frontage</td>
</tr>
<tr>
<td>Marquee Sign</td>
<td>Limited by marquee size</td>
</tr>
<tr>
<td>Monument Sign</td>
<td>1.5 SF per foot of street frontage, no individual monument sign can exceed 75 SF per sign face</td>
</tr>
<tr>
<td>Pedestrian Sign</td>
<td>9 SF per sign face</td>
</tr>
<tr>
<td>Pole Sign</td>
<td>2 SF per foot of street frontage plus 1 SF for each foot of building frontage, no individual pole sign can exceed 400 SF per sign face</td>
</tr>
<tr>
<td>Projecting Sign</td>
<td>25 SF plus 1.5 SF per foot of street frontage, no individual projecting sign can exceed 300 SF per sign face</td>
</tr>
<tr>
<td>Roof Sign</td>
<td>2 SF per foot of street frontage, plus 1 SF for each foot of building frontage, no individual roof sign can exceed 300 SF</td>
</tr>
<tr>
<td>Wall Sign</td>
<td>2 SF per foot of street frontage, plus 1 SF for each foot of building frontage</td>
</tr>
<tr>
<td>Window Sign</td>
<td>Total area of all window signs cannot exceed 10% of window area</td>
</tr>
<tr>
<td>Yard Sign</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

(1) High Rise Signs and Marquee Signs are not counted towards the Total Sign Area Allocation.
3. **Sign Package 2**

### AGRICULTURAL & RESIDENTIAL USE DISTRICTS

<table>
<thead>
<tr>
<th>Sign Package</th>
<th>Total Sign Area Allocation</th>
<th>Sign Area Per Individual Sign (max):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Awning Sign: 20 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>High Rise sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Illuminated Canopy Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Marquee Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Monument Sign: 9 SF (only 1 sign allowed)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pedestrian Sign: Not allowed, except for RN Use Districts</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pole Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Projecting Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Roof Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wall Sign: 20 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Window Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Yard Sign: 20 SF</td>
</tr>
</tbody>
</table>

### ALL OTHER USE DISTRICTS

<table>
<thead>
<tr>
<th>Sign Package</th>
<th>Total Sign Area Allocation(1)</th>
<th>Sign Area Per Individual Sign Type (max):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 SF per foot of street frontage</td>
<td>Awning Sign: 2 SF per foot of street frontage, no individual awning sign can exceed 12 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>High Rise Sign: 5% of the area of the wall where the signs are attached</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Illuminated Canopy Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Marquee Sign: Limited by marquee size</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Monument Sign: 1.5 SF per foot of street frontage, no individual monument sign can exceed 32 SF per sign face</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pedestrian Sign: 9 SF per sign face</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pole Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Projecting Sign: 25 SF plus 1.5 SF per foot of street frontage, no individual projecting sign can exceed 48 SF per sign face</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Roof Sign: Not allowed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wall Sign: 2 SF per foot of street frontage, plus 1 SF for each foot of building frontage, no individual wall sign can exceed 80 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Window Sign: Total area of all window signs cannot exceed 10% of window area; no individual window sign can exceed 50 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Yard Sign: Not allowed</td>
</tr>
</tbody>
</table>

---

(1) High Rise Signs and Marquee Signs are not counted towards the Total Sign Area Allocation.
D. **Measurement**

1. **Sign Area**

   An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines that will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas and attention-attracting devices, forming an integral part of an individual message except that:

   a. For wall signs having no discernible boundary, each of the following shall be included in any computation of surface area:

      i. The areas between letters;

      ii. Words intended to be read together; and

      iii. Any device intended to draw attention to the sign message.

   b. For spherical, cylindrical or other three-dimensional signs, the area of the sign shall be computed from the smallest two-dimensional geometrical shape or shapes, which will best approximate the greatest actual surface area visible from any one direction. Sign support structures are excluded if neutral in color.

2. **Total Sign Area Allocation**

   a. The sign area for all signs, including required signs and signs displaying addresses, is counted toward the total sign area allocation as specified in Sec.4C.11.5.C. (Sign Packages).

   b. The following signs are not counted towards the Total Sign Area Allocation:

      i. High Rise Signs,

      ii. Marquee Signs,

      iii. Temporary Signs; and

      iv. Temporary Signs on temporary construction walls and on fences surrounding vacant lots.

E. **Exceptions**

Flag lots containing less than 50 feet of street frontage are allotted 50 feet of street frontage for the purpose of determining the type of sign permitted and for the allowable sign area.

F. **Relief**

1. A deviation from any sign package dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

2. Deviation from any sign package standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
SEC. 4C.11.6. SIGN TYPES

A. Intent

[Reserved]

B. Applicability

1. General

[Reserved]

2. Combination Signs

A sign subject to more than one type of classification, shall meet the requirements for the type to which each portion is subject.

C. Standards
1. Awning Sign

**DEFINITION**
A sign painted, sewn, or otherwise adhered to the material of an awning as an integrated part of the awning itself.

**GENERAL PROVISIONS**

i. Signs are only allowed on awnings that comply with all applicable provisions of LAMC Sec. 91.3202, LAMC Sec. 91.3202.3.1 and Sec. 4C.11.1.C.8 (Prohibited Locations).

ii. No sign can be placed on any portion of an awning except the valance that is parallel to the building face. No sign can extend outside the awning.

iii. Signs are not allowed on awnings with a valance above 14 feet in height measured from the nearest sidewalk or edge of roadway grade to the top of the valance.

**TOTAL SIGN AREA ALLOCATION**

<table>
<thead>
<tr>
<th>Sign Package</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Package 1</td>
<td>Sec. 4C.11.5.C.2</td>
</tr>
<tr>
<td>Sign Package 2</td>
<td>Sec. 4C.11.5.C.3</td>
</tr>
</tbody>
</table>

**DIMENSIONS**

<table>
<thead>
<tr>
<th>Area of individual sign (max)</th>
<th>Sign Package 1</th>
<th>Sign Package 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 4C.11.5.C.2</td>
<td>Sec. 4C.11.5.C.3</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vertical dimension (max)</th>
<th>1'</th>
</tr>
</thead>
</table>
2. High-Rise Sign

DEFINITION
A sign located at least 100 feet above grade and attached to the wall of a building.

GENERAL PROVISIONS
i. The plane of the sign face of a high rise sign shall be approximately parallel to the face of the building.

ii. A high rise sign shall not extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the high rise sign may extend above the top of the wall by a maximum of 3 feet.

DIMENSIONS

<table>
<thead>
<tr>
<th></th>
<th>Area of individual sign (max)</th>
<th>Projection (max)</th>
<th>Width (max % of facade length)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Sign Package 1</td>
<td>Sec. 4C.11.5.C.2</td>
<td>2'</td>
</tr>
<tr>
<td></td>
<td>Sign Package 2</td>
<td>Sec. 4C.11.5.C.3</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td></td>
<td></td>
<td>80%</td>
</tr>
<tr>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. Illuminated Canopy Sign

DEFINITION
A sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building.

GENERAL PROVISIONS
i. An illuminated canopy sign shall not extend above the top of the wall of a building.

ii. For emergency personnel access, illuminated canopy signs shall not occupy a 4-foot distance along the exterior wall at one corner of the building’s street frontage and an additional 4-foot distance along every 50 feet of the building frontage.

iii. Illuminated canopy sign shall bear the electric sign label of an approved testing agency with a re-inspection service.

iv. Only canopies at grade level may contain illuminated canopy signs over a door or window.

v. Illuminated canopy signs may project over a street right-of-way, but shall comply with LAMC Sec. 91.3202 and Sec. 4C.11.1.C.8. (Prohibited Locations).

<table>
<thead>
<tr>
<th>TOTAL SIGN AREA ALLOCATION*</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Package 1</td>
<td>Sec. 4C.11.5.C.2</td>
</tr>
<tr>
<td>Sign Package 2</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DIMENSIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A Area of individual sign (max)*</td>
<td></td>
</tr>
<tr>
<td>Sign Package 1</td>
<td>Sec. 4C.11.5.C.2</td>
</tr>
<tr>
<td>Sign Package 2</td>
<td>Not allowed</td>
</tr>
<tr>
<td>B Vertical dimension (max)</td>
<td>3”</td>
</tr>
<tr>
<td>Depth (max)</td>
<td>8”</td>
</tr>
<tr>
<td>C Clear height above grade (min)</td>
<td>8’2”</td>
</tr>
<tr>
<td>D Projection from building face (max)</td>
<td>3’</td>
</tr>
</tbody>
</table>

PRELIMINARY DRAFT May 29, 2020
4. Marquee Sign

DEFINITION
A sign attached to the periphery of a marquee.

GENERAL PROVISIONS
i. Signs shall not extend above or below the marquee.

ii. Signs shall not be attached to any portion of the marquee except on the periphery.

iii. Cloth or banner signs or drop-roll curtains may be suspended below the exterior periphery and extend within 7 feet of the grade.

iv. Signs shall comply with LAMC Sec. 91.3202 and Sec. 4C.11.1.C.8. *(Prohibited Locations).*

DIMENSIONS
Limited by marquee size
5. Monument Sign

**DEFINITION**

A freestanding sign which is wholly independent of a building for support, erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the grade to the bottom of the sign.

**GENERAL PROVISIONS**

i. A monument sign shall be set back at least 7.5 feet from an interior lot line.

ii. A monument sign shall be located at least 15 feet from any other monument sign, projecting sign or pole sign in any direction.

iii. The location of a monument sign cannot interfere or present a hazard to pedestrian or vehicular traffic.

iv. A monument sign shall not project over a street right-of-way.

**TOTAL SIGN AREA ALLOCATION**

<table>
<thead>
<tr>
<th>Sign Package</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4C.11.5.C.2</td>
</tr>
<tr>
<td>2</td>
<td>4C.11.5.C.3</td>
</tr>
</tbody>
</table>

**DIMENSIONS**

<table>
<thead>
<tr>
<th>A</th>
<th>Area of individual sign (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sign Package 1</td>
</tr>
<tr>
<td></td>
<td>Sign Package 2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B</th>
<th>Height (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agricultural, Residential District</td>
</tr>
<tr>
<td></td>
<td>All other districts</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C</th>
<th>Depth (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2’</td>
</tr>
</tbody>
</table>
6. Pedestrian Sign

**DEFINITION**
A small sign attached perpendicular to the building facade that hangs from a bracket or support.

**GENERAL PROVISIONS**

i. A hanging bracket shall be an integral part of the sign design.

ii. Pedestrian signs shall be located below the window sills of the 2nd story on a multi-story building or below the top of the exterior wall on a single-story building.

iii. Pedestrian signs shall be located within 5 feet horizontally of a ground story tenant entrance.

iv. Pedestrian signs shall be located at least 15 feet from any other pedestrian sign or projecting sign.

v. Pedestrian signs shall be attached to a building to withstand the loads as required by Sec. 91.6212.

vi. Pedestrian signs shall comply with Sec. 4C.11.1.C.8. (Prohibited Locations).

---

**TOTAL SIGN AREA ALLOCATION**

<table>
<thead>
<tr>
<th>Sign Package 1</th>
<th>Sec. 4C.11.5.C.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Package 2</td>
<td>Sec. 4C.11.5.C.3</td>
</tr>
</tbody>
</table>

**DIMENSIONS**

<table>
<thead>
<tr>
<th>A</th>
<th>Area of individual sign (max)</th>
<th>9 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Vertical dimension (max)</td>
<td>3'</td>
</tr>
<tr>
<td>C</td>
<td>Projection (min/max)</td>
<td>1'/3'</td>
</tr>
<tr>
<td>D</td>
<td>Depth (max)</td>
<td>6&quot;</td>
</tr>
<tr>
<td>E</td>
<td>Clear height above adjacent grade (min)</td>
<td>8'2&quot;</td>
</tr>
</tbody>
</table>
7. Pole Sign

**DEFINITION**
A freestanding sign that is wholly independent of a building for support, permanently affixed to the ground using one or two poles or posts.

**GENERAL PROVISIONS**

1. Lots having a street frontage of at least 50 feet may have a pole sign for each 200 feet of street frontage. Existing pole signs and existing projecting signs are included in the count of the total number of pole signs allowed.

<table>
<thead>
<tr>
<th>Street Frontage</th>
<th>Total Number of Signs Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>50’ to ≤ 200’</td>
<td>1</td>
</tr>
<tr>
<td>&gt;200’ to ≤ 400’</td>
<td>2</td>
</tr>
<tr>
<td>&gt;400’ to ≤ 600’</td>
<td>3</td>
</tr>
</tbody>
</table>

One additional pole sign allowed for each additional increment of 200’ of street frontage.

2. A pole sign shall not be located at least 10 feet from an interior lot line; however, on a corner lot, a pole sign may be 5 feet from an interior lot line.

3. A pole sign shall be located at least 15 feet from any other pole sign, projecting sign or monument sign at any direction.

4. The maximum width of a pole or post shall not exceed 10% of the overall sign height.

5. A pole sign shall be located so as not to interfere or present a hazard to pedestrian or vehicular traffic.

**GENERAL PROVISIONS (CONTINUED)**

vi. Where the lower part of a pole sign is less than 8 feet above sidewalk grade or the edge of roadway grade nearest the sign, the sign shall extend to 18 inches from grade or be installed in a planter that extends beyond the edges of the sign and any support structure that is 18 inches min in height.

vii. A pole sign may project over a street right-of-way, but shall comply with Sec. 4C.11.6.D.2. (Projection Over Property Line) and Sec. 4C.11.1.C.8. (Prohibited Locations). Sign projections shall fall within an area that is perpendicular to the street right-of-way and has a width of 3 feet as measured parallel to the street right-of-way.

**TOTAL SIGN AREA ALLOCATION**

<table>
<thead>
<tr>
<th>Sign Package 1</th>
<th>Sign Package 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 4C.11.5.C.2</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**DIMENSIONS**

A. Area of individual sign (max)

<table>
<thead>
<tr>
<th>Sign Package</th>
<th>Sign Package 1</th>
<th>Sign Package 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sec. 4C.11.5.C.2</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

B. Height (including pole (max))

<table>
<thead>
<tr>
<th>All districts</th>
<th>Sign Package 1</th>
<th>Sign Package 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural or Residential District</td>
<td>6’</td>
<td>Not allowed</td>
</tr>
<tr>
<td>All other districts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>≤50’ of street frontage</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>&gt;50’ to ≤ 100 feet of street frontage</td>
<td>35’</td>
<td></td>
</tr>
<tr>
<td>&gt;100 feet of street frontage</td>
<td>42’</td>
<td></td>
</tr>
</tbody>
</table>

(1) Any pole sign located at the street corner of a corner lot may use the greater street frontage for determining height limitations. In no event can a sign exceed the height in which the sign is located. City of Los Angeles Zoning Code
8. Projecting Sign

**DEFINITION**
A sign attached approximately perpendicular to the building facade.

**GENERAL PROVISIONS**

i. The plane of the sign face shall be within 15 degrees of a line perpendicular to the face of the building, except at the corner of the building.

ii. Lots having a street frontage of at least 50 feet may have a projecting sign for each 200 feet of street frontage. Existing projecting signs or existing pole signs are included in the count of the total number of projecting signs allowed.

<table>
<thead>
<tr>
<th>Street Frontage</th>
<th>Total Number of Signs Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>50’ to &lt; 200’</td>
<td>1</td>
</tr>
<tr>
<td>&gt;200’ to &lt; 400’</td>
<td>2</td>
</tr>
<tr>
<td>&gt;400’ to ≤ 600’</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>One additional pole sign allowed for each additional increment of 200’ of street frontage</td>
</tr>
</tbody>
</table>

iii. A projecting sign cannot extend above the top of the wall.

iv. A projecting sign shall be located at least 7.5 feet from any interior lot line and be located at least 15 feet from any other projecting sign, monument sign or pole sign in any direction.

**GENERAL PROVISIONS (CONTINUED)**

v. Projecting signs shall be attached to a building to withstand the loads as required by Section 91.6212.

vi. A projecting sign may project over the street right-of-way, but shall comply with Sec. 4C.11.6.D.2. (Projection Over Property Line) and Sec. 4C.11.1.C.8. (Prohibited Locations). Sign projections shall fall within an area that is perpendicular to the street right-of-way and has a maximum width of 3 feet as measured parallel with the street right-of-way.

vii. For projecting signs located above 16 feet and on a lot having a street frontage greater than 50 feet, projections over the street right-of-way may vary linearly from 5 feet at 50 feet to 8 feet at 100 feet of street frontage.

**TOTAL SIGN AREA ALLOCATION**

<table>
<thead>
<tr>
<th>Sign Package</th>
<th>Sec.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Package 1</td>
<td>4C.11.5.C.2</td>
</tr>
<tr>
<td>Package 2</td>
<td>4C.11.5.C.3</td>
</tr>
</tbody>
</table>

**DIMENSIONS**

A. **Area of individual sign (max)**

B. **Projection (min/max)**

C. **Clear height above adjacent grade (min)**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Package 1</td>
<td>4C.11.5.C.2</td>
</tr>
<tr>
<td>Sign Package 2</td>
<td>4C.11.5.C.3</td>
</tr>
<tr>
<td></td>
<td>8’2”</td>
</tr>
</tbody>
</table>

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
</table>
9. Roof Sign

**DEFINITION**
A sign erected on a roof of a building.

**GENERAL PROVISIONS**

i. Roof signs are allowed only when placed directly upon a roof that slopes downward toward and extends to or over the top of an exterior wall.

ii. The top of the roof sign shall be located at least 2 feet below the highest point of the roof where the sign is located.

iii. Roof signs shall be located at least 2 feet from the edge of the roof.

iv. Roof signs shall be located at least 10 feet from interior lot lines.

v. The plane of the sign face of a roof sign shall be approximately parallel to the face of the building.

<table>
<thead>
<tr>
<th>TOTAL SIGN AREA ALLOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Package 1</td>
</tr>
<tr>
<td>Sign Package 2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DIMENSIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of individual sign (max)</td>
</tr>
</tbody>
</table>
10. Wall Sign

**DEFINITION**
A sign attached to, painted on, projected onto or erected on the wall of a building.

**GENERAL PROVISIONS**

i. For wall signs made up of individual letters that use the wall of the building as background, sign area allocated in Sec. 4C.11.5.C.2 and Sec. 4C.11.5.C.3 may be increased by 20%, provided there is no change in color between the background and the surrounding wall area.

ii. For buildings more than one story in height, the combined wall sign area shall not exceed that permitted for a single story by more than 10% for each additional story. In no event, shall the combined wall sign area exceed by 50% that area permitted for a single-story building.

iii. If any message is placed on the edge of a wall sign, then that portion of the wall sign is regulated as a pedestrian sign or a projecting sign.

iv. A wall sign cannot extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the wall sign may extend above the top of the wall by a maximum of 3 feet.

v. The plane of the sign face of a wall sign shall be approximately parallel to the face of the building.

**GENERAL PROVISIONS (CONTINUED)**

vi. Wall signs cannot be illuminated when installed on a wall that faces the rear or side lot line that is located within 30 feet of properties zoned with an Agricultural or Residential Use Class and a density indicator of 8 to 60 or 1L to 4L.

vii. No wall sign shall project over any public property or any street right-of-way greater than that permitted in Sec. 4C.11.6.D.2. (Projection Over Property Line) and shall comply with Sec. 4C.11.1.C.8. (Prohibited Locations).

viii. Where a parking lot exists between a wall sign and the street, and there is a freestanding wall or fence between the parking lot and the street, a sign may be placed on the wall or fence provided the sign does not project beyond the lot line. The sign is limited to that portion of the wall or fence between 2.5’ and 3.5’ in height above the finished grade at the base of the wall generally facing the street.

**TOTAL SIGN AREA ALLOCATION**

<table>
<thead>
<tr>
<th>Sign Package</th>
<th>Sec. 4C.11.5.C.2</th>
<th>Sign Package</th>
<th>Sec. 4C.11.5.C.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Area of individual sign (max)</td>
<td>Sign Package 1</td>
<td>Sec. 4C.11.5.C.2</td>
<td>Sign Package 2</td>
</tr>
<tr>
<td>B Projection (max)</td>
<td>Sign Package 1</td>
<td>2’</td>
<td>Sign Package 2</td>
</tr>
</tbody>
</table>
### 11. Window Sign

#### DEFINITION

A sign, except for a supergraphic sign, that is attached to, affixed to, leaning against, or otherwise placed within 6 feet of a window or door in a manner so that the sign is visible from outside the building.

#### GENERAL PROVISIONS

Window area is the area of continuous glass (or other transparent material) panels separated by not more than 6 inches.

#### TOTAL SIGN AREA ALLOCATION

<table>
<thead>
<tr>
<th>Sign Package 1</th>
<th>Sign Package 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 4C.11.5.C.2</td>
<td>Sec. 4C.11.5.C.3</td>
</tr>
</tbody>
</table>

#### DIMENSIONS

<table>
<thead>
<tr>
<th>Area of individual sign (max)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Package 1</td>
<td>10%</td>
</tr>
<tr>
<td>Sign Package 2</td>
<td>10%</td>
</tr>
</tbody>
</table>
12. Yard Sign

**DEFINITION**
A small sign placed in a yard or other open space.

**GENERAL PROVISIONS**
Yard signs shall not have mechanical or moving parts and no electricity or other source of illumination or power may be attached or made a part of the sign.

**TOTAL SIGN AREA ALLOCATION**

<table>
<thead>
<tr>
<th></th>
<th>Sign Package 1</th>
<th>Sec. 4C.11.5.C.2</th>
<th>Sign Package 2</th>
<th>Sec. 4C.11.5.C.3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Area of individual sign (max)</td>
<td>20 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>B</strong> Height (max)</td>
<td></td>
<td></td>
<td>6'</td>
<td></td>
</tr>
</tbody>
</table>

**DIMENSIONS**

- **A** Area of individual sign (max) 20 SF
- **B** Height (max) 6'
D. Measurement

1. Sign Height

The height of all signs permitted by this Division shall be measured as the distance in a straight vertical line from the top of the sign to the sidewalk grade or to the edge of roadway grade nearest the sign if there is no sidewalk. No sign may be located at a height that exceeds the height limit above grade established by any land use ordinance, including the height limit established for the underlying zone.

2. Projection Over Property Line

[Reserved]
3. **Lots with Multiple Street Frontages**

If a lot is a corner lot or other lot with two or more street frontages, then the following regulations shall apply:

a. A freestanding sign shall be considered to be located along a particular street if the sign and its support structure are located entirely on the side of the bisecting line closest to that street, and the sign face is placed at the same angle as the perpendicular line or at an angle not to exceed 20 degrees from either side of the perpendicular line as shown below.

b. On a *through lot*, a freestanding sign shall be considered to be located along a particular street if the sign and its support structure are located entirely on that half of the lot closest to the lot line adjoining that street.

E. **Relief**

1. A deviation from any sign type dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 *(Adjustment).*

2. Deviation from any sign type standard may be allowed as a variance in accordance with Sec. 13B.5.3 *(Variance).*
DIV. 4C.12.  RIDGELINE PROTECTION

[Reserved]
DIV. 4C.13. ENVIRONMENTAL PROTECTION

SEC. 4C.13.1. ENVIRONMENTAL PROTECTION MEASURES

A. Intent

1. Ensure that development in the City does not result in detrimental impacts to those residing or working in and around construction activities, and to abutting properties, and the public right of way, including the habitat, cultural resources, and historic or fragile buildings.

2. Provide a mechanism for mitigation measures adopted to certify environmental impact reports for City plans, policies, or regulations to be made enforceable on future development projects consistent with CEQA Guidelines Section 15162.4.

3. Provide a flexible mechanism to adopt and amend uniformly applicable development standards to allow streamlined environmental review, including pursuant to CEQA Guidelines Section 15183.3.

B. Applicability

No permit shall be issued by the Los Angeles Department of Building and Safety (LADBS) without the applicant demonstrating compliance with applicable Environmental Protection Measures (EPM).

C. Adoption and Maintenance of the Environmental Protection Measures

The Director of Planning shall prepare, maintain, and update the EPM, as deemed necessary and appropriate. The EPM, and any amendments, shall be adopted by the Director, according to Sec. 13B.2.5. (Director Determination).

D. Noncompliance

Failure to comply with the EPM or any condition or commitments made in compliance with the EPM is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon confirmation of non-compliance, the Director may require as deemed necessary and appropriate the applicant and/or property owner to retain at its own expense an independent consultant, subject to Director approval, to ensure compliance with the EPM and any conditions or commitments made in compliance with the EPM.
DIV. 4C.14. DEFINITIONS

Bicycle Cage. [INSERT]

Bicycle Corral. [INSERT]

Bicycle Locker. [INSERT]

Bicycle Rack. [INSERT]

Bicycle Room. [INSERT]

Bicycle Share Service Provider. [INSERT]

Bicycle Share Station. [INSERT]

Bicycle Share Station Dock. [INSERT]

Bisecting Line. A line that equally divides the angle created by the projection of intersecting lot lines of a lot adjoining the street of a corner lot as illustrated in Diagram C of this article. Building Face. The general outer surface, not including cornices, bay windows or architectural projections, of any exterior wall of a building.

Building Frontage. The projection of the exterior building walls upon the street used for street frontage, as measured perpendicular to the edge of the street. For walls that are not parallel to the street, the building frontage shall be measured along the wall that, other than open parking stalls, has direct and unimpeded access to the street.

Commercial Message. Any message that advertises a business conducted, services rendered, or goods produced or sold.

Common lot line. A lot line shared by two lots.

Control Gate. [INSERT]

Digital Display. A sign face, building face, or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of, attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

Discarded Material. [INSERT]

Drive Aisle. [INSERT]

Drive-Through Lane. [INSERT]

Drive-Through Lane Queuing Lane. [INSERT]
Fence. An artificially constructed vertical barrier of wood, masonry, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas. A fence differs from a wall in not having a solid foundation along its whole length.

Fire Severity Hazard Zone, Very High. Geographical area identified by the State to be at a significant risk from wildfires based on fuel loading, slope, fire weather and other relevant factors.

Footcandle. The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.

Freeway. A highway that the owners or those in possession of abutting lands have no right or easement of access to or from their abutting lands or that owners have only limited or restricted right or easement of access, and that is declared to be a freeway, in compliance with the Streets and Highways Code of the State of California.

Frontage Screen. A planting area with a wall, fence, or hedge, located along a public right-of-way, and typically intended for screening of surface parking lots, utilities, heavy commercial uses, and industrial uses.

Inflatable Device. A sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable or similar method. The term inflatable device shall not include any object that contains helium, hot air or a lighter-than-air substance.

Junk. [INSERT]

Light trespass. Light that falls beyond the property it is intended to illuminate.

Low Voltage Landscape Lighting. Landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.

Lumen. The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from “watt,” a measure of power consumption).

Luminaire. The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

Luminaire, Fully Shielded. A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire’s lowest light-emitting part.

Luminaire, Partially Shielded. A luminaire with opaque top and translucent or perforated sides, designed to emit most light downward.
Main Traveled Roadway of a Freeway. The portion of a freeway, including interchange roadways connecting one freeway with another, which is designed for the movement of large volumes of vehicular traffic, efficiently and safely at high speed, but not including service roadways, landscape areas, or ingress or egress ramps connecting the freeway with other streets.

Motor vehicle use area. Includes, but is not limited to, loading docks, service bays, repair yards, bus bays, trucking terminals, rail yards, transit platforms, and motorhome storage areas, not normally open to public vehicular use.

Original Art Mural. A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message.

Original Art Mural, Vintage. An Original Art Mural that existed prior to the operative date of Los Angeles Ordinance No. 182706, which is October 12, 2013.

Pathway Stub. [INSERT]

Perpendicular Line. A straight line between the point on a sign face that is closest to the street and the point where the line intersects the street lot line at a 90 degree angle, as illustrated in Sec. 4C.11.6.D.3. (Measurement, On-Site Signs).

Projection. The distance by which a sign extends beyond the building face.

Public Art Installation. A facility, amenity or project that does not contain any commercial message and which is either an “approved public arts project” as defined in Section 19.85.4 of the Los Angeles Administrative Code or approved pursuant to Section 91.1074.6 of the Los Angeles Municipal Code.

Public Realm. [INSERT]

Queuing. [INSERT]

Queuing lane. [INSERT]

Queuing Space. [INSERT]

Ridgeline Protection Area. Any lot designated as being within 50 feet of a ridgeline identified in the Department of City Planning Ridgeline Map (“Ridgeline Map”), dated ________ (Council File No. ________). The Ridgeline Map is created and maintained by the Department of City Planning, delineates the boundaries of the identified ridgelines and property which may be subject to Ridgeline Protection provisions of Section 12.21. C.11., and is published as part of the Geographic Information Systems database.

Screening Structure. A structure obstructing visibility from outside an enclosed area to another space, object or structure.

Shrub. A small to medium sized perennial woody plant. Unlike herbaceous plants, shrubs have persistent woody stems above the ground. They are distinguished from trees by their multiple stems and shorter height, for purposes of this Chapter, less than 15 feet.
Shuttle Service. [INSERT]

Sign. Any whole or part of a display board, wall, screen or object, used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public.

Sign Area. See Sec. 6.5.3.

Sign, Awning. See Sec. 4C.11.2.C.3.a.

Sign Face. The surface upon which the sign message is placed.


Sign, Identification. [INSERT]

Sign, Illuminated Canopy. See Sec. 4C.11.2.C.3.c.

Sign, Information. A sign that is limited to a message giving directions, instructions, menus, selections or address numerals.

Sign, Legally Existing. A sign authorized by all necessary permits.

Sign, Marquee. See Sec. 4C.11.2.C.3.d.

Sign, Monument. See Sec. 4C.11.2.C.3.e.

Sign, Off-site. A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located.

Sign, On-site. A sign that is other than an off-site sign.

Sign, Pedestrian. See Sec. 4C.11.2.C.3.f.

Sign, Pole. See Sec. 4C.11.2.C.3.g.

Sign, Projecting. See Sec. 4C.11.2.C.3.h.

Sign, Roof. See Sec. 4C.11.2.C.3.i.

Sign, Supergraphic. A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials and methods, and which does not comply with the following provisions of this Code: Sections 14.4.9 (Projecting Signs), 14.4.15 (Marquee Signs), 14.4.16 (Temporary Signs), 14.4.17 (Temporary Signs on Temporary Construction Walls) or 14.4.20 (Original Art Murals).

Sign Support Structure. A structure of any kind or character, erected, used or maintained for a sign upon which any poster, bill, printing, painting, projected image or other message may be placed.
Sign, Temporary. Any sign that is to be maintained for a limited duration, including paper signs and other signs that are not permanently affixed to the ground or building.

Sign, Wall. See Sec. 4C.11.2.C.3.j.

Sign, Window. See Sec. 4C.11.2.C.3.k.

Sign, Yard. See Sec. 4C.11.2.C.3.l.

Street Frontage. The length of a line separating a lot from one street.

Surface parking lot. A parking area that has no floor area below or above it.

Temporary Construction Wall. A wooden fence or wooden barrier that provides protection for pedestrians and is erected and maintained on the perimeter of a construction or demolition-site pursuant to Sections 3303 and 3306 of the California Building Code (CBC).

Transition Screen. A planting area with a wall located along a common lot line, typically intended for buffering residential uses from surface parking lots, utilities, heavy commercial uses, and industrial uses.

Vehicular Sales Areas. Includes exterior areas used for the display and sale or rental of vehicles, boats, trailers, construction equipment, manufactured homes, or similar uses.

Wall. An artificially constructed vertical barrier of wood, masonry, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

Waste Receptacle. [INSERT]