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DIV. 5C.1. **GENERAL PROVISIONS**

SEC. 5C.1.1. **PROJECT REVIEW THRESHOLDS**

A. **Applicability**

No grading permit, foundation permit, building permit, or use of land permit shall be issued for any of the following development projects unless a Project Review approval has first been obtained pursuant to *Sec. 13B.2.4. (Project Review)*. This provision shall apply to individual projects for which permits are sought and also to the cumulative sum of related or successive permits which are part of a larger project, such as piecemeal additions to a building, or multiple buildings on a Lot, as determined by the Director.

1. Any Development Project, as defined in *Div. 14.2. (Glossary)*, which creates, or results in an increase of, 50,000 gross square feet or more of nonresidential Floor Area.
2. Any Development Project, as defined in *Div. 14.2. (Glossary)*, which creates, or results in an increase of, 50 or more dwelling units or guest rooms, or combination thereof.
3. Any change of use to a Drive-Through Eating and Drinking Establishment or any change of use to a Fast-food Establishment, either of which results in a net increase of 500 or more average daily trips as determined by, and using the trip generation factors determined by the Department of Transportation.
4. Any change of use other than to a Drive-Through Eating and Drinking Establishment or to a Fast-food Establishment which results in a net increase of 1,000 or more average daily trips as determined by, and using the trip generation factors determined by the Department of Transportation.
5. Any single-family residential development with a cumulative Floor Area of 17,500 square feet or larger located in the Hillside Standards Set.

SEC. 5C.1.2. **EXISTING USES**

- A. Any lot or portion of a lot which is being lawfully used for any of the purposes enumerated in this section at the time the property is first classified in a zone in which the use is permitted only by conditional use or at the time the use in that zone first becomes subject to the requirements of this section, shall be deemed to be approved for the conditional use and may be continued on the lot. Further, the conditions included in any special district ordinance, exception or variance which authorized the use shall also continue in effect.
- B. Any lot or portion of a lot in the Commercial Mixed, Industrial Mixed, or Industrial Use Districts which was being used on June 1, 1951, for the temporary storage of abandoned, dismantled, partially dismantled, obsolete or wrecked automobiles, but not for the dismantling or wrecking of automobiles nor for the storage or sale of used parts, may continue to be so used.

- C. Regulations governing yards, accessory buildings, parking, access, or any other internal features of mobilehome parks shall conform to the provisions of Title 25 of the California Administrative Code or any amendments. If yards, accessory buildings, parking, access, or any other internal features of mobilehome parks are not regulated by Title 25, they shall conform to all applicable provisions of this Code or any other conditions imposed by the City.
- D. Any Light Industrial uses lawfully existing prior to March 22, 1981, in any portion of any building in a Commercial Mixed Use District shall not be extended beyond that portion of the building except as in accordance with *Sec. 13.4.1*. (Conditional Use Permit, Class 1).

DIV. 5C.2. **RESIDENTIAL USES**

SEC. 5C.2.1. **HOMELESS SHELTER**

- A. If located on a Lot zoned with a Residential Use District, Commercial, Commercial-Mixed, or Industrial-Mixed Use District, the following limitations apply:
 - 1. Must contain not more than 30 beds.
 - 2. Must be located at least 300 feet from another such shelter.
 - 3. If the limitations in Paragraph (1) and (2) cannot be met, the use must be approved by the Zoning Administrator pursuant to Sec. 13.4.2 (Class 2 Conditional Use Permit).
- B. If located on a Lot zoned with an Industrial Use District, the following limitations apply:
 - 1. Must be located at least 300 feet from another such shelter.
 - 2. If the limitations in Paragraph (1) cannot be met, the use must be approved by the Zoning Administrator pursuant to Sec. 13.4.2 (Class 2 Conditional Use Permit).

SEC. 5C.2.2. **JOINT LIVING AND WORK QUARTERS**

- A. Joint Living and Work Quarters are limited to the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; insurance, real estate and travel agents; photographers and other similar occupations as determined by the Zoning Administrator, provided that the commercial uses are permitted by the underlying zone.
- B. The yards required shall be the same as the yards observed by the existing structures on the site.
- C. The number of existing parking spaces shall count as the number of parking spaces required for the site for up to eight Joint Living and Work Quarters units.
- D. Work Space. The total floor area shall be arranged to comply with one of the following standards:
 - 1. Tier 1 Standard – Low Percentage of Work Space. At least ten percent but no more than 25 percent of the total floor area in a Joint Living and Work Quarters shall be work space; or
 - 2. Tier 2 Standard – Medium Percentage of Work Space. At least 25 percent but no more than 50 percent of the total floor area in a Joint Living and Work Quarters shall be work space.
- E. Additional incentives may be granted for existing buildings that are eligible for Adaptive Reuse Projects pursuant to Sec. 9.4.5. (Downtown Adaptive Reuse Projects) and Sec. 12.4.6. (Citywide Adaptive Reuse Projects).

SEC. 5C.2.3. **MOBILEHOME PARK**

- A.** There shall be a Type B4 Frontage Screen (Sec. 4C.8.1.C.2.d) and a Type C1 Transition Screen (Sec. 4C.8.2.C.2.a) on the site. No wall or fence shall be located in the Front Yard.
- B.** Only one 20 square-foot sign is allowed. If attached to a wall, the sign shall not extend more than 2 feet beyond the wall in any direction.
- C.** Conditional Use Permit.
 - 1.** Applicability. If the proposed project does not comply with the use standards listed in Subsections A and B of this Section (Mobilehome Park), the applicant may apply for a conditional use permit pursuant to Sec. 13.4.2 (Conditional Use Permit, Class 2).
 - 2.** Supplemental Findings. In approving any project, the Zoning Administrator shall also find that the proposed project substantially meets the purposes of the use standards listed in Subsections A and B of this Section (Mobilehome Park).

DIV. 5C.3. **PUBLIC & INSTITUTIONAL USES**

SEC. 5C.3.1. **COMMUNITY CENTER**

- A.** If located on a Lot zoned with an Agricultural or Residential Use District, the following limitations apply:
1. The outdoor play/recreational area is at least 100 feet away from any Residential Use.
 2. There is no public address system or amplified sound outdoors on the site.
 3. The Hours of Operation are limited to the time period between 7 a.m. and 10 p.m.
- B.** Conditional Use Permit.
1. **Applicability.** If the proposed project does not comply with the use standards listed in Subsection A of this Section, the applicant may apply for a conditional use permit pursuant to *Sec. 13.4.2* (Conditional Use Permit, Class 2).
 2. **Supplemental Findings.** In approving any project, the Zoning Administrator shall also find that the proposed project substantially meets the purposes of the use standards listed in Subsection A of this Section.

SEC. 5C.3.2. **PARK & OPEN SPACE**

- A.** If located on a Lot zoned with an Agricultural or Residential Use District, the following limitations apply:
1. The outdoor play/recreational area is at least 100 feet away from any Residential Use.
 2. There is no public address system or amplified sound outdoors on the site.
 3. The Hours of Operation are limited to the time period between 7 a.m. and 10 p.m.
 4. Only one 20 square-foot sign is allowed. If attached to a wall, the sign shall not extend more than 2 feet beyond the wall in any direction.
- B.** Conditional Use Permit.
1. **Applicability.** If the proposed project does not comply with the use standards listed in Subsection A of this Section, the applicant may apply for a conditional use permit pursuant to *Sec. 13.4.2* (Conditional Use Permit, Class 2).
 2. **Supplemental Findings.** In approving any project, the Zoning Administrator shall also find that the proposed project substantially meets the purposes of the use standards listed in Subsection A of this Section.

SEC. 5C.3.3. UTILITIES

- A.** If located on a Lot zoned with an Agricultural, Residential, Commercial-Mixed, or Commercial Use District, The following limitations apply:
1. There shall be a Type B5 Frontage Screen (*Sec. 4C.8.1.C.2.e*) and a Type C2 Transition Screen (*Sec. 4C.8.2.C.2.b*) on the site.
 2. Only one 20 square-foot sign is allowed. If attached to a wall, the sign shall not extend more than 2 feet beyond the wall in any direction.
- B.** Conditional Use Permit.
1. **Applicability.** If the proposed project does not comply with the use standards listed in Subsection A of this Section, the applicant may apply for a conditional use permit pursuant to *Sec. 13.4.2* (Conditional Use Permit, Class 2).
 2. **Supplemental Findings.** In approving any project, the Zoning Administrator shall also find that the proposed project substantially meets the purposes of the use standards in Subsection A of this Section.

SEC. 5C.3.4. **SOLAR PANEL ENERGY GENERATING FACILITY**

- A.** Solar Feed-in-Tariff (FiT) installations are permitted on the rooftop of a building with a valid certificate of occupancy or the rooftop of a parking structure, provided that project is not located on a Lot zoned with an Agricultural or Open Space Use District, or a 1L Density District.
- B.** Solar FiT installations are permitted on a carport or other structure that shelters automobiles in a parking area, provided that:
 - 1.** The project is not located on a Lot zoned with an Agricultural or Open Space Use District, or 1L Density District; and
 - 2.** A minimum of 10% of the site (which may include a lot or lots with common ownership) is covered by buildings with a valid certificate of occupancy, or the solar installation is located on top of a parking structure.
- C.** Definitions. For the purposes of these use standards:
 - 1.** A carport is a structure with a minimum clearance of 7 feet that shelters an automobile.
 - 2.** A ground mounted installation is a structure that supports a solar panel that is mounted below a height of seven feet and consists of a solar panel installation that does not cover a use.
- D.** Solar FiT installations must be maintained free of debris and graffiti and in working condition. Contact information for the operator and management company must be posted on site at all times, and also filed with Los Angeles Department of Water and Power.
- E.** Applicants of FiT solar projects, not the LADWP, shall be responsible for the respective permits, operations, maintenance, code compliance, and any other administrative aspect of proposed FiT solar projects.
- F.** If the proposed project does not comply with the use standards listed above, the applicant may apply for a conditional use permit pursuant to Sec. 13B.2.3. (Conditional Use Permit, Class 3).

DIV. 5C.4. **GENERAL COMMERCIAL USES**

SEC. 5C.4.1. **ADULT ENTERTAINMENT BUSINESS**

- A.** Purpose. It is the purpose and object of this Section to establish reasonable and uniform regulations to prevent the concentration of Adult Entertainment Businesses, as defined herein, within the City of Los Angeles.
- B.** Definitions. For the purpose of this Section, certain terms and words are defined as follows:
- 1.** Adult Arcade. An establishment where, for any form of consideration, one or more motion picture projectors, slide projectors or similar machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of Specified Sexual Activities or Specified Anatomical Areas.
 - 2.** Adult Bookstores. An establishment which has as a substantial portion of its stock-in-trade and offers for sale for any form of consideration any one or more of the following:
 - a.** Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of Specified Sexual Activities or Specified Anatomical Areas, or
 - b.** Instruments, devices or paraphernalia which are designed for use in connection with Specified Sexual Activities.
 - 3.** Adult Cabaret. A nightclub, bar, restaurant or similar establishment which regularly features live performances which are characterized by the exposure of Specified Anatomical Areas or by Specified Sexual Activities or films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of Specified Sexual Activities or Specified Anatomical Areas.
 - 4.** Adult Motel. A motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of Specified Sexual Activities or Specified Anatomical Areas.
 - 5.** Adult Motion Picture Theater. An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of Specified Sexual Activities or Specified Anatomical Areas.

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- 6.** Adult Theater. A theater concert hall, auditorium or similar establishment which, for any form of consideration, regularly features live performances which are characterized by the exposure of Specified Anatomical Areas or by Specified Sexual Activities.
- 7.** Establishment. For the purposes of this Section, the “establishment” of an Adult Entertainment Business shall mean and include any of the following:

 - a.** The opening or commencement of any such business as a new business.
 - b.** The conversion of an existing business, whether or not an Adult Entertainment Business, to any of the adult entertainment businesses defined herein.
 - c.** The relocation of any such business.
- 8.** Massage Parlor. An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment is administered by a Medical Service Professional, physician or similar professional person licensed by the State of California. This definition does not include Gyms, Personal Services, Schools, or similar uses where massage or similar manipulation of the human body is offered as an incidental or accessory service.
- 9.** Public Park. A park, playground, swimming pool, beach, pier, reservoir, golf course or similar athletic field within the City of Los Angeles which is under the control, operation or management of the City Board of Recreation and Park Commissioners or the County Department of Beaches.
- 10.** Religious Institution. A building which is used primarily for religious worship and related religious activities.
- 11.** School. An institution of learning for minors, whether public or private which offers instruction in those courses of study required by the California Education Code or which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocational or professional institution or an institution of higher education, including a community or junior college, college or university.
- 12.** Sexual Encounter Establishment. An establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with Specified Sexual Activities or the exposure of Specified Anatomical Areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of California engages in sexual therapy.
- 13.** Specified Anatomical Areas. As used herein, Specified Anatomical Areas shall mean and include any of the following:

 - a.** Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolas.

- b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

- 14. Specified Sexual Activities. As used herein, Specified Sexual Activities shall mean and include any of the following:
 - a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts.
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy.
 - c. Masturbation, actual or simulated.
 - d. Excretory functions as part of or in connection with any of the activities set forth in (a) through (c) above.

- 15. Substantial Enlargement. For the purposes of this Section, the "substantial enlargement" of an adult entertainment business shall mean the increase in floor area occupied by the business by more than fifty percent (50%), as such floor area exists on the effective date of this section.

- 16. Transfer of Ownership or Control. For the purposes of this Section, the "transfer of ownership or control" of an Adult Entertainment Business shall mean and include any of the following:
 - a. The sale, lease or sublease of such business.
 - b. The transfer of securities which constitute a controlling interest in such business, whether by sale, exchange or similar means.
 - c. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of such business, except for transfer by bequest or other operation of law upon the death of the person possessing such ownership or control.

- 17. Adult Entertainment Business. Adult Arcade, Adult Bookstore, Adult Cabaret, Adult Motel, Adult Motion Picture Theatre, Adult Theatre, Massage Parlor, or Sexual Encounter Establishment, as defined herein, and each shall constitute a separate Adult Entertainment Business even if operated in conjunction with another Adult Entertainment Business at the same establishment.

- C. Massage Parlors and Sexual Encounter Establishments may be allowed through a conditional use permit pursuant to Sec. 13.4.2 (Conditional Use Permit, Class 2), unless otherwise specified in the Use District.

- D. No person shall cause or permit the Establishment, Substantial Enlargement, or Transfer of Ownership or Control of an Adult Entertainment Business within 1,000 feet of another Adult Entertainment Business; within 500 feet of a Religious Institution, School, or Public Park within the City of Los Angeles; within 500 feet of any lot zoned with an Agricultural or Residential Use District within the City of Los Angeles.

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- E.** No person shall cause or permit the Establishment or maintenance of more than one Adult Entertainment Business in the same building, structure or portion thereof, or the increase of floor area of any Adult Entertainment Business in any building, structure or portion thereof containing another Adult Entertainment Business.
- F.** Exception
- 1.** A person may establish and maintain, or continue to operate, an Adult Entertainment Business on a Lot within 500 feet of a Lot zoned with an Agricultural Use District or Residential Use District, if a site consistent with *Sec. 5C.4.1.D.* and *Sec. 5C.4.1.E.* is not reasonably available elsewhere in the City for the establishment or relocation of the subject Adult Entertainment Business. This exception shall only apply to an Adult Entertainment Business which is otherwise in compliance with all other provisions including *Sec. 5C.4.1.D.* and *Sec. 5C.4.1.E.*
 - a.** A site is "reasonably available" elsewhere in the City if it meets all of the following criteria:
 - i.** Its use as the proposed Adult Entertainment Business is consistent with all applicable zoning regulations, including *Sec. 5C.4.1.D.* and *Sec. 5C.4.1.E.*.
 - ii.** It is available for use, purchase, or rental as an Adult Entertainment Business.
 - iii.** It has adequate street access, street lighting, and sidewalks.
 - iv.** It is at least 500 feet away from any uses which are or may become obnoxious or offensive by reason or emission of odor, dust, smoke, noise, gas, fumes, cinders, refuse matter or water carried waste.
 - b.** This exception shall not apply to Massage Parlors or Sexual Encounter Establishments.
 - 2.** To apply for an exception, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, identifying the present or proposed location of the Adult Entertainment Business, and accompanied by data supporting the proposed exception and the fee provided for in *Article 15 (Fees)*. The procedures described in *Sec. 13.4.2 (Conditional Use Permit, Class 2)* shall be followed to the extent applicable.
 - 3.** If the Zoning Administrator, Area Planning Commission or Council disapproves an exception, then it shall make findings of fact showing how a site consistent with *Sec. 5C.4.1.D.* and *Sec. 5C.4.1.E.* is reasonably available elsewhere in the City for the establishment or relocation of the subject Adult Entertainment Business.
- G.** A person possessing ownership or control of an Adult Entertainment Business shall be permitted to transfer such ownership or control if such business is not within 500 feet of any Place of Worship, K-12 School, Day Care Facility, or Public Park and the only other Adult Entertainment Business within 1,000 feet of such business has been established under a variance from the requirements of this Section, pursuant to the variance provisions set forth in *Sec. 13B.5.3*. This exception shall not, however, apply to an Adult Entertainment Business which has been established under such a variance.

- H. Measurement of Distance. The distance between any two Adult Entertainment Businesses shall be measured in a straight line, without regard to intervening structures from the closest exterior structural wall of each business. The distance between any Adult Entertainment Business and any Place of Worship, K-12 School, Day Care Facility, or Public Park shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the Adult Entertainment Business to the closest property line of the Place of Worship, K-12 School, Day Care Facility, or Public Park.

SEC. 5C.4.2. **ALCOHOL SALES, OFF-SITE CONSUMPTION**

- A.** Findings. In addition to the findings otherwise required by Sec. 13.4.2 (Conditional Use Permit, Class 2), the Zoning Administrator shall also find:
- 1.** That the proposed use will not adversely affect the welfare of the pertinent community.
 - 2.** That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.
 - 3.** That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.
- B.** Notice to Councilmember. Whenever an application for a conditional use has been filed pursuant to this Section, the Zoning Administrator shall give notice of this fact promptly to the councilmembers whose districts include portions of the area of the City involved.
- C.** Limitations. The provisions of this Section shall not apply to the sale or dispensing for consideration of alcoholic beverages, including beer and wine, for consumption off-site of any premises located within the area of an operative specific plan which provides for conditional use approval for sale or dispensing. If that specific plan ceases to be operative, then a conditional use approval granted pursuant to the provisions of that specific plan for sale or dispensing may continue subject to the same rights and limitations as a conditional use granted pursuant to the provisions of this Section.
- D.** Existing Uses. The use of a Lot for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for on-site or off-site consumption may not be continued or re-established without conditional use approval granted in accordance with the provisions of this Section if there is a substantial change in the mode or character of operation of the establishment, including any expansion by more than 20 percent of the floor area, seating or occupancy, whichever applies; except that construction for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair or remedy an unsafe or substandard condition is exempt from this provision. Any expansion of less than 20 percent of the floor area, seating or occupancy, whichever applies, requires the approval of plans pursuant to Subsection H (Modification of Entitlement) of Sec. 13.4.2 (Conditional Use Permit, Class 2).

SEC. 5C.4.3. **ALCOHOL SALES, ON-SITE CONSUMPTION**

- A.** Findings. In addition to the findings otherwise required by Sec. 13.4.2 (Conditional Use Permit, Class 2), the Zoning Administrator shall also find:
- 1.** That the proposed use will not adversely affect the welfare of the pertinent community.
 - 2.** That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.
 - 3.** That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.
- B.** Notice to Councilmember. Whenever an application for a conditional use has been filed pursuant to this Section, the Zoning Administrator shall give notice of this fact promptly to the councilmembers whose districts include portions of the area of the City involved.
- C.** Limitations. The provisions of this Section shall not apply to the sale or dispensing for consideration of alcoholic beverages, including beer and wine, for consumption off-site of any premises located within the area of an operative specific plan which provides for conditional use approval for sale or dispensing. If that specific plan ceases to be operative, then a conditional use approval granted pursuant to the provisions of that specific plan for sale or dispensing may continue subject to the same rights and limitations as a conditional use granted pursuant to the provisions of this Section.
- D.** Existing Uses. The use of a Lot for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for on-site or off-site consumption may not be continued or re-established without conditional use approval granted in accordance with the provisions of this Section if there is a substantial change in the mode or character of operation of the establishment, including any expansion by more than 20 percent of the floor area, seating or occupancy, whichever applies; except that construction for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair or remedy an unsafe or substandard condition is exempt from this provision. Any expansion of less than 20 percent of the floor area, seating or occupancy, whichever applies, requires the approval of plans pursuant to Subsection H (Modification of Entitlement) of Sec. 13.4.2 (Conditional Use Permit, Class 2).

SEC. 5C.4.4. **CERTIFIED FARMERS' MARKET**

- A.** If located on a Lot zoned with a Residential Use District, the Zoning Administrator may, upon application, permit the operation of a Certified Farmers' Market, subject to the following:
- 1.** Application. A copy of each application shall be provided to the Councilmember of the district in which the property is located. A Zoning Administrator shall approve an application only if all the following requirements are met:
 - a.** The operation is conducted by one or more certified producers, by a nonprofit organization or by a local government agency;
 - b.** If selling fruits, nuts or vegetables, the producer is authorized by the County Agricultural Commissioner to sell directly to consumers these products that are produced upon the land which the certified producer farms and owns, rents, leases or sharecrops; and
 - c.** if selling eggs, honey, fish, and other seafood and freshwater products, live plants and other agricultural products, the market operator and producer secure all necessary licenses, certificates and health permits which are required to sell these products directly to consumers, provided these products are raised, grown or caught and processed, if necessary, in California.
 - 2.** Requirements
 - a.** All market activities shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m., except that necessary preparation of the site for sales activities and cleanup may be conducted for not more than one hour before and one hour after this period. No Certified Farmers' Market may operate more than twice in the same week;
 - b.** The operator of a Certified Farmers' Market shall provide trash containers during the Hours of Operation;
 - c.** Any portion of the Lot used for market activities shall be cleaned at the close of Hours of Operation. For purposes of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, materials, debris, trash, etc., used in conjunction with market activities;
 - d.** The operator of a Certified Farmers' Market shall maintain a list of vendors participating in the Certified Farmers' Market during the day of operation;
 - e.** Certification of the Certified Farmers' Market and contact information for the operator shall be posted at the main entry and provided as part of the application. The contact person shall be available during the Hours of Operation and shall respond to any complaints. The operator shall keep a log of complaints with the date and time received, and their disposition; and

- f. Electronic Benefit Transfer (EBT) Card payments shall be accepted at the Certified Farmers' Market. A Food and Nutrition Service (FNS) Number issued by the United States Department of Agricultural shall be provided on the application as proof of EBT card acceptance.
 - 3. Violations. The Zoning Administrator may consider revoking the grant for failure to maintain the site in a satisfactory manner or failure to comply with the requirements above.
- B.** If not located on a Lot zoned with a Residential Use District, Certified Farmers' Markets are subject to the following:
- 1. All market activities shall be conducted only between the hours of 7:00 a.m. and 9:00 p.m., except that necessary preparation of the site for sales activities and cleanup may be conducted for not more than one hour before and one hour after this period. No Certified Farmers' Market may operate more than twice in the same week.
 - 2. The operator of a Certified Farmers' Market shall provide trash containers during the Hours of Operation.
 - 3. Any portion of the Lot used for market activities shall be cleaned at the close of Hours of Operation. For purposes of this Section only, "cleaned" shall include, but not be limited to, the removal of stalls, materials, debris and trash, etc., used in conjunction with market activities.
 - 4. The operator of a Certified Farmers' Market shall maintain a list of vendors participating in the Certified Farmers' Market during the day of operation.
 - 5. Certification of the Certified Farmers' Market and contact information for the operator shall be posted at the main entry, and otherwise available at the public's request. The contact person shall be available during the Hours of Operation and shall respond to any complaints. The operator shall keep a log of complaints received, the date and time received, and their disposition.
 - 6. When located on a parking lot, the Certified Farmers' Market shall not use more than 80 percent of the provided parking spaces. Safety barricades that protect vendors and their customers from vehicles shall be used to separate the market and the remaining functional parking area.
 - 7. Electronic Benefit Transfer (EBT) Card payments shall be accepted at the Certified Farmers' Market. A Food and Nutrition Service (FNS) Number issued by the United States Department of Agricultural shall be available at the public's request as proof of EBT card acceptance.
 - 8. Conditional Use Permit
 - a. Applicability. If the proposed project does not comply with the use standards listed in Sec. 5C.4.4.B.1. through Sec. 5C.4.4.B.7. the applicant may apply for a conditional use permit pursuant to Sec. 13.4.2 (Conditional Use Permit, Class 2).

- b.** Supplemental Findings. In approving any project, the Zoning Administrator shall also find that the proposed project substantially meets the purposes of the use standards listed in *Sec. 5C.4.4.B.1* through *Sec. 75C.4.4.B.7*.

SEC. 5C.4.5. CEMETERY

A. The following limitations apply:

- 1.** All buildings on the site are at least 300 feet from any adjoining street, any Lot containing a Residential Use, or any Lot zoned with an Agricultural or Residential Use District.
- 2.** There shall be a Type B4 Frontage Screen (*Sec. 4C.8.1.C.2.d.*) and a Type C1 Transition Screen (*Sec. 4C.8.2.C.2.a.*) on the site. The wall or fence shall not extend into the required front yard setback.
- 3.** The site is allowed to have only one double-faced monument sign, with a maximum of 20 square feet per side.

B. Conditional Use Permit

- 1.** Applicability. If the proposed project does not comply with the use standards listed in *Sec. 5C.4.5.A.1.* through *Sec. 5C.4.5.A.3.*, the applicant may apply for a conditional use permit pursuant to *Sec. 13.4.2* (Conditional Use Permit, Class 2).
- 2.** Supplemental Findings. In approving any project, the Zoning Administrator shall also find that the proposed project substantially meets the purposes of the use standards listed in *Sec. 5C.4.5.A.1.* through *Sec. 5C.4.5.A.3.*

DIV. 5C.5. **HEAVY COMMERCIAL USES**

SEC. 5C.5.1. **CAR WASH**

- A.** Every Car Wash shall be constructed or arranged so that entrances, exits, and openings shall not face any property with a Residential Use within 100 feet of the entrances, exits, or openings.
- B.** Commercial-Mixed or Commercial Use District. If located on a Lot zoned with a Commercial-Mixed or a Commercial Use District, every Car Wash use shall also comply with the following standards:
 - 1.** Development Standards.
 - a.** Windows. The exterior walls and doors of any building, excluding bay doors or security grills, housing a Car Wash use, which are parallel to a street, shall consist of at least 50 percent transparent windows, unless prohibited by law.
 - b.** Bay Doors. Bay doors or vehicle entrances, exits and openings shall not face any School, a Lot containing a Residential Use, or a Lot zoned with an Agricultural or Residential Use District that is within 100-feet from the face of the building containing the bay door, vehicle entrance, exit or opening.
 - c.** Fences. Fences or walls erected along the Primary Street Lot Line shall not exceed 36-inches in height.
 - d.** Automotive hoists. Automotive hoists of any type or size, shall be located and operated only inside a building enclosed on at least three sides.
 - e.** Monument signs and information signs may only be located within the landscape-planted areas of the Lot or Lots.
 - f.** Utilities. All new utility lines which directly service the Lot or Lots shall be installed underground. If underground service is not available at the time the application is submitted and fees paid for plan check, then provisions should be made for future underground service to the satisfaction of the Bureau of Engineering, if determined necessary by the Department of Water and Power.
 - g.** Walls. A solid masonry wall at least six feet in height shall be erected along the Lot lines of the Lot or Lots where the Lot or Lots abuts or is across an alley from any School, a Lot containing a Residential Use, or a Lot zoned with a Residential Use District, except for that portion of the Lot where an access driveway is located.
 - h.** Landscaping – Setback. A landscaped, planted area having a minimum width of five feet shall be required along all street frontages of the Lot or Lots and on the perimeters of all parking areas of the Lot or Lots that abut a Lot containing a Residential Use or a Lot zoned with a Residential Use District.
 - 2.** Operating Conditions.

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- a. Public address system shall not be permitted.
 - b. Site cleaning, sweeping, trash collection, and deliveries to the site shall be limited to the following hours:
 - i. Monday through Friday, 7:00 am to 7:00 pm; and
 - ii. Saturday and Sunday, 8:00 am to 5:00 pm.
 - c. Notwithstanding the above, trash collection shall not be allowed on Sundays or legal holidays.
 - d. Hours of Operation shall be limited to:
 - i. Monday through Friday, 7:00 am to 7:00 pm;
 - ii. Saturday, 9:00 am to 8:00 pm; and
 - iii. Sunday, 11:00 am to 8:00 pm
 - e. All loading, including those of vehicles, shall occur on-site.
 - f. Accessory sales activities shall not occur outside a fully enclosed building.
 - g. Temporary canopy tents shall not be permitted when the tents are visible from the street.
 - h. Trailers and/or temporary modular buildings shall not be permitted as a work area.
 - i. The site where the Car Wash Use is located shall be kept clear of weeds, rubbish, and all types of litter and combustible materials at all times. One trash receptacle shall be located for every 200 square-feet of open space and shall be uniformly distributed throughout the open area of the site.
 - j. Pennants, banners, ribbons, streamers, spinners, balloons, and supergraphic signs are prohibited.
 - k. All windows and glass doors shall be maintained free of any signs.
3. **Covenant.** Prior to the issuance of a building permit or land use permit, the owner of the Lot or Lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning, acknowledging that the owner shall implement each of the conditions set forth in this Section. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.
 4. **Specific Plan Compliance.** Notwithstanding any other provision to the contrary, if the Director determines that the provisions of this Section conflict with those of an adopted Specific Plan, Overlay, or zone, then the provisions of that Specific Plan, Overlay, or zone shall prevail.

- C.** Conditional Use. A conditional use permit is required for Car Wash uses located on Lots zoned with a Commercial-Mixed or Commercial Use District that do not comply with the development standards and operating conditions listed in *Sec. 5C.5.1.A.* and *Sec. 5C.5.1.B.* and Car Wash uses located on Lots zoned with a Industrial-Mixed Use District that do not comply with *Sec. 5C.5.1.A.*
- 1.** In making a determination on an application for a conditional use filed pursuant to this Section a Zoning Administrator may consider all of the applicable provisions of *Sec. 5C.5.1.A.* and *Sec. 5C.5.1.B.* as establishing minimum standards for the approval of Car Wash uses.
 - 2.** Findings. In addition to the findings set forth in *Sec. 13.4.2* (Conditional Use Permit, Class 2), the Zoning Administrator shall find:
 - a.** That project approval will not create or add to a detrimental concentration of Car Wash uses in the vicinity of the proposed Car Wash use;
 - b.** That based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking of the Car Wash use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets;
 - c.** That any spray painting will be conducted within a fully-enclosed structure located at least 500-feet away from a School or Lot zoned with a Residential Use District, and that all spray painting will be conducted in full compliance with the provisions of Article 7, Chapter 5 of the LAMC, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations; and
 - d.** That the applicant has submitted an appropriate landscape plan setting forth all plant materials and irrigation systems; and a written maintenance schedule indicating how the landscaping will be maintained.

SEC. 5C.5.2. FUELING STATION

- A.** All tire and tube repairing, battery servicing, automotive lubrication, mechanical adjustments, and other vehicle maintenance activities shall be conducted wholly within a building, except for:
- 1.** Those servicing operations which are normally made in the area immediately adjacent to the pump island; and
 - 2.** The following services when conducted within the first 18 feet in depth measured perpendicular to the entire length of the building wall containing a garage bay door, provided said area shall not displace any required parking:
 - a.** Electrical diagnostics;
 - b.** Battery charging and changing; and
 - c.** Tire removal and replacement, if the vehicle is elevated more than 12 inches off the ground measured to the bottom of the tire. A portable hoist may be used for this function.

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Except as provided in Subparagraph A. above, automotive hoists of any type or size shall be located or operated only inside a building.

- B.** A six-foot high concrete or masonry wall, for the entire length of the property line, shall be constructed on any Lot line which abuts a Lot zoned with an Agricultural Use District, Residential Use District, or is separated therefrom only by an alley.
 - 1.** For a distance of 15 feet from the Primary Street Lot Line or Secondary Street Lot Line, said wall shall be only 3 feet 6 inches high.
 - 2.** Where a Lot line abuts an alley and the alley is used for vehicular ingress and egress the wall may be omitted for a distance not to exceed 25 feet.
 - 3.** Walls shall be without openings and shall be of solid masonry or concrete with a minimum nominal thickness of 6 inches.
- C.** No driveway approach, as defined the Bureau of Engineering Department of Public Works, shall be located within five feet of any property line abutting a Lot zoned with an Agricultural or Residential Use District, said distance to be measured from the intersection of the Lot line with the street to the far side of the nearest side slope of the driveway.
- D.** No part of any pump island shall be located within 12 feet of any street.
- E.** Display or storage of merchandise for sale, must be confined to the rear half of the Lot measured from all Primary Street Lot Line and Side Street Lot Line, except that display of automotive merchandise for sale shall be permitted in enclosed buildings, on the pump islands, in the open within three feet of the exterior walls of the main building, and is not more than two portable or semi-portable cabinets, provided each of said cabinets shall not exceed 6 feet in height, nor exceed 40 square feet in footprint, and provided further that said cabinets are located not less than 50 feet from any Primary Street Lot Line or Side Street Lot Line.
 - 1.** There shall be no rental, storage or storage for rental purposes of equipment commonly used by contractors or commercial vehicles which exceed a Gross Vehicle Weight Rating (GVWR) greater than 19,500 lbs., or an unladen weight of 8,001 lbs.
- F.** Except as permitted in Sec. 5C.5.2.E. (Display or storage of merchandise for sale), open-air storage of merchandise or materials, must be confined to a storage area completely enclosed by a solid, non-combustible wall or fence (with necessary self-closing gates) six feet in height. Said storage area must be at least 150 square-feet in area. No merchandise or material shall be stored higher than said wall or fence.
- G.** Commercial-Mixed, Commercial, Industrial-Mixed, Industrial, or Public Use Districts. If located on a Lot zoned with a Commercial-Mixed, Commercial, Industrial-Mixed, or Public Use Districts, the Fueling Station use shall also comply with all of the following use standards:
 - 1.** Development Standards.

- a. Windows. The exterior walls and doors of any building, excluding bay doors and/or security grills, housing a Fueling Station use, which are parallel to a street, shall consist of at least 50 percent transparent windows, unless otherwise prohibited by law.
 - b. Bay Doors. Bay doors (including vehicle entrances, exits and openings) may not face any Lot containing a school or a Residential Use, or a Lot zoned with an Agricultural or Residential Use District when the face of the building(s) containing a bay door(s) is within 100 feet from said Lots.
 - c. Wash Racks. Wash rack shall be constructed or arranged so that vehicle entrances, exits and openings do not face any Lot containing a school or a Residential Use, or a Lot zoned with an Agricultural or Residential Use District when the face of the building(s) containing a wash rack(s) is within 100 feet from said Lots.
 - d. Fences. Fences or walls erected along the Front Lot Line shall not exceed 36-inches in height.
 - e. Automotive hoists. Automotive hoists of any type or size, shall be located and operated only inside a building enclosed on at least three sides.
 - f. Monument signs and information signs may only be located within the landscape-planted areas of the Lot or Lots.
 - g. Utilities. All new utility lines which directly service the Lot or site shall be installed underground. If underground service is not available at the time the application is submitted and fees paid for plan check, then provisions should be made for future underground service to the satisfaction of the Bureau of Engineering, if determined necessary by the Department of Water and Power.
 - h. Screening and Buffer. A Type C1 Transition Screen (Sec. 4C.8.2.C.2.a.), shall be built along the interior side and rear Lot lines.
2. Operating Conditions.
- a. Public address system shall not be permitted.
 - b. Site cleaning, sweeping, trash collection, and deliveries to the site shall be limited to the following hours:
 - i. Monday through Friday, 7:00 am to 7:00 pm; and
 - ii. Saturday and Sunday, 8:00 am to 5:00 pm.
 - iii. Notwithstanding the above, trash collection shall not be allowed on Sundays or legal holidays.
 - c. Hours of Operation shall be limited to:
 - i. Monday through Friday, 7:00 am to 7:00 pm;

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- ii. Saturday, 9:00 am to 8:00 pm; and
 - iii. Sunday, 11:00 am to 8:00 pm.
 - d. All loading, including those of vehicles, shall occur on-site.
 - e. Accessory sales activities shall not occur outside a fully enclosed building.
 - f. Temporary canopy tents shall not be permitted when the tents are visible from the street.
 - g. Trailers or temporary modular buildings shall not be permitted as a work area.
 - h. The site shall include one trash receptacle for every 200 square-feet of open area, and shall be uniformly distributed throughout the open areas of the site.
 - i. Any automotive sound shop or automotive alarm shop shall be wholly conducted within a fully-enclosed building. No portion of the building or its associated parking area shall be within 50 feet of a Lot containing a school or a Residential Use, or a Lot zoned with an Agricultural or Residential Use District.
 - j. Pennants, banners, ribbons, streamers, spinners, balloons, and supergraphic signs are prohibited.
 - k. All windows and glass doors shall be maintained free of any signs.
- 3. Covenant.** Prior to the issuance of a building permit or land use permit, the owner of the Lot or Lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning acknowledging that the owner shall implement each of the conditions set forth in Subdivision 2 above. The covenant and agreement shall run with the land be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.
- 4. Specific Plan Compliance.** Notwithstanding any other provision to the contrary, if the Director determines that the provisions of this Section conflict with those of an adopted Specific Plan, Overlay, or zone, then the provisions of that Specific Plan, Overlay, or zone shall prevail.
- 5. Conditional Use.** A conditional use permit is required for Fueling Station uses located on Lots zoned with a Commercial-Mixed, Commercial, Industrial-Mixed, Industrial, or Public Use District that do not comply with the development standards and operating conditions listed in Section and 7.5.2.G.1 and 7.5.2.G.2.
- a. In making a determination on an application for a conditional use filed pursuant to this Section, a Zoning Administrator may consider all of the applicable provisions of Sec. 5C.5.2.G.1. and Sec. 5C.5.2.G.2. as establishing minimum standards for the approval of Fueling Station uses.
 - b. Findings. In addition to the findings set forth in Sec. 13.4.2 (Conditional Use Permit, Class 2), the Zoning Administrator shall find:

- i. That project approval will not create or add to a detrimental concentration of Fueling Station uses in the vicinity of the proposed Fueling Station use;
- ii. That based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking of the Fueling Station use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets;
- iii. That any spray painting will be conducted within a fully-enclosed structure located at least 500-feet away from a School or Lot zoned with a Residential Use District, and that all spray painting will be conducted in full compliance with the provisions of Article 7, Chapter 5 of the LAMC, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations; and
- iv. That the applicant has submitted an appropriate landscape plan setting forth all plant materials and irrigation systems, and a written maintenance schedule indicating how the landscaping will be maintained.

SEC. 5C.5.3. USED VEHICLE SALES, LIGHT

- A.** All Light Used Vehicle Sales areas shall provide supplemental customer parking, on site, of at least one space for every 2,000 square feet of Light Used Vehicle Sales area. This parking is in addition to all other parking required for the Lot and shall be conspicuously posted and used for customer parking only. There shall be a minimum of two customer parking spaces provided for any Light Used Vehicle Sales area.
- B.** All repair work done on site must comply with the provisions of this subsection whether or not the repairs are done on customer or dealer owned vehicles.
- C.** Exception: Display of not more than three vehicles for purposes of sale or trade, at any one time, which is accessory to an approved use on the same Lot and not occupying any required parking spaces, does not require a separate certificate of occupancy, additional parking, or annual inspection.
- D.** Commercial-Mixed, Commercial, Industrial-Mixed Use Districts. If located on a Lot zoned with a Commercial-Mixed, Commercial, or Industrial-Mixed Use District, a new Light Used Vehicle Sales use or addition of floor area to an existing Light Used Vehicle Sales use may be established if the following development standards and operating conditions are also met:
 - 1.** Development Standards.
 - a.** Windows. The exterior walls and doors of any building, excluding bay doors or security grills, housing a Light Used Vehicle Sales use, which are parallel to a street, shall consist of at least 50 percent transparent windows, unless otherwise prohibited by law.

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- b.** Bay Doors. Bay doors or vehicle entrances, exits and openings shall not face any School, a Lot containing a Residential Use, or a Lot zoned with an Agricultural or Residential Use District that is within 100-feet from the face of the building containing the bay door, vehicle entrance, exit or opening.
 - c.** Fences. Fences or walls erected along the Primary Street Lot Line shall not exceed 36-inches in height.
 - d.** Automotive hoists. Automotive hoists of any type or size, shall be located and operated only inside a building enclosed on at least three sides.
 - e.** Monument signs and information signs may only be located within the landscape-planted areas of the Lot or Lots.
 - f.** Utilities. All new utility lines which directly service the Lot or Lots shall be installed underground. If underground service is not available at the time the application is submitted and fees paid for plan check, then provisions should be made for future underground service to the satisfaction of the Bureau of Engineering, if determined necessary by the Department of Water and Power.
 - g.** Screening and Buffers.

 - i.** A *Type C1 screen* (Sec. 4C.8.2.C.2.a.) is required along the interior side and rear Lot lines.
 - ii.** A *Type B3 screen* (Sec. 4C.8.1.C.3.c.) is required along the entire length of the frontage lot line for the entire property.
- 2.** Operating Conditions.
- a.** Spray painting shall not be conducted.
 - b.** Junkyard or automobile dismantling activities shall not be conducted.
 - c.** Public address system shall not be permitted.
 - d.** Site cleaning, sweeping, trash collection, and deliveries to the site shall be limited to the following hours:

 - i.** Monday through Friday, 7:00 am to 7:00 pm; and
 - ii.** Saturday and Sunday, 8:00 am to 5:00 pm.
 - iii.** Notwithstanding the above, trash collection shall not be allowed on Sundays or legal holidays.
 - e.** Hours of Operation shall be limited to:

 - i.** Monday through Friday, 7:00 am to 7:00 pm;

- ii. Saturday, 9:00 am to 8:00 pm; and
 - iii. Sunday, 11:00 am to 8:00 pm
 - f. All loading, including those of vehicles, shall occur on-site.
 - g. Vehicles being repaired shall be stored on-site.
 - h. Accessory sales activities shall not occur outside a fully enclosed building.
 - i. Temporary canopy tents shall not be permitted when the tents are visible from the street.
 - j. Trailers or temporary modular buildings shall not be permitted as a work area.
 - k. The site where the Light Used Vehicle Sales use is located shall be kept clear of weeds, rubbish, and all types of litter and combustible materials at all times. One trash receptacle shall be located for every 200 square-feet of open space and shall be uniformly distributed throughout the open areas of the site.
 - l. Any automotive sound shop or automotive alarm shop shall be wholly conducted within a fully-enclosed building. No portion of the building or its associated parking area shall be within 50 feet of any School, Lot containing a Residential Use, or a Lot zoned with a Residential Use District.
 - m. Pennants, banners, ribbons, streamers, spinners, balloons, and supergraphic signs are prohibited.
 - n. All windows and glass doors shall be maintained free of any signs.
 - o. Covenant. Prior to the issuance of a building permit or land use permit, the owner of the Lot or Lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning acknowledging that the owner shall implement each of the conditions set forth in this Section. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.
3. Specific Plan Compliance. Notwithstanding any other provision to the contrary, if the Director determines that the provisions of this Section conflict with those of an adopted Specific Plan, Overlay, or zone, then the provisions of that Specific Plan, Overlay, or zone shall prevail.
4. Light Used Vehicle Sales located on Lots zoned with a Commercial-Mixed, Commercial, or Industrial-Mixed Use District that do not comply with the development standards and operating conditions listed in Sec. 5C.5.3.D.
- a. In making a determination on an application for a conditional use filed pursuant to this Section, a Zoning Administrator may consider all of the applicable provisions of Sec. 5C.5.3.D. as establishing minimum standards for the approval of Automotive Uses.

- b. Findings. In addition to the findings set forth in Sec. 13.4.2 (Conditional Use Permit, Class 2), the Zoning Administrator shall find:
 - i. That project approval will not create or add to a detrimental concentration of Automotive Uses in the vicinity of the proposed Automotive Use;
 - ii. That based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking of the Automotive Use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets;
 - iii. That any spray painting will be conducted within a fully-enclosed structure located at least 500-feet away from a School or Lot zoned with a Residential Use District, and that all spray painting will be conducted in full compliance with the provisions of Article 7, Chapter 5 of the LAMC, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations; and
 - iv. That the applicant has submitted an appropriate landscape plan setting forth all plant materials and irrigation systems, and a written maintenance schedule indicating how the landscaping will be maintained.

- E. Industrial Use Districts. If located on a Lot zoned with an Industrial Use District, a new Light Used Vehicle Sales use or addition of floor area to an existing Used Vehicle Sales use may be established if the following development standards and operating conditions are met:
 - 1. Screening and Buffers.
 - i. A *Type C1 screen* (Sec. 4C.8.2.C.2.a.) is required along the interior side and rear Lot lines.
 - ii. A *Type B3 screen* (Sec. 4C.8.1.C.3.c.) is required along the entire length of the frontage lot line for the entire property.

SEC. 5C.5.4. **VEHICLE REPAIR, LIGHT**

- A. Minimum Standards.
 - 1. All Light Vehicle Repair uses shall comply with the following minimum standards:
 - a. All body and fender repairing when conducted within 300 feet of a Lot zoned with an Agricultural or Residential Use Districts shall be done within a completely enclosed building or room. The doors of such building or room may be open during the following Hours of Operation:
 - i. Mondays through Fridays, 7 am to 8 pm;
 - ii. Saturdays, 9 am to 8 pm; and
 - iii. Sundays, 11 am to 8 pm.

- b.** At all other times, the doors of such building or room shall be closed, except at intervals necessary for ingress and egress.
- c.** All body and fender repairing when conducted within 150 feet of a Lot zoned with an Agricultural or Residential Use Districts shall be done within a completely enclosed building or room with stationary windows. The doors of such building or room may be opened only at intervals necessary for ingress and egress, except that garage bay doors may be open during the Hours of Operation set forth in Paragraph a. above, provided:

 - i.** A minimum 10-foot-high solid masonry fence or a minimum 10-foot-high intervening commercial or industrial building enclosed on at least three sides is maintained at the property line adjacent to a Lot zoned with an Agricultural or Residential Use Districts, or;
 - ii.** Doors facing a public street shall be closer to the property line adjacent to the public street than the required yard setback of any adjacent a Lot zoned with an Agricultural or Residential Use Districts.
- d.** All automotive spray painting shall be done in full compliance with the provisions of Article 7 (Fire Code) of Chapter 5 (Public Safety and Protection) of the Code regulating these installations; provided further, that no spray painting may be done except in an approved spray booth or room approved for this use that is located within a wholly enclosed building. On Lots zoned with a Heavy Industrial Use District, a spray booth approved for use outside of a building may be utilized if allowed by all other jurisdictions having authority over spray painting.
- e.** Except for allowable outside uses when conducted on a Lot zoned with a Heavy Industrial Use District, all other operations shall be conducted within a building enclosed on at least three sides, except for the following, which may be conducted within the first 18 feet in depth measured perpendicular to the entire length of the building wall containing a garage bay door; said area shall not displace any required parking:

 - i.** electrical diagnostics;
 - ii.** battery charging and changing;
 - iii.** tire removal and replacement, provided the vehicle is not elevated more than 12-inches off the ground measured to the bottom of the tire. A portable hoist only, may be used for this purpose.
- f.** If the building is located within 50 feet of a Lot zoned with an Agricultural or Residential Use District with no intervening street, the wall of the building nearest such Use District shall have no openings other than doors or stationary windows. Such doors shall be permitted only if the building is adjacent to an alley and may be opened only at intervals necessary for ingress or egress.

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- g.** Automotive hoists, of any type or size, except as provided in Paragraph (4)(iii) above or allowed and operated on a Lot zoned with a Heavy Industrial Use District, shall be located or operated only inside a fully enclosed building.

B. Commercial-Mixed, Commercial, Industrial-Mixed Use Districts. If located on a Lot zoned with a Commercial-Mixed, Commercial, or Industrial-Mixed Use District, the Light Vehicle Repair use shall comply with all the following use standards.

1. Development Standards.

- a.** Windows. The exterior walls and doors of any building, excluding bay doors or security grills, housing an Automotive use, which are parallel to a street, shall consist of at least 50 percent transparent windows, unless prohibited by law.
- b.** Bay Doors. Bay doors (including vehicle entrances, exits and openings) may not face any Lot containing a school or a Residential Use, or a Lot zoned with an Agricultural or Residential Use Districts when the face of the building(s) containing a bay door(s) is within 100 feet from said Lots.
- c.** Wash Racks. Wash rack shall be constructed or arranged so that vehicle entrances, exits and openings) do not face any Lot containing a school or a Residential Use, or a Lot zoned with an Agricultural or Residential Use Districts when the face of the building(s) containing a wash rack(s) is within 100 feet from said Lots.
- d.** Fences. Fences or walls erected along the Front Lot Line shall not exceed 36-inches in height.
- e.** Automotive hoists. Automotive hoists of any type or size, shall be located and operated only inside a building enclosed on at least three sides.
- f.** Monument signs and information signs may only be located within the landscape-planted areas of the Lot or Lots.
- g.** Utilities. All new utility lines which directly service the Lot or site shall be installed underground. If underground service is not available at the time the application is submitted and fees paid for plan check, then provisions should be made for future underground service to the satisfaction of the Bureau of Engineering, if determined necessary by the Department of Water and Power.
- h.** Screening and Buffers. A *Type C1 screen* (Sec. 4C.8.2.C.2.a.), shall be built along the interior side and rear Lot lines.

2. Operating Conditions.

- a.** All automotive spray painting shall be done in full compliance with the provisions of Article 7 of Chapter 5 of the Code regulating these installations; provided further, that no spray painting may be done except in an approved spray painting booth or room approved for this use that is located within a wholly enclosed building. In Lots zoned with a Light

Industrial or Heavy Industrial Use District, a spray booth approved for use outside of a building may be utilized if allowed by all other jurisdictions having authority over spray painting.

- b.** Junkyard or automobile dismantling activities shall not be conducted.
- c.** Public address system shall not be permitted.
- d.** Site cleaning, sweeping, trash collection, and deliveries to the site shall be limited to the following hours:
 - i.** Monday through Friday, 7:00 am to 7:00 pm; and
 - ii.** Saturday and Sunday, 8:00 am to 5:00 pm.
 - iii.** Notwithstanding the above, trash collection shall not be allowed on Sundays or legal holidays.
- e.** Hours of Operation shall be limited to:
 - i.** Monday through Friday, 7:00 am to 7:00 pm;
 - ii.** Saturday, 9:00 am to 8:00 pm; and
 - iii.** Sunday, 11:00 am to 8:00 pm.
- f.** At all other times, the doors of such building or room shall be closed, except at intervals necessary for ingress and egress.
- g.** All loading, including those of vehicles, shall occur on-site.
- h.** Vehicles being repaired shall be stored on-site.
- i.** Accessory sales activities shall not occur outside a fully enclosed building.
- j.** Temporary canopy tents shall not be permitted when the tents are visible from the street.
- k.** Trailers or temporary modular buildings shall not be permitted as a work area.
- l.** The site shall include one trash receptacle for every 200 square-feet of open area, and shall be uniformly distributed throughout the open areas of the site.
- m.** Any automotive sound shop or automotive alarm shop shall be wholly conducted within a fully-enclosed building. No portion of the building or its associated parking area shall be within 50 feet of a Lot containing a school or a Residential Use, or a Lot zoned with an Agricultural or Residential Use Districts.
- n.** Pennants, banners, ribbons, streamers, spinners, balloons, and supergraphic signs are prohibited.
- o.** All windows and glass doors shall be maintained free of any signs.

- Heavy Commercial Uses -

3. **Covenant.** Prior to the issuance of a building permit or land use permit, the owner of the Lot or Lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning acknowledging that the owner shall implement each of the conditions set forth in Subdivision 2. above. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.
 4. **Specific Plan Compliance.** Notwithstanding any other provision to the contrary, if the Director determines that the provisions of this Subsection conflict with those of an adopted Specific Plan, Overlay, or zone, then the provisions of that Specific Plan, Overlay, or zone shall prevail.
- C. Industrial Use Districts.** If located on a Lot zoned with an Industrial Use District, the Light Vehicle Repair use shall comply with all the following use standards.

 1. The lot containing the automotive repair use is located more than 500 feet from a Lot containing a school or a Residential Use, or a Lot zoned with an Agricultural or Residential Use Districts.
 2. All automotive spray painting shall be conducted within a building, and in full compliance with the provisions of Article 7 (Fire Code) of Chapter 5 (Public Safety and Protection) .
 3. All other operations shall be conducted wholly within a building enclosed on at least three sides, except for the following activities, which may be conducted within the first 18 feet in depth in front of the garage bay door measured perpendicular to the entire length of the building wall containing a garage bay door, provided that this area does not displace any required parking:

 - a. electrical diagnostics;
 - b. battery charging and changing;
 - c. tire removal and replacement, so long as the vehicle is elevated no more that 12 inches off the ground measured to the bottom of the tire. A portable hoist may be used for this function only.
 4. Except as provided in Paragraph 3.c. above, automotive hoists, of any type or size, shall be located and operated only inside a building enclosed on at least three sides.
 5. A minimum of 500 square feet of storage area shall be provided.
 6. Any automotive sound shop or automotive alarm shop shall be wholly conducted within a fully-enclosed building. No portion of the building or its associated parking area shall be within 50 feet of a Lot containing a school or a Residential Use, or a Lot zoned with an Agricultural or Residential Use Districts.

- D.** Standards Relief. When a Light Vehicle Repair use cannot comply with the use standards outlined in this Section, a permit shall not be granted without first obtaining approval from the Zoning Administrator pursuant to *Sec. 13.4.2*. (Conditional Use Permit, Class 2), with the following supplemental findings:
- 1.** That project approval will not create, or add to a detrimental concentration of automotive uses in the vicinity of the proposed automotive use;
 - 2.** That, based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from, and associated parking of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets;
 - 3.** That any spray painting will be conducted within a fully enclosed structure located at least 500 feet away from a Lot containing a school or a Lot zoned with an Agricultural or Residential Use Districts, and that all spray painting will be conducted in full compliance with the provisions of Article 7, Chapter 5, as well as South Coast Air Quality Management Air District Rules 1132 and 1151, regulating these installations; and
 - 4.** That the applicant has submitted an appropriate landscape plan setting forth all plan materials and irrigation systems, and a written maintenance schedule indicating how the landscaping will be maintained.

SEC. 5C.5.5. VEHICLE REPAIR, HEAVY

A. Minimum Standards.

- 1.** All body and fender repairing when conducted within 300 feet of a Lot zoned with an Agricultural or Residential Use District shall be done within a completely enclosed building or room. The doors of such building or room may be open during the following hours:
 - a.** From 7 am until 8 pm on Mondays through Fridays;
 - b.** From 9 am until 8 pm on Saturdays; and
 - c.** From 11 am until 8 pm on Sundays.
 - d.** At all other times, the doors of such building or room shall be closed, except at intervals necessary for ingress and egress.
- 2.** All body and fender repairing when conducted within 150 feet of a Lot zoned with an Agricultural or Residential Use District shall be done within a completely enclosed building or room with stationary windows. The doors of such building or room may be opened only at intervals necessary for ingress and egress, except that garage bay doors may be open during the Hours of Operation set forth in Paragraph 1 of this Subsection, provided:

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- a. A minimum 10-foot high solid masonry fence or a minimum 10-foot high intervening commercial or industrial building enclosed on at least three sides is maintained at the property line adjacent to the an Agricultural or Residential Use District, or;
 - b. Doors facing a public street shall be closer to the property line adjacent to the public street than the required yard setback of any adjacent site zoned with an Agricultural or Residential Use District.
3. All automotive spray painting shall be done in full compliance with the provisions of Article 7 of Chapter 5 of the Code regulating these installations; provided further, that no spray painting may be done except in an approved spray booth or room approved for this use that is located within a wholly enclosed building. On a Lot zoned with a Heavy Industrial Use District, a spray booth approved for use outside of a building may be utilized if allowed by all other jurisdictions having authority over spray painting.
 4. Except for allowable outside uses when conducted on Lots zoned with a Heavy Industrial Use District, all other operations shall be conducted within a building enclosed on at least three sides, except for the following, which may be conducted within the first 18 feet in depth measured perpendicular to the entire length of the building wall containing a garage bay door; said area shall not displace any required parking:
 - a. Electrical diagnostics;
 - b. Battery charging and changing;
 - c. Tire removal and replacement, provided the vehicle is not elevated more than 12-inches off the ground measured to the bottom of the tire. A portable hoist only, may be used for this purpose.
 5. If the building is located within 50 feet of a Lot zoned with a Agricultural or Residential Use District with no intervening street, the wall of the building nearest such Use District shall have no openings other than doors or stationary windows. Such doors shall be permitted only if the building is adjacent to an alley at intervals necessary for ingress or egress.
 6. Automotive hoists, of any type or size, except as provided in Paragraph 4(iii) above or allowed and operated on a Lot zoned with a Heavy Industrial Use District, shall be located or operated only inside a fully enclosed building.

SEC. 5C.5.6. VEHICLE SALES AND RENTAL, LIGHT

- A. A *Type C1 screen* (Sec. 4C.8.2.C.2.a.) is required along the interior side and rear Lot lines.
- B. A *Type B3 screen* (Sec. 4C.8.1.C.3.d) is required along the entire length of the frontage lot line for the entire property.

SEC. 5C.5.7. VEHICLE SALES AND RENTAL, HEAVY

- A. A *Type C1 screen* (Sec. 4C.8.2.C.2.a.) is required along the interior side and rear Lot lines.

- B.** A Type B2 screen (Sec.4C.8.1.C.2.b.) or B3 screen (Sec. 4C.8.1.C.3.c.) is required along the entire length of the frontage lot line for the entire property.

SEC. 5C.5.8. OFFICIAL POLICE GARAGE

- A.** Official Police Garages, as designated by the Los Angeles Police Commission, for the storage of impounded, abandoned or partially dismantled automobiles, subject to the following limitations:
- 1.** The use is located 300 feet away or more from a Lot zoned with an Agricultural or Residential Use District.
 - 2.** The use is conducted wholly within an area completely enclosed with a solid masonry wall or solid fence no less than eight feet in height with necessary solid gates of the same height.
 - 3.** No dismantling of vehicles or crushing, smashing, baling or reduction of metal takes place on the premises.
 - 4.** All property adjacent to any street is landscaped to a minimum depth of two feet measured at a right angle from the adjacent street, and extending the full length of property contiguous to the street except for area necessary for ingress and egress; and
 - 5.** Paved off-street parking spaces are provided for buildings as required by Sec. 4C.4.1. (*Automobile Parking Stalls*) A, and in addition for all other portions of the Lot, other than public parking areas, as follows:
 - a.** For one or fewer acres, a minimum of six spaces.
 - b.** For more than one acre but not more than two acres, one space for each 12,000 square feet of Lot area; and
 - c.** For each acre exceeding two acres, one space for each acre of Lot area; and
 - 6.** No material shall be stored to a height greater than the height of the enclosing wall or fence.

DIV. 5C.6. **LIGHT INDUSTRIAL USES**

[Reserved]

DIV. 5C.7. **HEAVY INDUSTRIAL USES**

SEC. 5C.7.1. **RESOURCE EXTRACTION**

- A.** Notwithstanding any other provision of Article 6, 7, and 12 to the contrary, no temporary geological exploratory hole may be permitted on a Lot zoned with a Residential, Commercial-Mixed, or Commercial Use District within the area located between the mean high tide line of the City's shoreline and a line 1,000 yards landward from that line. This prohibition shall not be construed or interpreted as affecting:
- 1.** Any shore line areas within the Los Angeles Harbor except for Cabrillo Beach;
 - 2.** Any oil well, controlled drill site or a facility for the production of oil gases or other hydrocarbon substances in existence on October 10, 2000;
 - 3.** Any connected subterranean gas holding areas and facilities that are operated as a public utility.
 - 4.** Subsurface drilling and producing operations more than 500 feet below the surface of the area described in Section 7.7.1.A;
- B.** This Section 7.7.8 shall apply to all Supplemental Use Districts within the area described in Section 7.7.1.A for which a vested right of oil has not accrued as of October 10, 2000.
- C.** If any provision or clause of this Section 7.7.8 or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Ordinance provisions thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and causes of this ordinance are declared to be severable.

DIV. 5C.8. **AGRICULTURAL USES**

[Reserved]

DIV. 5C.9. **ACCESSORY USES**

SEC. 5C.9.1. **ACCESSORY DWELLING UNITS**

[Reserved]

SEC. 5C.9.2. **ADULT EDUCATION CLASSES IN PRIVATE HOMES**

- A.** Notwithstanding any provision of this Article to the contrary, adult education classes are allowed in homes located on Lots zoned with a Residential Use District and no additional off-street parking shall be required in conjunction therewith, provided that:
- 1.** Classes are held not more than one day a week for a period not to exceed three hours per day and each class does not meet for more than fifteen weeks in any one semester.
 - 2.** Classes are purely incidental to the use of the property as a home and no more than thirty persons are permitted to attend each class.
 - 3.** Classes primarily involve oral discussions and no laboratory equipment, heavy machinery, or large tools are used in connection therewith, except small audiovisual teaching aids.
- B.** No certificate of occupancy shall be required in connection with this use.

SEC. 5C.9.3. **ANIMAL KEEPING, DOMESTIC**

Domestic Animal Keeping is allowed as an Accessory Use in any zone.

SEC. 5C.9.4. **BACKYARD BEEKEEPING**

Backyard Beekeeping is allowed as an Accessory Use on Lots zoned with a Residential Limited Use District, provided that:

- A.** The person who is the owner of or in possession of an apiary is registered as a beekeeper with the County of Los Angeles Agricultural Commission.
- B.** The number of hives is limited to one for every 2,500 square feet of Lot area.
- C.** Hives are not located in the required Primary Street Lot Line setback or between the Primary Street Lot Line and the maximum setback of the required build-to range, including through Lots.
- D.** Hives are located a minimum of five feet from any Lot line and a minimum of 20 feet from public rights-of-way or private streets.
- E.** Hive entrances face away from, or parallel to, the nearest Lot line adjacent to another Lot.
- F.** A minimum six-foot high wall, fence, or hedge is located between hives and adjacent Lots, or hives are placed at a minimum of eight feet above ground level of the adjacent Lot. The purpose of this provision is to provide a solid barrier to help direct bees over six feet above ground level when departing the Lot to minimize interactions between bees and individuals in the vicinity.

- G.** A water source for bees shall be provided at all times on the property where the bees are kept to discourage bee visitation at swimming pools, hose bibs and other water sources on adjacent public or surrounding property.

SEC. 5C.9.5. CHILDCARE FACILITY

Childcare facilities for 21 to 50 children on Lots zoned with a Residential Use District and a density indicator of "8" are permitted pursuant to Sec. 13.4.1 (Conditional Use Permit, Class 1).

SEC. 5C.9.6. DISPLAY, RENTAL, OR STORAGE OF HOUSEHOLD MOVING RENTAL TRUCKS OR UTILITY RENTAL TRUCKS, INCIDENTAL TO A FUELING STATION

The display, rental, or storage of Household Moving Rental Trucks or Utility Rental Trailers is allowed in connection with a Fueling Station, which is currently active in dispensing gasoline and oil to the general public, pursuant to the following use standards:

- A.** If the adjoining property, on any two sides of the involved Lot is zoned with a Mixed-Commercial Use District or a more restrictive Use District, then up to 10% of the Lot may be used for the display, rental, or storage of Household Moving Rental Trucks or Utility Rental Trailers.
- B.** If the adjoining property, on any two sides of the involved Lot is zoned with an Industrial-Mixed Use District or a less restrictive Use District, then up to 25% of the Lot may be used for the display, rental, or storage of Household Moving Rental Trucks or Utility Rental Trailers.
- C.** No storage, display, or rental of Household Moving Rental Trucks or Utility Rental Trailers shall take place within 25 feet of a Lot zoned with a Residential Use District.

SEC. 5C.9.7. DRIVE-THROUGH SERVICE

A Drive-Through Service may be permitted in a building that complies with a Drive-Through Alternate Typology pursuant to Section XXXX (Drive-Through Alternate Typology).

SEC. 5C.9.8. HELIPORT, INCIDENTAL TO AN OFFICE BUILDING, HOSPITAL, OR RESIDENTIAL USE

A heliport, which is incidental to an office building, hospital, or Residential Use, may be permitted in any zone pursuant to Sec. 13.4.2 (Conditional Use Permit, Class 2).

SEC. 5C.9.9. HELICOPTER LANDING, INFREQUENT

- A.** Notwithstanding any provision of Article 6, Article 7, or Article 15 to the contrary, helicopters may land and take off in any zone except on Lots zoned with a Residential Use District or the Office Mixed Use District, provided that a permit therefore has first been obtained from the Fire Department under the provisions of Division 5, Article 7 of Chapter 5 of the LAMC.

- B.** Such helicopter landings and takeoffs shall not exceed three per day in or upon any single location or premises except that the Fire Department may permit as many such landings and takeoffs in or upon any single location in a day as it determines are required by the individual nature of each such helicopter use, including occasions of civic interest, and are consistent with the public health, safety, general welfare and intent of Article 6, Article 7, and Article 15.
- C.** On Lots zoned with a Residential Use District or Office Mixed Use District, helicopters may land or take off in or upon any single location not more than two times per calendar year in a park, school ground or other similar type of public open space, for education programs sponsored by the Los Angeles Police Department or the Los Angeles City Unified School District, provided that the Fire Department permit referred to above has first been obtained.
- D.** Nothing herein shall prevent nor curtail the operation of emergency helicopter landing facilities as required in Section 57.4705 of the Los Angeles Municipal Code.
- E.** The provisions of this Section 7.9.6 shall not be construed or interpreted as permitting the establishment of a regularly operating airport, aircraft landing field, heliport or helistop.

SEC. 5C.9.10. HISTORICAL VEHICLE COLLECTION

A Historic Vehicle Collection as an Accessory Use to any main use on a Lot may be permitted in any zone pursuant to Sec. 13.4.1 (Conditional Use Permit, Class 1). In addition to the findings set forth in Sec. 13.4.1 (Conditional Use Permit, Class 1), the Zoning Administrator shall find that:

- 1.** All the historic vehicles and parts maintained in outdoor storage, whether currently licensed or unlicensed, or whether operable or inoperable constitute a Historic Vehicle Collection.
- 2.** The Historic Vehicle Collection occupies less than 50 percent of the area of the Lot for Lots comprising 10,000 square feet or less, or 70 percent of the area of the Lot for Lots comprising more than 10,000 square feet.
- 3.** The Historic Vehicle Collection is fully screened from ordinary public view by means of a suitable fence, trees, shrubbery, opaque covering or other appropriate means.
- 4.** No portion of the Historic Vehicle Collection is located within five feet of any building or within any side yards required by this Code.
- 5.** Plans for the maintenance of the Historic Vehicle Collection have been submitted to and approved by the Zoning Administrator in accordance with the procedures in Sec. 13.4.1 (Conditional Use Permit, Class 1) and subject to the same fees as in Article 16 for relief from fence height limitation.

SEC. 5C.9.11. HOME-SHARING

In all zones wherein residential uses are permitted by right, the following shall apply:

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- A.** Purpose. The purpose of this Subsection is to allow for the efficient use and sharing of a residential structure which is a Host's Primary Residence, without detracting from the surrounding residential character or the City's available housing stock.
- B.** Definitions. The following definitions shall apply to this Subsection:
- 1.** Administrative Guidelines. The Department of City Planning or Office of Finance may promulgate regulations, which may include, but are not limited to, application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions, and consistent with the intent, of this Subsection.
 - 2.** Booking Service. Any reservation and/or payment service provided by a Person that facilitates a Short-Term Rental transaction between a Person and a prospective guest or Transient user, and for which the Person collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment of services provided for the transaction.
 - 3.** Citation. Includes any enforcement citation, order, ticket or similar notice of violation, relating to the condition of or activities at a Person's Primary Residence or property, issued by the Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department or Los Angeles Fire Department, including an Administrative Citation issued pursuant to Article 1.2 of the Los Angeles Municipal Code.
 - 4.** Extended Home-Sharing. Home-Sharing that is permitted for an unlimited number of days in a calendar year.
 - 5.** Hosting Platform. A Person that participates in Short-Term Rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a Booking Service transaction using any medium of facilitation.
 - 6.** Host. An individual who is registered for Home-Sharing as the term is defined in Section 12.03 .
 - 7.** Person. Shall have the same meaning as that term is defined in Section 21.7.2 .
 - 8.** Platform Agreement. A signed agreement between a Home-Sharing Hosting Platform (Platform) and the City, which, among other things, provides that the Platform will collect and submit the Transient Occupancy Tax to the City on behalf of Hosts and Persons listed for Short Term Rentals.
 - 9.** Primary Residence. The sole residence from which the Host conducts Home-Sharing and in which the Host resides for more than 6 months of the calendar year.
 - 10.** Rental Unit. A Dwelling Unit, Guest Room, Accessory Living Quarters, other residential structure, or portion thereof.

11. Short-Term Rental. A Rental Unit, rented in whole or in part, to any Person(s) for transient use of 30 consecutive days or less. Rental Units within City-approved Hotels, motels, Transient Occupancy Residential Structures and Bed and Breakfasts shall not be considered a Short-Term Rental.

12. Transient. Shall have the same meaning as that term is defined in Section 21.7.2 .

C. Home-Sharing Registration.

1. Department of City Planning in a manner provided by the Department, and shall include: information needed to verify the Host's identification and Primary Residence; identification of a local responsible contact person; a list of all Hosting Platforms to be used; whether Home-Sharing is for an entire Rental Unit or a portion thereof; and any other information required by the instructions on the application and/or by the guidelines promulgated by the Director of Planning. Payment of any filing fee required under Section 19.01 E. shall be included with the application. If the required information for registration, including any filing fee, is not received within 45 days of submittal of the application, the Home-Sharing registration will be considered withdrawn.

2. Eligibility Requirements. The following requirements must be met at the time of submitting an application for Home-Sharing registration:

a. The applicant has obtained a Transient Occupancy Registration Certificate from the Office of Finance pursuant to Section 21.7.6, unless the applicant exclusively lists his or her Primary Residence on Hosting Platforms that have a Platform Agreement with the City of Los Angeles.

b. The proposed Home-Sharing is consistent with the provisions of this subdivision and is limited to the Host's Primary Residence.

i. A renter or lessee shall not engage in Home-Sharing without prior written approval of the landlord. A renter or lessee shall provide copies of the landlord's written approval to the City at the time of filing the application for registration. A landlord may proactively prohibit Home-Sharing by tenants at any or all of the owner's properties by submitting a notification in writing to the Department of City Planning.

ii. A Primary Residence that is subject to affordable housing covenants, and/or Chapter 15 of the Los Angeles Municipal Code ("Rent Stabilization Ordinance"), and/or are income-restricted under City, state or federal law, is not eligible for Home-Sharing.

iii. No Primary Residence which is the subject of any pending Citation may be registered for Home-Sharing.

iv. No Person may apply for or obtain more than one Home-Sharing registration or otherwise operate more than one Home-Sharing Rental Unit at a time in the City of Los Angeles.

- 3.** Expiration and Renewal. A Home-Sharing registration is valid for one year from the date of issuance. It may not be transferred or assigned and is valid only at the Host's Primary Residence. A Home-Sharing registration may be renewed annually if the Host: (1) pays the renewal fee; (2) has complied with the provisions of this subdivision for the past year; (3) provides information concerning any changes to the previous application for, or renewal of, the Home-Sharing registration; and 4) submits Home-Sharing records described in Subparagraph (e)(2) for the last year to demonstrate compliance with this subdivision, unless the Host lists exclusively on a Hosting Platform with a Platform Agreement that includes a provision for pass-through registration for applicants for a Home-Sharing registration. The records described in Subparagraph (e)(2) shall be made public to the extent required by law.
- 4.** Suspensions and Revocations. Notwithstanding any other provision to the contrary, the Director may require the suspension, modification, discontinuance or revocation of any Home-Sharing registration if it is found that the Host has violated this subdivision or any other city, state, or federal regulation, ordinance or statute.

 - a.** Suspension. If a Host receives two Citations, the Host's Home-Sharing registration shall be suspended for 30 days or as long as at least one Citation is open, whichever is longer. The suspension shall become effective 15 days after the mailing of a Notice of Intent to Suspend the Host. If a Host initiates an appeal of either Citation, the suspension will take effect only if the appeal is not resolved entirely in the Host's favor.

 - i.** A Host may challenge a Citation by submitting an appeal to the City department that issued the Citation and providing notice to the Department of Planning as described in the Administrative Guidelines.
 - ii.** Where no process is described in the Citation, a Host may challenge a Citation by submitting an appeal to the Director of Planning in accordance with the process in Section 12.24 Z, with no further appeal to a Commission or City Council.
 - b.** Revocation. If three Citations have been issued to the Host and have been sustained (after exhaustion of any related remedies, including appeals) within a registration year, the Host's Home-Sharing registration shall be revoked. The revocation of a Host's Home-Sharing registration shall become effective 15 days after the mailing of a Notice of Intent to Revoke to the Host.

 - i.** A Host may challenge a Notice of Intent to Revoke by submitting an appeal to the Director of Planning in accordance with the process in Section 12.24 Z, with no further appeal to a Commission or City Council.
 - ii.** Pursuant to the revocation, the Host shall be prohibited from participating in Home-Sharing for one year from the effective date of the Notice of Intent to Revoke.
 - c.** Modification. The Director may modify, discontinue or revoke any Home-Sharing registration based upon an order to show cause, pursuant to Section 12.27.1 B, why any proposed modifications, discontinuances or revocations of any Home-Sharing registration

should not be issued. The Director shall provide notice to the Host and/or recorded owner and lessee(s) of the Host's Primary Residence to appear at a public hearing at a time and place fixed by the Director to respond to the Director's order to show cause.

5. Prohibitions.

- a.** No Person shall offer, advertise, book, facilitate or engage in Home Sharing or Short-Term Rental activity in a manner that does not comply with this subdivision.
- b.** A Host may not participate in Home-Sharing unless all advertisements clearly list the City-issued Home Sharing registration number or pending registration status number.
- c.** No Host shall engage in Home-Sharing for more than 120 days in any calendar year unless the City has issued the Host an Extended Home-Sharing registration pursuant to Paragraph (h) (Extended Home-Sharing).
- d.** Accessory Dwelling Units for which a complete building permit application was submitted on or after January 1, 2017, to the Department of Building and Safety pursuant to Section 12.26 A.3 may not be used for Home-Sharing, unless an applicant demonstrates the Accessory Dwelling Unit is the applicant's Primary Residence.
- e.** No Host shall offer, advertise, or engage in Home-Sharing in a non-Residential Building, including but not limited to, a vehicle parked on the property, a storage shed, trailer or any temporary structure, including, but not limited to, a tent.
- f.** If a Host lists a Primary Residence on multiple listings on multiple Hosting Platforms, only one listing may be booked at any given time.
- g.** A Host may not rent all or a portion of his Primary Residence for the purposes of Home-Sharing to more than one group of guests or under more than one booking, at any given time.
- h.** Home Sharing is not permitted in buildings that have been converted from units subject to Chapter 15 of the Los Angeles Municipal Code ("Rent Stabilization Ordinance") to single family homes until five years after the date of conversion.
- i.** Except for allowable Home Occupations, non-residential uses including, but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product shall not be permitted during Home-Sharing activity.
- j.** A Host shall only advertise on a Hosting Platform that was listed on the Host's Home-Sharing application form, unless the Host has submitted a written request and received written approval from the Department of City Planning to use another Hosting Platform.
- k.** No more than 2 overnight guests (not including children) are allowed per habitable room, not including kitchens, during Home-Sharing activities.

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- l.** There shall be no use of sound amplifying equipment, as that term is defined in Section 111.01(j) after 10:00 pm and no evening outdoor congregations of more than 8 people (excluding children) during Home-Sharing activities. Home Sharing activities are subject to the noise regulations in the Los Angeles Municipal Code.
- m.** A Host whose Home-Sharing registration has been suspended is prohibited from participating in Home-Sharing for the duration of the suspension.
- n.** A Host whose Home-Sharing registration has been revoked may not participate in Home-Sharing unless and until a new registration is authorized.

D. Host Requirements.

- 1.** A Host may be responsible for any nuisance violations, as described in Section 12.27.1.B, arising at the Host's Primary Residence during Home-Sharing activities. The Host, or owner of the Host's Primary Residence if the Host does not own it, may be assessed a minimum inspection fee, as specified in Section 98.0412 for each site inspection.
- 2.** The Host shall keep and preserve, for a minimum period of three years, all records regarding each Home-Sharing stay, including the length of stay and the price paid for each stay, and any other records required by Administrative Guidelines promulgated by the Director.
- 3.** On the Home-Sharing registration application, a Host shall acknowledge and consent to Office of Finance and other City agencies' inspection of records at all reasonable times and places for purposes of enforcement of this Subdivision.
- 4.** The Host shall fully comply with all the requirements of Article 1.7 of the Los Angeles Municipal Code (establishing the Transient Occupancy Tax) and successor Sections.
- 5.** The Host shall pay a per-night fee for each night of Home-Sharing, which will be deposited into the Short Term Rental Enforcement Fund per the requirements in Section 5.576 of the Los Angeles Administrative Code. The City Council shall adopt, by resolution, a per-night fee based on an analysis of the cost of implementing, maintaining, and enforcing this subdivision.
- 6.** Every Host shall provide and maintain working fire extinguishers, smoke detectors, and carbon monoxide detectors, in compliance with fire, life and safety codes; information related to emergency exit routes on the property and contact information, including the contact information of the Host or a designated responsible agent of the Host.
- 7.** Every Host that lists a Primary Residence located in a Very High Fire Hazard Severity Zone designated by the City of Los Angeles Fire Department pursuant to Government Code Section 51178 shall include in all Host listings and post written notices on any patio or deck that smoking is not permitted in any exterior of the property.
- 8.** Every Host shall provide a code of conduct to guests that includes the relevant provisions of this Subdivision and other information to address behavioral, safety, security, and other matters, as required in the Department's Administrative Guidelines.

9. Every Host shall authorize any Hosting Platform on which his or her Primary Residence is listed to provide to the City the Host listing and other information described in Subsection (f)(4).
10. Every Host must consent to receive all City notices and citations regarding their Home-Sharing registration by U.S. mail.

E. Hosting Platform Responsibilities.

Hosting Platforms shown of this paragraph shall not apply to a Hosting Platform whenever it (a) complies with the Administrative Guidelines, issued by DCP and approved by resolution of the City Council, that describe how the Platform shall satisfy the Hosting Platform responsibilities in this paragraph, or (b) enters into a Platform Agreement, the terms of which shall be set forth in a master Platform Agreement approved by the City Council, that establishes the manner in which the Hosting Platform supports the City's enforcement of this subdivision and meets the purposes of the Platform responsibilities in this paragraph. Each individual Platform Agreement shall be approved by the City Council.

F. Enforcement of Violations.

1. The provisions in this Subsection shall be in addition to any criminal, civil or other legal remedy established by law that may be pursued to address violations of this Subdivision.
2. Any Person who has failed to comply with the provisions of this Subdivision may be subject to the provisions of Section 11.00 . The owner and/or operator of any property used for Short Term Rentals, including the Host or owner of any Host Primary Residence, may be assessed a minimum inspection fee, as specified in Section 98.0412 for each site inspection.
3. The Director may, at any time, require the modification, discontinuance, or revocation of any Home-Sharing registration in the manner prescribed in Subparagraph (c)(4).
4. The ACE program in Article 1.2 may be utilized to issue administrative citations and impose fines pursuant to this Subdivision. The citation shall be served by personal service or by depositing in the mail for delivery by the United States Postal Service, in a sealed envelope, postage prepaid, addressed to the operator of the Short Term Rental, the Host, and/or the property owner, if different than the operator or Host, shown on the County's last equalized property tax assessment roll. Fines for violations of this subdivision shall be as follows:
 - a. Hosting Platform: a \$1,000 fine per day shall be imposed for any of the following violations:
 - i. Completing a Booking Service transaction for each listing without a valid City Home-Sharing registration number or pending registration status number.
 - ii. Completing a Booking Service transaction for each listing where more than one property is affiliated with a single Host, or each listing where the Host's home address does not match the listing location.

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- iii. Completing a Booking Service transaction for any listing for a Rental Unit where the Host’s Home-Sharing or Extended Home-Sharing registration has been revoked or suspended by the City.
 - iv. Completing a Booking Service transaction for any Rental Unit lacking Extended Home-Sharing approval that has exceeded the authorized 120-day limit for hosting Short-Term Rentals in one calendar year.
 - b. Owner of Primary Residence and/or Host and/or Person:
 - i. A daily fine of \$500, or two times the nightly rate charged, whichever is greater, for advertising a Rental Unit for the purposes of Short-Term Rental in violation of this Subdivision.
 - ii. A daily fine of \$2,000, or two times the nightly Rent charged, whichever is greater, for each day of Home-Sharing activity beyond the 120 day limit in a calendar year, unless the Host has a valid Extended Home-Sharing Registration.
 - iii. For all other violations of this subdivision, the administrative fine shall be levied according to the amounts described in Section 11.2.04(a)(2) . The square footage for the use in calculating the fine shall be the amount of indoor space to which the Transient guest has access. If the square footage is unable to be ascertained, it shall be deemed to be between 500 and 2,499 square feet.
 - c. The fine amounts listed above shall be updated annually, from the date of effective date of this ordinance, according to the Consumer Price Index for All Urban Consumers (CPI-U).
- G. Extended Home-Sharing. For Hosts who participate in Extended Home-Sharing, the following shall apply:
 1. Application and Eligibility Requirements.
 - a. Ministerial Approval. Extended Home-Sharing may be approved by the Director if, in addition to the eligibility requirements for Home-Sharing, all of the following requirements are met:
 - i. The Host maintains a current Home-Sharing registration and has maintained a Home-Sharing registration for at least six months or has hosted for at least 60 days based on substantial evidence provided by the Host or Hosting Platform.
 - ii. No more than one Citation was issued within the prior three years.
 - iii. The Host provides proof of mailing of a notification concerning commencement of Extended Home-Sharing, which includes a Director-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department.

- b.** Discretionary Approval. A discretionary review of an Extended Home-Sharing application is required if the Host complies with Subparagraph (h)(1)(i)(a), but two Citations have been issued within the prior three years.
- c.** If the Director finds that the matter may have a significant effect on neighboring properties, the Director may set the matter for public hearing. Written notice of the hearing shall be sent by First Class Mail at least 21 days prior to the hearing to the applicant, owners and tenants of the property involved, owners and tenants of all properties adjacent and abutting the proposed Extended Home-Sharing activity, the City Councilmember representing the area in which the property is located, and the applicable Neighborhood Council. If the Director determines that the matter will not have a significant effect on neighboring properties, no hearing shall be held.
- d.** The Extended Home-Sharing application may only be approved if, in addition to the eligibility requirements for Home-Sharing, all of the following requirements are met, to the satisfaction of the Director of Planning:
 - i.** The Host provides proof of mailing of a notification, which includes a Director-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department.
 - ii.** In consideration of any comments received by the public on the application, the Director finds the use is in substantial conformance with the following findings:
 - a)** That the Extended Home-Sharing will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region;
 - b)** That the Extended Home-Sharing operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, the availability of housing, or the public health, welfare, and safety;
 - c)** That the Extended Home-Sharing substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable specific plan; and
 - d)** That there is no substantial evidence of continued nuisance behavior from the location.
- e.** If no appeal is filed within 15 days from the date of the Director's determination approving or denying an Extended Home-Sharing application, the Director's decision is final. An appeal to the Area Planning Commission may be filed by the applicant or any adjacent and abutting owner and occupant. An appeal shall be filed at the public counter of the Planning Department within 15 days of the date of the Director's decision. The appeal shall set forth specifically how the appellant believes the Director's findings and decision are in error. The Area Planning Commission may grant, conditionally grant or deny the appeal.

The failure of the Commission to act upon an appeal within 75 days after the expiration of the appeal period, or within an additional period as may be agreed upon by the applicant and the Director, shall be deemed a denial of the appeal and the original action on the matter shall become final.

- f. ii. Ineligibility. If the Host's Home-Sharing registration has been suspended or revoked, the Host is not eligible to apply for Extended Home-Sharing for two years from the effective date of the revocation or suspension or as long as a Citation remains open or unresolved, whichever is later.
 - g. iii. Expiration and Renewal. An Extended Home-Sharing registration is valid for one year from the date of issuance. An Extended Home-Sharing registration is subject to the same expiration and renewal terms described in Subparagraph (c)(3) and may be renewed annually if the Host meets the same renewal requirements in that subparagraph.
 - h. iv. Revocations. An Extended Home Sharing approval shall be revoked if there are two Citations within a registration year in accordance with the process set forth in Paragraph (c)(4). Pursuant to the revocation, the Host shall be prohibited from participating in Home-Sharing for two years from the effective date of the Notice of Revocation or as long as a Citation remains open or unresolved, whichever is later.
- H.** Administration and Regulations. No Person shall fail to comply with the Administrative Guidelines.
- I.** Effective Date. This ordinance shall take effect on July 1, 2019.
- J.** Severability. If any provision of this Subdivision is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Subdivision which can be implemented without the invalidated provisions, and to this end, the invalid provisions of this Subdivision are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

SEC. 5C.9.12. HOME OCCUPATION

- A.** Home Occupation is allowed on any Lot zoned with a Residential Use District subject to the following limitations:
1. No changes which alter the residential character or appearance of the Dwelling Unit or property in any manner which precludes its Residential Use may be made. Activities associated with the home occupation may not be visible from the outside of the Dwelling Unit, except for Plant Cultivation.
 2. Notwithstanding Section 12.21 A.7, signs and window or outside displays in connection with the home occupation are prohibited.

3. The use shall be conducted within the main Dwelling Unit, except for Plant Cultivation, and only by persons residing within the Dwelling Unit. However, no more than one person not residing on the premises may be employed to work on the premises as part of all of the home occupations.
4. Visitors' parked cars shall not displace or impede the use of required parking spaces.
5. The home occupation shall not generate greater vehicular or pedestrian traffic than is normal for the district in which the home occupation is located.
6. The use causes no public nuisance or disruption to the residential character of the neighborhood.
7. No more than one client visit or one client vehicle per hour shall be permitted, and only from 8:00am to 8:00pm for all of the home occupations.
8. The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises other than a vehicle not to exceed one ton capacity, owned by the operator of the home occupation. As used herein, commercial vehicles are as defined in the California Vehicle Code and, in addition, shall include construction equipment or any other mobile paraphernalia used in connection with such use. No person shall store equipment including, but not limited to, trailers or trucks in excess of one ton or wheeled construction equipment on property zoned for residential purposes.
9. Delivery and pickups are limited to two per day for all of the home occupations carried on in the dwelling, and only to services which normally make deliveries to or pickups from households in residential areas.
10. No material or mechanized equipment is utilized which is not associated with normal Residential Use.
11. Incidental storage related to the home occupations may be located in the Dwelling Unit, but shall not be located in any open areas, covered patios or carports. However, an attached or detached garage, provided the required covered parking spaces are maintained, or a detached, fully enclosed accessory building may be used for incidental storage area, but such storage shall not exceed 400 square feet.
12. Any advertising for the home occupation does not contain the address of the Dwelling Unit.
13. No "extremely hazardous substances," as listed in Section 355 (Appendix A) of Title 40 of the Code of Federal Regulations, are used, sold or stored on the site; and no "hazardous materials," as listed in Article 9, Title 22, of the California Health and Safety Code, are utilized except those associated with normal household use.
14. No spaces or equipment used in the home occupation is rented out to other parties not residing on the premises.
15. The home occupation does not include any uses requiring a conditional use permit.

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- 16.** No sales or exchange of products, processing, manufacturing, display or servicing of any product is conducted on the premises, except for handicrafts, or intellectual or artistic products, or direct sales, or sales where the orders have been previously made online, by telephone, at a prior meeting or a sales party, and in accordance with other standards of operation. Nothing in this Section 7.9.9 shall be construed as to permit other retail or wholesale sales on a lot zoned with a Residential Use District. Nor shall anything in this Section 7.9.9 be construed as allowing any type of on-site sales or distribution in connection with Plant Cultivation.
- 17.** A person wishing to conduct a home occupation must obtain a City business license, if a license is required to perform the occupation, from the Office of Finance.
- 18.** Monies collected from registration fees and from any fees imposed for violations of these provisions shall be deposited in the Home Occupations Trust Fund established pursuant to Section 5.486 of the Los Angeles Administrative Code. The money in this account shall be used to offset the costs by the Department of Building and Safety and the City Clerk's Office for administering the provisions of the home occupation ordinance.
- 19.** Prohibited uses. Any use which disrupts, and is inconsistent with, the residential character of the neighborhood is prohibited. The following home occupations, including but not limited to other similar uses, and uses as determined by the Zoning Administrator are prohibited:
 - a.** Adult entertainment
 - b.** Ambulance service
 - c.** Animal training
 - d.** Automotive repair, painting, body/fender work, upholstery detailing, washing, including motorcycles, trucks, trailers and boats
 - e.** Beautician or barber
 - f.** Body piercing
 - g.** Dentist, except as secondary office which is not used for the general practice of dentistry, but may be used for consultation and emergency treatment as adjunct to a principal office located elsewhere
 - h.** Funeral chapel or home
 - i.** Garment manufacturing
 - j.** Gunsmith
 - k.** Massage therapist, unless the therapist has procured a massage technician's license and a massage business license, as needed, from the Los Angeles Police Department

- l.** Medical physician (non-psychiatric), except as a secondary office which is not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere
 - m.** Photography lab, other than for occupant's own use
 - n.** Recording/motion picture/video production studios, except for editing of pre-recorded material
 - o.** Restaurant
 - p.** Retail sales
 - q.** Tattoo studio
 - r.** Tow truck service
 - s.** Upholstery
 - t.** Veterinary services and other uses which entail the harboring, training, care, breeding, raising or grooming of dogs, cats, birds, or other domestic animals on the premises, except those which are permitted by this Article (other than those owned by the resident)
 - u.** Welding or machine shop
 - v.** Yoga/spa retreat center
- B.** Authority of The Zoning Administrator. Notwithstanding any other provisions, the Zoning Administrator may require the discontinuance of a home occupation if he or she finds that as operated or maintained there has been a violation of any of the conditions or standards set forth in this Section 7.9.9 pursuant to Section 13.8.2 (Nuisance Abatement/Revocation).
- 1.** Administrative Fines. An administrative fine of \$250.00 may be collected by the Department of Building and Safety for any violation of the conditions and standards of Section 7.9.9.A.1 to Section 7.9.9.A.18 and administrative fines of \$500.00 may be collected for repeated violations pursuant to the following provisions. These administrative fine provisions are in addition to any other fines and penalties authorized by law. It shall be unlawful to conduct any home occupation as set forth in Section 7.9.9.A.19.
 - 2.** Definitions. As used in this subparagraph the term "Superintendent" means the Superintendent of the Department of Building and Safety. The term "Department" means the Department of Building and Safety.
 - 3.** Order to Comply. For any home occupation found to be in violation of Section 7.9.9.A.1 to Section 7.9.9.A.18, the Superintendent shall send an Order to Comply to the operator of the home occupation use. The Order to Comply shall clearly state the following:
 - a.** The violation must be corrected by a Compliance Date specified in the Order, which date shall be no more than 15 days from the date the Order is mailed.

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- b. Failure to correct the violation on or before the Compliance Date may result in the imposition of an administrative fine in the amount of \$250.00.
 - 4. Reinspection. The Superintendent shall reinspect a property for which an Order to Comply was issued pursuant to this paragraph subsequent to the Compliance Date.
 - 5. Failure to Correct Violation. If any violation specified in the Order to Comply is not corrected prior to the Compliance Date as specified in the Order to Comply, an administrative fine of \$250.00 may be collected by the Department.
 - 6. If the Department determines that a fine is due, then it shall notify the person cited by United States mail in a sealed envelope, with postage paid. If the person cited is the owner of the property, the notice shall be addressed to the last known address of the owner as that address appears in the last equalized assessment roll. If the person to be cited is a tenant, the notice shall be addressed to the location where the home occupation is being conducted. Service of the notice shall be deemed to have been completed at the time of deposit with the United States Postal Service.
 - 7. The person cited shall remit the fine to the Department within 30 days after the date of mailing of the notice. If the person cited fails to do so, then the Department, by sending a second notification by certified mail, may demand payment of the fine from the person cited and may prohibit the issuance of any building permit, license or approval to the cited persons until such fees are paid.
- C. Repeated Violations. Notwithstanding any provision of this subsection to the contrary, if an Order to Comply is issued for a violation of Section 7.9.9, and after compliance with it a subsequent Order to Comply is issued for a violation of the same section occurring within one year of the date of the initial Order, an administrative fine of \$500.00 may be collected by the Department.
- D. Discontinuance of Use. Three violations of any condition set forth in of Section 7.9.9.A.1 to Section 7.9.9.A.18 which has resulted in an Order to Comply being issued under Section 7.9.9.A.21.b may result in the imposition of proceedings to discontinue the home occupation use. The Director shall have jurisdiction to discontinue a home occupation use by giving notice to the record owner of the home occupation by issuing A Notice of Intention to Discontinue the Home Occupation (Notice). The Notice shall provide an opportunity for the home occupation user to either:
- 1. Submit information to the Director by a date certain to show cause why the home occupation should not be discontinued; or
 - 2. Appear at a time and place before the Director pursuant to the procedures prescribed in *Article 13* (Administration) to show cause why the use should not be discontinued.
- E. Upon the expiration of the time periods set forth in the Notice, the Director may discontinue the home occupation use.

SEC. 5C.9.13. **FAMILY DAY CARE HOME**

- A.** Small Family Day Care Home. Any dwelling unit, in any zone in which Residential Uses are allowed by-right, may be used as a Small Family Day Care Home.
- B.** Large Family Day Care Home. Any dwelling unit may be used as a Large Family Day Care Home pursuant to Sec. 13.4.1 (Conditional Use Permit, Class 1) if located on a Lot zoned with a Residential Use District, and if it complies with the conditions listed below:
 - 1.** If the proposed use is within 300 feet from any existing Large Family Day Care Home, the use shall comply with the following:
 - a.** The application shall include information to show that the proposed use will meet the following standards:
 - i.** Drop-off and pick-up areas are provided, as necessary to avoid interference with traffic and promote the safety of the children.
 - ii.** All play equipment and structures are located in the rear yard only.
 - iii.** No loudspeaker or public address system shall be installed or operated on any open portion of the premises, and any recorded music used in connection with any activity shall be significantly modulated to ensure that the use does not disturb the neighboring residents.
 - 2.** If the proposed use is further than 300 feet from any existing Large Family Day Care Home, the use shall comply with the following:
 - a.** Provide drop-off facilities, such as curb spaces or driveway area, which are necessary to avoid interference with traffic and promote the safety of the children.
 - b.** Play equipment, swings, sandboxes, or structures shall be located in the rear yard only.
 - c.** No loud speaker or public address system shall be installed or operated on any open portion of the premises, and any phonograph, radio or other recorded music used in connection with any activity shall be sufficiently modulated to ensure that the use does not disturb the adjoining and neighboring residents.
 - d.** The existing residential character of the building and site shall be maintained, including the exterior façade, landscaping, fences, walls, lawn area, and driveways.
 - e.** The floor space of any Dwelling Unit used for the operation of a Large Family Day Care Home shall not be increased for such use, and the floor space shall not be altered to reasonably preclude its continued use as a Dwelling Unit.
 - f.** The Lot containing a proposed Large Family Day Care Home shall not be located within a 300-foot radius of a Lot containing an existing Large Family Day Care Home.

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- g. Notice of Intention to Operate Large Family Day Care Home. A Notice of Intention to Operate a Large Family Day Care Home shall be filed in the public office of the Department of City Planning, on forms provided by the Department. The forms shall be accompanied by all information deemed necessary by the Department. The notice shall include verification provided by the Department of Recreation and Parks that the Large Family Day Care Home is in compliance with the concentration and spacing set forth in Section 7.9.9.B.2.f No fee shall be charged and no public hearing shall be required in connection with the filing of the notice.
 - h. Violation of Conditions – Authority of Zoning Administrator to Require Modification of Conditions of Operation or Discontinuance of Large Family Day Care Homes
 - i. Notwithstanding any other provision, the Zoning Administrator may require a modification of the conditions of operation or the discontinuance of a Large Family Day Care Home if the Zoning Administrator finds that as operated or maintained there has been a violation of any of the conditions or standards set forth in Section 7.9.9.B.2.a through Section 7.9.9.B.2.f or that such use:
 - i. Jeopardizes or endangers the public health or safety of persons residing in, working on, or occupying the premises.
 - ii. Constitutes a public nuisance.
 - iii. Violates any provision or any other city, state or federal regulations, ordinance, or statute.
3. The procedure for the modification of the conditions of operation or discontinuance of a Large Family Day Care Home shall be as provided for in Section 13.8.2 (Nuisance Abatement/Revocation).

SEC. 5C.9.14. ONSHORE INSTALLATIONS SERVICING OIL DRILLING DISTRICTS ESTABLISHED IN AN OFFSHORE AREA

- A. Onshore installations required in connection with the drilling for or production of oil, gas, or hydrocarbons in an offshore Oil Drilling District are allowed pursuant to *Sec. 13.4.3* (Conditional Use Permit, Class 3).
- B. A conditional use permit for the onshore installations may only be granted if the drilling or production installations in the offshore Oil Drilling District which is to be served are permitted by the conditions of the Oil Drilling District (*Sec. 8.2.4*).

SEC. 5C.9.15. OUTDOOR DINING

Outdoor Dining shall be permitted in any Use District where "Eating and Drinking Establishments" are allowed.

SEC. 5C.9.16. **RECYCLING CENTERS, ACCESSORY**

- A.** Any Postsecondary School, House of Worship, league or charitable institution, or any organization described in Section 501(c) (3) or (4) of the Internal Revenue Code shall be allowed to collect cans, bottles, papers, and plastic on its grounds as an accessory use or on City property, if approved by the City department with jurisdiction over that property, in all zones provided that:
1. The area for depositing Recyclable Materials does not exceed 200 square feet and shall be a minimum of 10 feet from all buildings, and 150 feet from the property line of any Lot zoned with a Residential Use District. Any area used exclusively for the collection of newspapers is exempted from the 150-foot distancing requirement.
 2. Either the Recycling Receptacle or the enclosure is clearly identified with the business name, address, telephone number, Hours of Operation and notice that no material is to be left outside the enclosure.
 3. Each Recycling Receptacle clearly indicates the type of material to be deposited.
 4. On a daily basis the area for depositing Recyclable Materials is kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.
 5. The Hours of Operation are Monday through Saturday from 8 a.m. to 4 p.m., and Sunday from 10 a.m. to 4 p.m., except when the collection site is further than 500 feet from any Lot zoned with a Residential Use District, then the permitted Hours of Operation are seven days a week from dawn until dusk.
 6. The enclosure is kept secure from unauthorized entry by a locking gate or guard maintaining security for the main building.
 7. The enclosure does not diminish the required number of parking spaces or impair traffic flow.
 8. Newspapers are emptied from Recycling Receptacles when full or every week, whichever occurs first and all other materials are emptied from Recycling Receptacles when full or every 72 hours, whichever occurs first.
 9. The baling of newspapers is permitted; however can or bottle crushing is not permitted.
- B.** Any Postsecondary School, House of Worship, league, or charitable institution, or any organization described in Section 501(c)(3) or (4) of the Internal Revenue Code shall be permitted the use of Mobile Recycling Centers, for organized drives for the collection of cans, bottles, papers, and plastic in all zones provided that:
1. Collections may be made on the grounds of the organization sponsoring the collection drive unless otherwise authorized by the Department of Building and Safety, or on a continuous basis at a recycling center certified by the California Department of Conservation, Recycling Division.
 2. The collection of materials shall not be conducted on a site containing a Residential Use.

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3. Not more than three drives shall be conducted on the same site within a 12- month period and the duration of any drive shall not exceed 30 days. No drive shall be conducted within a 90- day period following a prior drive on the same site or within 1,000 feet of the same site.
 4. A permit for which no fee shall be charged must be obtained from the Board of Police Commissioners for the purpose of verifying proper time limitations prior to initiation of any drive conducted pursuant to this Section 7.9.12.B.
 5. The Mobile Recycling Center shall be a minimum of 10 feet from all buildings.
 6. The Mobile Recycling Center shall be maintained such that it is secured from unauthorized entry.
- C. Recycling Collection or Buyback Centers, including reverse vending machines and Mobile Recycling Centers shall be permitted in conjunction with a grocery market on the same site zoned with a Commercial-Mixed Use District or a less restrictive Use District.
1. For the purposes of this Section 7.9.12.C, the term “grocery market” shall mean a retail business, of which greater than one half of the floor area is devoted to the sale of food items for consumption or use off the premises, excluding alcoholic beverages.
 2. No portion of the recycling operation may be closer than 100 feet to any Lot zoned with a Residential Use District.
 3. The area for depositing Recyclable Materials does not exceed a total of 600 square feet of the Lot area.
 4. No reduction of any kind in required parking spaces is allowed. The area for depositing Recyclable Materials shall be a minimum of 10 feet from all property lines, except for Reverse Vending Machines and Reverse Vending Machine Commodity Storage Bins located 24 inches or less from the exterior wall of a building on the same site.
 5. All Recycling Receptacles shall be covered, durable, waterproof, rustproof, of incombustible construction, and of sufficient capacity to accommodate the materials collected.
 6. Except for Reverse Vending Machine Commodity Storage Bins, either the Recycling Receptacles or the enclosure is clearly identified with the operator’s name, address, telephone number, Hours of Operation, and a notice that no material shall be left outside the enclosure, and each Recycling Receptacle must clearly indicate the type of material to be deposited.
 7. On a daily basis the site is kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.
 8. Recyclable Materials, other than Recyclable Materials contained in reverse vending machine commodity storage bins, are emptied from Recycling Receptacles when full or every week, whichever occurs first.

9. All recycled goods shall be placed or stored in Recycling Receptacles and not be left out on the site by the end of the business day.
10. Paper products and other lightweight materials shall be immediately placed into covered Recycling Receptacles when they are dropped off.
11. The Hours of Operation shall not exceed Monday through Friday from 7 a.m. to 8 p.m., Saturday from 8 a.m. to 6 p.m., except for Reverse Vending Machines that are located within 24 inches of the exterior wall of a building, which may operate from 7 a.m. to 10 p.m., seven days a week.
12. All Recycling Receptacles and containers shall be kept secure from unauthorized entry to prevent scavenging and theft of recyclable materials.
13. The area for depositing Recyclable Materials and/or enclosure shall not impair traffic flow.
14. Any activity involving baling and hand sorting of Recyclable Materials, as well as automated can conveyor/magnetic or mechanical separators, and crushers for can, glass, or plastic bottles, is conducted in compliance with Section 7.9.12.C.19.
15. At least one trash receptacle shall be provided within a recycling site.
16. The area for collection of Recyclable Materials, and all driveways, parking areas, storage areas, and loading zones shall be paved and maintained in good condition.
17. A source of running water shall be maintained on the site.
18. No Recycling Center Operator shall permit loitering, camping, public begging, consumption of alcoholic beverages, use of illegal narcotics, or any other criminal activity on any premises over which he or she has control.
19. No crushing, smashing, baling or reduction of metal is conducted on the premises unless such is conducted without producing substantial amounts of dust and is so conducted that the noise emanating therefrom, as measured from any point on adjacent property shall be no more audible than the noise emanating from ordinary street traffic and from other commercial or industrial uses measured at the same point on said adjacent property; provided, however, that such noise shall be permitted in the event it does not exceed the levels provided in Section 111.03 of the LAMC as measured from any point on adjacent property zoned with a Residential, Commercial-Mixed, Commercial, or Industrial Use District.

SEC. 5C.9.17. STRUCTURES SOLELY SUPPORTING SOLAR ENERGY SYSTEMS

Structures that solely support solar energy systems may be permitted in any zone, and deviate from any regulation in the Zoning Code, such as height, Lot coverage, and location, pursuant to *Sec. 13.4.2* (Conditional Use Permit, Class 2).

SEC. 5C.9.18. TENNIS OR PADDLE TENNIS COURT

A tennis or paddle tennis court, constructed as an Accessory Use to the primary Residential Use on the same Lot zoned with an Agricultural or Residential Use District shall comply with the following standards:

- A.** Tennis courts shall be lighted by a maximum of eight horizontally mounted, rectilinear-type, sharp cut-off fixtures shielded in such a manner that the light source will not be viewable from abutting residential properties. Lamps shall not be of more than 1,000 watts each and shall be mounted at a height of 20 feet or less above the court surface.
- B.** All portions of the enclosing fences around a tennis or paddle tennis court shall be open, mesh, chain link type fence for that portion of the fence which exceeds 6 feet above the finished surface of the court. The total height of such enclosing fence shall be limited to 10 feet above the court surface. However, where the entire tennis or paddle tennis court is located 25 feet or more from all property lines, the fence may have a total height of 12 feet above the surface of the court. This standard is not intended to prohibit retaining walls which form a portion of the required court enclosure.
- C.** Windscreens of plastic, canvas, or similar materials may be attached to the fence enclosing a tennis or paddle tennis court, provided such windscreens do not extend to a height greater than 6 feet above the court surface. However, where the entire tennis or paddle tennis court is located 25 feet or more from all property lines, the windscreens may extend to the height of the court fence.
- D.** Tennis or paddle tennis court lights subject the following Hours of Operation:
 - 1.** Monday through Thursday, 7:00 am to 9:00 pm;
 - 2.** Friday, 7:00 am to 10:00 pm;
 - 3.** Saturday, 8:00.am to 10:00 pm; and
 - 4.** Sunday, 8:00 am to 9:00 pm.
- E.** Residential accessory tennis or paddle tennis courts shall be used only by the occupants of the main Residential Use on the same Lot. This condition shall not prohibit the use of the courts by invited guests. However, such courts shall not be used as a private club or for commercial tennis instruction of players on a commercial basis other than occupants of the main Residential Use on the same Lot, or rented or used in any way for purely commercial purposes.
- F.** Any portion of a tennis or paddle tennis court which has a court surface 6 feet or more above the natural grade shall be located at least 50 feet from the property line of any property zoned wholly or partially with a Residential Use District or at least 50 feet from a property line of a property zoned with a Residential Use District on the opposite side of a street, private street, or alley.
- G.** Tennis or paddle tennis courts legally existing prior to the effective date of these standards may continue as a nonconforming development or in accordance with regulations existing at the time such use was established. However, any replacement of lighting, fencing, or windscreens for such

courts taking place after October 16, 1985, shall conform fully to these standards. These standards shall apply to any tennis or paddle tennis court which is accessory to a Residential Use and for which a permit is issued by the Department of Building and Safety subsequent to October 16, 1985, whether or not the subject of a variance.

- H. Practice boards shall not be permitted unless expressly requested and authorized.
- I. Tennis or paddle tennis courts, including fences and light may extend into a portion of the required rear yard of such Lot if such court and its appurtenances also meet the following conditions:
 - 1. The court surface is not more than 2 feet above the natural adjacent grade at any point.
 - 2. The court is located a distance from the rear Lot line at least equal to the width of the side yard required for a one-story main building in the zone but in no event less than 5 feet.
- J. No tennis or paddle tennis court accessory to a primary residential use on the same lot in an Agricultural or Residential Use District shall be constructed until application for a building permit therefor has been filed with and issued by the Department of Building and Safety.

SEC. 5C.9.19. **WIRELESS TELECOMMUNICATION FACILITY**

- A. All Wireless Telecommunications Facilities shall employ camouflage design techniques to minimize visual impacts and provide appropriate screening. Such techniques shall be employed to make the installation, operation, and appearance of the facility as inconspicuous as possible, to prevent the facility from visually dominating the surrounding area, and to hide the installation from predominant views from surrounding properties. Depending on the proposed site and surroundings, certain camouflage design techniques may be deemed by the City as ineffective or inappropriate and alternative techniques may be required. Below is a menu of potential camouflage design techniques that should be considered based on different installation situations:
- B. For Building and Structure Mounted Installations.
 - 1. Facility components, including all antenna panels, may be mounted either inside the building or structure or behind the proposed screening elements, or on the exterior face of the building or structure. Suitable screening elements include, but are not limited to, the use of parapets or similar architectural elements (false windows, etc.).
 - 2. All antenna panels and accessory wireless equipment mounted on the exterior of the building or structure shall be painted or otherwise coated to match the predominant color of the mounting building or structure.
 - 3. Screening materials shall be matched in color, size, proportion, style, and quality with the exterior design and architectural character of the building or structure and the surrounding visual environment.

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4. When required by the city, antenna panels shall be located and arranged on the building or structure so as to replicate the installation and appearance of the equipment already mounted to the building or structure.

C. For Monopole Installations.

1. Monopole installations shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings, or other structures to provide the greatest amount of visual screening.
2. All antenna components and accessory wireless equipment shall be treated with exterior coatings of a color and texture to match the predominant visual background or existing architectural elements so as to visually blend in with the surrounding development. Subdued colors and non-reflective materials that blend with the surrounding materials and colors shall be used.
3. The approving authority may require additional measures designed to camouflage a Wireless Telecommunication Facility, including placing the facility entirely within a vertical screening structure. Suitable architectural features include, but are not limited to, clock towers, bell towers, church steeples, icon signs, lighthouses, flagpoles or utility poles. All facility components, including the antennas, shall be mounted inside said structure.
4. The camouflage design techniques employed shall result in an installation that either will blend in with the predominant visual background or will disguise the facility.

D. For Miscellaneous Installations.

1. A monorock or monoshrub installation will be considered properly screened provided that its location is compatible with the proposed screening method. For a monoshrub, other vegetation comparable to that replicated in the proposed screen shall be prevalent in the immediate vicinity of the Wireless Telecommunication Facility and the addition of new comparable living vegetation may be necessary to enhance the monoshrub screen. For a monorock, the proposed screen shall match in scale and color with other rock outcroppings in the general vicinity of the proposed site. A monorock screen may not be considered appropriate in areas that do not have natural rock outcroppings.
2. Co-location installations shall use screening methods similar to those used on the existing telecommunications facilities. Use of other appropriate screening methods may also be considered.

- E.** For Accessory Wireless Equipment. All accessory wireless equipment associated with the operation of any Wireless Telecommunications Facilities shall be placed and mounted in the least visually obtrusive feasible location. Suitable screening includes, but is not limited to, placement underground, internally within the building structure, on rooftop locations behind architectural elements, or when above ground, placement behind a landscaped wall or landscaped solid barrier.

- F.** Rooftop Wireless Telecommunications Facilities. Notwithstanding Section 7.9.15.A through Section 7.9.15.E, wireless antennas, including the associated equipment cabinets, are permitted by right, including those within any geographic specific plan areas, when located on the rooftops of buildings in Lots zoned with a Commercial-Mixed, Commercial, or Industrial Use District. However, these wireless antennas and associated equipment cabinets are not permitted by right pursuant to this Section 7.9.15.F on the rooftops of buildings located within a scenic parkway specific plan, scenic corridor specific plan, a roadway designated as a scenic highway within a specific plan area; or buildings that are designated on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts, the California Register of Historic Resources, the City of Los Angeles List of Historic-Cultural Monuments, or a Contributing Structure located in an Historic Preservation Overlay. The following standards shall apply to wireless antennas and the associated equipment cabinets permitted by this Section 7.9.15.F:
1. The antenna and any equipment cabinet are located on rooftops which are at least 40 feet in height above grade, provided the wireless antennas and associated equipment cabinets do not exceed any applicable height limit;
 2. The antenna and any equipment cabinet are enclosed on all sides, including the roof, with a fiberglass or similar covering material for screening approved by the Department of Building and Safety. Notwithstanding *Article 14* (General Rules), the area under such enclosure shall not be considered floor area;
 3. The structure covering the antenna and any equipment cabinet is painted and textured to match the exterior walls of the building;
 4. The height of any wireless antenna structures and associated equipment cabinets is limited to ten feet above the highest point of the rooftop, as measured from immediately adjacent to the rooftop surface where the wireless antenna structures and associated equipment cabinets are located unless mounted on the walls of a penthouse, in which case the wireless antenna structures and associated equipment cabinets shall not exceed the height of the penthouse; and
 5. Prior to issuance of any building permit authorizing the rooftop installation of a wireless antenna structure and associated equipment cabinets, the permit applicant shall provide the Department of Building and Safety with evidence that the council district office where the site of the proposed installation is located has been given a 20-day written notice prior to the issuance of such permit. This notification shall contain the name and address of the building permit applicant and the property address of the proposed installation and the approximate date of start of installation. This notification shall be by certified mail, return receipt requested.
 6. Wireless antennas and rooftop equipment cabinets which do not meet these standards shall require a conditional use permit.
- G.** Exception. Any satellite dish antennae, radio, and television transmitters and antennae incidental to Residential Uses are exempt from the foregoing limitations.

DIV. 5C.10. **TEMPORARY USES**

SEC. 5C.10.1. **EMERGENCY HOMELESS SHELTER**

- A.** Notwithstanding any provisions to the contrary, during any period for which the Mayor and/or the City Council have declared a shelter crisis within the meaning of Government Code Sections 8698, et seq., a Homeless Shelter may be established and operated by any provider located on a Lot zoned with a Residential, Commercial-Mixed, Commercial, Industrial-Mixed, or Industrial Use District and in any zone on property owned or leased by the City of Los Angeles.
- B.** If the Lot on which any Homeless Shelter is located does not have sufficient area to provide the number of parking spaces required by Section 12.21 A.4.(w), then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking spaces exists on the Lot, no spaces shall be required.
- C.** Unreinforced masonry and/or non-ductile concrete buildings shall not be used as a Homeless Shelter.
- D.** Any provider establishing and operating a Homeless Shelter on property not owned or leased by the City of Los Angeles shall also comply with the following requirements:
 - 1.** Providers shall register with the City of Los Angeles by submitting "Cold/Wet Weather Temporary Shelter Application" online via the City's website.
 - 2.** Providers shall comply with the "Cold/Wet Weather Temporary Shelter" requirements promulgated by the Los Angeles Fire Departments Fire Prevention and Public Safety Bureau.
 - 3.** Providers shall provide written notification to the owners of properties abutting the subject property, as well as to any school located within 500 feet of the subject property, prior to operating a Homeless Shelter on the subject property.
 - 4.** Providers shall comply with all local, state and federal requirements that apply to the permitted use of their property while operating a Homeless Shelter pursuant to this Section 7.10.1.

SEC. 5C.10.2. **INFREQUENT USE OF PROPERTY FOR COMMERCIAL FILMING**

Notwithstanding any of the provisions of this Article to the contrary, property in all zones may be used for the purpose of infrequent filming of commercial motion pictures and still photographs, provided that a permit therefore has first been obtained from the City Council, or whomever the Council by order, resolution or ordinance may delegate such authority. The City Council, or whomever the Council by order, resolution or ordinance may delegate such authority shall adopt such rules and regulations concerning the issuance of said permits as may be necessary to assure that filming will be conducted at such times and in such a manner as to cause a minimum of interference with the enjoyment and use of adjacent property, and consistent with public health, safety and general welfare.

SEC. 5C.10.3. INTERIM USE OF MOTELS FOR SUPPORTIVE HOUSING OR TRANSITIONAL HOUSING

- A.** Purpose. The purpose of this Section 7.10.3 is to facilitate the interim use of existing transient residential structures, such as Motels, Hotels, Apartment Hotels, and Transient Occupancy Residential Structures as Supportive Housing or Transitional Housing for persons experiencing homelessness or those at risk of homelessness. Under this Section 7.10.3, the structure may return to its previous use, or any use consistent with the underlying zoning, upon termination of the interim Supportive Housing or Transitional Housing use.
- B.** Interim Motel Housing Project. An Interim Motel Housing Project is the physical re-purposing or adaptation of an existing transient residential structure, such a Motel, Hotel, Apartment Hotel, or Transient Occupancy Residential Structure, for use as Supportive Housing or Transitional Housing for persons experiencing homelessness or those at risk of homelessness. The Local Public Agency determines who qualifies as experiencing homelessness or is at risk of homelessness. For purposes of this Section 7.10.3 only, Local Public Agency is defined as an agency, identified on a list maintained by the Department of City Planning, that funds Supportive Housing and Transitional Housing for persons experiencing homelessness or at risk of homelessness. All Dwelling Units and Guest Rooms in the structure must be used for Supportive Housing or Transitional Housing or a combination of both. The Interim Motel Housing Project must not increase or add Floor Area or expand the building footprint or height, nor shall it increase the total combined number of Dwelling Units or Guests Rooms. Any Floor Area used for onsite Supportive Services shall be considered accessory to the Residential Use.
- C.** Application and Approval.
1. The Department of Building and Safety shall review all Interim Motel Housing Projects for zoning compliance described in Section 7.10.3.E (Zoning Compliance) and adherence to the performance standards in Section 7.10.3.F (Performance Standards). The Interim Motel Housing Project shall be approved if the application requirements, zoning compliance and performance standards of this Section 7.10.3 are met through the approval process, including but not limited to payment of fees, set forth in Chapter IX of the LAMC. Interim Motel Housing Projects shall not be considered an increase in density or other change which requires any corresponding discretionary action.
 2. Prior to issuance of a building permit, the applicant shall provide a copy of an executed contract agreement between the Local Public Agency, the provider of the Supportive or Transitional Housing, and the Interim Motel Housing Project applicant for the provision of onsite Supportive Housing or Transitional Housing, or a combination of both; proof that the applicant has received funding from a Local Public Agency; and proof that the Supportive Housing or Transitional Housing contract is in effect.
 3. If structures or units are subject to the provisions of LAMC Section 47.70 et seq. (Residential Hotel Ordinance) on the date of the Interim Motel Housing Project application, they shall remain subject to all requirements and restrictions in Section 47.70 et seq. during

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the Supportive Housing or Transitional Housing contract. Interim Motel Housing Project applicants seeking to convert structures subject to the Residential Hotel Ordinance shall also submit an Application for Clearance using the process described in LAMC Section 47.78. At the conclusion of the Supportive Housing or Transitional Housing contract, the number of Residential Units, as defined in LAMC Section 47.73 T., at each participating structure shall be identical to the number of units originally determined by the Housing and Community Investment Department to be Residential Units pursuant to LAMC Section 47.76 or any subsequent number approved as part of an Application for Clearance.

- D.** Termination of Supportive Housing or Transitional Housing Contract. Upon any termination of the Supportive Housing or Transitional Housing contract, the Interim Motel Housing Project applicant shall be required, within 90 days, to notify the Department of Building and Safety and to complete one of the following:
- 1.** Submit an application to the Department of Building and Safety to return to the use, authorized by a Certificate of Occupancy, existing on the date of the Interim Motel Housing Project application, or to any use permitted by the current zoning regulations; or
 - 2.** Provide a copy of a new executed contract agreement to the Department of Building and Safety in accordance with the requirements in Section 7.10.3.C.2 to begin a new contract term for provision of Supportive Housing or Transitional Housing.
- E.** Zoning Compliance
- 1.** Interim Motel Housing Projects shall not be subject to any otherwise applicable zoning ordinance, specific plan, or other overlay district regulations, including, but not limited to, the following:
 - a.** Minimum Area per Dwelling Unit or Guest Room. A structure, regardless of any nonconforming status as to the area and density regulations of the underlying zone, may be used for an Interim Motel Housing Project, provided that the structure has a Certificate of Occupancy as, a Motel, Hotel, Apartment Hotel, or Transient Occupancy Residential Structure, and the conversion does not create any additional total combined number of Dwelling Units or Guest Rooms.
 - b.** Off-Street Automobile Parking. Interim Motel Housing Projects shall be exempt from the provisions of LAMC Section 12.21 A.4.(m). During the Supportive Housing or Transitional Housing contract, however, the Interim Motel Housing Project shall maintain and not reduce the number of onsite parking spaces existing on the date of the Interim Motel Housing Project application.
 - c.** Use. Notwithstanding the use provisions of the underlying zoning, an Interim Motel Housing Project shall be permitted.
 - d.** Change of Use. Section 12.23 B.7. shall not apply to Interim Motel Housing Projects.

- e. Nonconforming Use of Buildings located on Lots zoned with an Industrial Use District. Notwithstanding the regulations contained in Section 12.23 B.4, an Interim Motel Housing Project shall be permitted on Lots zoned with an Industrial Use District.
2. Minor Interior Alterations for Cooking Facilities. Approved Interim Motel Housing Project applicants may make minor interior alterations adding cooking facilities, including a sink, a refrigerator not exceeding 10 cubic feet, counter space not exceeding 10 square feet, and a hotplate or microwave, to Guest Rooms. In the event a structure is returned to the Motel or Hotel use in accordance with Section 7.10.3.D.1, the Motel or Hotel use may maintain any Guest Rooms with added cooking facilities.
 3. Preservation of Nonconforming Rights. Upon termination of the Supportive Housing or Transitional Housing use, any structure that is nonconforming as to area or use regulations or any other zoning code requirements may return to the use and condition, authorized by a Certificate of Occupancy, existing on the date of the Interim Motel Housing Project application, notwithstanding any physical alterations to the subject property. Any Floor Area used for Supportive Services may be returned to use as Guest Rooms or Dwelling Units, or may be converted to accessory amenity spaces, so long as the total number of Dwelling Units or Guest Rooms do not exceed the number approved on the Certificate of Occupancy existing at the time of the application for Interim Motel Housing Project.
- F. Performance Standards. The Interim Motel Housing Project shall meet the following performance standards:
1. Supportive Service Area. For every 20 Dwelling Units or Guest Rooms, a minimum of one dedicated office space shall be provided for the provision of on-site Supportive Services, including case management. A minimum of one dedicated office space shall be provided for Interim Motel Housing Projects with fewer than 20 total combined Dwelling Units or Guest Rooms. Any Floor Area dedicated to Supportive Services may be provided on-site within an existing building, but shall not exceed 10% of the total Floor Area of the building.
 2. Security Lighting. Security lighting with illumination of not less than 0.2 footcandles (2.15 lx) shall be provided in parking areas, alleys and any unenclosed spaces under or within the first floor of the building(s).
 3. Historic Building. An Interim Motel Housing Project shall not involve alteration of an historic character defining feature identified in a nomination or a survey for any project affecting a property listed in or formally determined eligible for a national, state or local historic register, individually or as a contributor to a historic district, unless the Director in consultation with the Office of Historic Resources determines the proposed alteration will not adversely impact the property's historic eligibility.
- G. The requirements in Section 7.10.3.A (Purpose) and 7.10.3.B (Interim Motel Housing Project), must be met in order to qualify for a conditional use permit. In approving the conditional use permit application, the Director shall find that the Interim Motel Housing Project substantially meets

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the purposes of the Performance Standards, including that it provides an appropriate level of Supportive Services that is accessible to the residents of the Supportive Housing or Transitional Housing.

H. Conditional Use Permit

1. **Applicability.** If compliance with the Performance Standards is not met, the applicant may apply for a conditional use permit pursuant to Sec. 13.4.2 (Conditional Use Permit, Class 2). The requirements in Section 7.10.3.A (Purpose) and 7.10.3.B (Interim Motel Housing Project), must be met in order to qualify for a conditional use permit.
2. **Supplemental Findings.** In approving any project, the Zoning Administrator shall also find that the proposed project substantially meets the purposes of the Performance Standards, including that it provides an appropriate level of Supportive Services that is accessible to the residents of the Supportive Housing or Transitional Housing.

SEC. 5C.10.4. MOBILE MEDICAL CLINIC

- A. Notwithstanding any provision of this Article to the contrary, any bloodmobile may operate once a month for no more than 72 consecutive hours, in any single established parking area in any zone, provided the operation of the bloodmobile does not obstruct any driveway access aisle or required parking space.
- B. Notwithstanding any provision of this Article to the contrary, any mobile medical facility may operate once a month for no more than 72 consecutive hours, in any single established parking area, or on any Lot zoned with a Commercial, Commercial-Mixed, or Industrial Use District provided the operation of the facility does not obstruct any driveway access aisle or required parking space.
- C. Notwithstanding any provision of this Article to the contrary, any mobile medical facility may operate once a week for no more than 72 consecutive hours, in any single established hospital parking area, or on any Lot zoned with a Commercial, Commercial-Mixed, or Industrial Use District provided the operation of the facility does not obstruct any driveway access aisle or required parking space.

SEC. 5C.10.5. STORAGE YARD FOR PUBLIC FACILITY CONSTRUCTION

Notwithstanding any other provision of in this Article, equipment and material storage yards used exclusively in connection with the construction of a public facility may be located on Lots zoned with a Residential, Commercial-Mixed, and Commercial Use District, provided the following conditions are complied with.

- A. Such storage activities may not be commenced prior to the execution of the construction contract with the governmental entity authorizing such work, and such storage activity be terminated within 30 days of the expiration of the contract or 30 days after completion of the construction, whichever comes first.

- B.** No storage or related activities may be closer than 25 feet to any Residential Use unless a solid 8 foot high fence is constructed along the entire property line adjoining such improvement, except that parking of employees' personal vehicles shall be permitted within the 25 foot buffer area, and such parking area need not comply with the requirements of Section 12.21 A.6 of this article.
- C.** There may be no stockpiling of materials above 8 feet.
- D.** The Hours of Operation, including servicing and maintenance of all stored equipment, may be only between 7:00 a.m. and 6:00 p.m., and at no time on Saturdays, Sundays or holidays except in emergencies.

SEC. 5C.10.6. SEASONAL RETAIL, OUTDOOR

- A.** The annual retail sale of pumpkins and Christmas trees shall be permitted on Lots zoned with a Commercial-Mixed or a Commercial Use District during the months of October and December.
- B.** Frosted light bulbs of 100 watts or less are exempt from the Outdoor Lighting and Glare Standards in Sec. 4C.10.1. (Outdoor Lighting).
- C.** There shall be no use of any sound equipment on Lots zoned with a Residential Use District.
- D.** The operator of such a sale of Christmas trees shall post a Two-Hundred Dollar (\$200.00) cleanup deposit with the Office of the City Clerk prior to any Lot preparation or sales.

SEC. 5C.10.7. TEMPORARY ENTERTAINMENT VENUE

- A.** Temporary Entertainment Venues may be operated on Lots zoned with a Commercial-Mixed or Commercial Use District.
- B.** All such operations are conducted at least 200 feet from any School or Lot zoned with a Residential Use District.
- C.** Such operations do not cause or produce any dust, gas, smoke, noise, fumes, odors, or vibrations detrimental to other property in the neighborhood or to the welfare of the occupants thereof.
- D.** No public address system in connection with the event is installed on the property unless it is modulated so as to not be disturbing to occupants of any nearby Dwelling Units.
- E.** All structures, apparatus and appurtenances shall be removed from the premises the next day following the closing of the temporary entertainment venue.
- F.** The hours of such operation to be limited between the hours of 10:00am and 10:00pm.

SEC. 5C.10.8. TEMPORARY GEOLOGICAL EXPLORATORY CORE HOLE

A Temporary Geological Exploratory Core Hole may be permitted pursuant to Sec. 13.4.2 (Conditional Use Permit, Class 2) and the following provisions:

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- A.** The conditional use permit may be granted for a period of time deemed necessary to drill, test, and abandon temporary geological exploratory core hole(s) in all zones except the Heavy Industrial Use District provided that the time period may not exceed 200 days.
- B.** A conditional use permit may be granted for a period exceeding 200 days only if the Zoning Administrator finds that the drilling activities cannot be completed within 200 days due to depth, or deviation, or number of temporary geological exploratory core hole(s) to be drilled. However, in no event shall the Zoning Administrator increase the time period beyond 200 days by more than an additional 165 days.
- C.** In addition to the provisions listed in this Section, the standards listed in *Sec. 5C.7.1*. (Resource Extraction) shall also apply.

SEC. 5C.10.9. TEMPORARY RESIDENCY IN MOBILEHOME PENDING RECONSTRUCTION OF DISASTER – DESTROYED DWELLING

- A.** Use of Land Permit. Notwithstanding any other provision to the contrary, the Department of Building and Safety may issue a use of land permit to any resident–owner of a single–family dwelling destroyed by disaster to temporarily place and reside in a Mobilehome upon the subject property. Such use of land permit shall be limited to a period of one year from the date of the subject disaster, during which period a building permit for the reconstruction of the subject dwelling unit must be obtained. When such a building permit is obtained the use of land permit shall be valid for an additional period to total no more than two years from the date of the subject disaster or until the dwelling unit is complete, whichever occurs first. No other extension of time shall be granted for such use of land permit.
- B.** Fence Requirement. Where a Mobilehome is placed within a required setback, such Mobilehome shall be screened from public view by a fence constructed to the specifications of Section 91.4401 (c) of the LAMC; on corner Lots, the restrictions of Section 62.200 of the LAMC shall also apply.
- C.** Yard Area Requirements. Such Mobilehome must observe five–foot setbacks from all property lines and adequate access shall be assured to permit the removal of such Mobilehome after reconstruction of the disaster–destroyed dwelling unit.
- D.** Site Restoration. Within thirty (30) days of the removal of the Mobilehome, all equipment and utilities accessory to such Mobilehome and any nonconforming fence constructed pursuant to this Section 7.10.9 shall be removed and the site restored to permitted use and condition.

PART 5D. USE RULES

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DIV. 5D.1. **GENERAL USE RULES**

SEC. 5D.1.1. **COMMERCIAL TENANT SIZE**

A. **Definition**

The maximum Floor Area permitted per commercial tenant space.

B. **Measurement**

1. This restriction applies to the General Commercial Use Category only.
2. A "commercial tenant" shall refer to any individual tenant contained within walls with a single entrance.
 - a. Direct connections between commercial tenant spaces are not permitted.
 - b. Commercial tenants may have connections to common areas and shared facilities.
3. Any limitations on tenant size restrictions shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning.

C. **Exceptions**

Common areas, including corridors and shared restrooms, are exempt from size restrictions.

DIV. 5D.2. DEFINITIONS

Abandoned Automobile. Any motor vehicle, which when operated upon a highway is required to be registered by the California Vehicle Code, whose registration has been expired for a period of six months or more. Notwithstanding the foregoing definition, a motor vehicle stored within a permitted building or structure shall not be considered to be an abandoned automobile.

Accessory Dwelling Unit. Attached residential Dwelling Units or detached Accessory buildings, not considered to exceed the allowable density of the parcel, which provide complete independent living facilities for one or more persons with permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a One-Unit dwelling. Accessory Dwelling Units include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, and manufactured homes, as defined in Section 18007 of the Health and Safety Code.

Accessory Living Quarters. An accessory building used solely as the temporary dwelling of guests of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

Accessory Use. A use, which is customarily incidental to that of the main building or the main use of the land and which is located on the same lot with a main building or main use.

Adult Education Classes in Private Homes. The occasional use of any Dwelling Unit for educational programs conducted by an accredited university.

Adult Entertainment Business. Defined to include Adult Arcade, Adult Bookstores, Adult Cabaret, Adult Motel, Adult Motion Picture Theater, Adult Theaters, Massage Parlor, or Sexual Encounter Establishment and each shall constitute a separate adult entertainment business even if operated in conjunction with another adult business at the same establishment.

Agricultural Waste. All plant materials generated from the growing and harvesting of agricultural crops, vegetables, and fruits.

Airport. Any runway landing area or other facility designed, used, or intended to be used either publicly or privately by any person for the landing and taking off of aircraft including all the necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces. Infrequent Helicopter Landings are not included in this definition.

Alcohol Sales, Off-Site Consumption. The sale or dispensing of beer, wine, and other alcoholic beverages, associated with a business and its operations. Such establishments are licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site or off-sale consumption as defined by the California State Alcoholic Beverage Control Act.

Alcohol Sales, On-Site Consumption. The sale or dispensing of beer, wine, or other alcoholic beverages, associated with a business and its operations. Such establishments are licensed or seeking a license to sell or otherwise dispense alcoholic beverages for on-site or on-sale consumption as defined by the California State Alcoholic Beverage Control Act.

Alcoholic Beverage Manufacturing. Any facility where beer, wine, or other alcoholic beverages are processed and prepared commercially for consumption.

Alternative Financial Services. Any for-profit lending facility offering small, unsecured, short-term loans, such as bail bonds, or a use that primarily consists of check cashing services for a fee. This definition also includes any business where articles of personal property may be left as security in exchange for a loan of money. Examples include pawnshops, precious metal buyback centers, short-term credit lenders, title loan centers, and similar establishments. Remittance services are not included in this use definition.

Alzheimer's and Dementia Housing. Residential housing that is licensed by the California Department of Social Services and provides 24-hour care for people suffering from Alzheimer's disease or other disorders resulting in dementia. The residential units shall be Guest Rooms only. The housing may be a component of an Eldercare Facility.

Ambulance Service. Any establishment primarily engaged in providing both emergency and non-emergency medical transport services. The vehicles are typically equipped with lifesaving equipment operated by medically trained personnel. The office component of any Ambulance Service use is included in the Office definition.

Animal Care, Sales, and Services. Any facility designed or arranged to provide services or retail products for the care of domestic animals. Examples include veterinary clinics and facilities engaged in the retail sale, grooming, daycare, or training of household pets.

Animal Farming. The raising of animals such as alpacas, cattle, donkeys, goats, mules, sheep, swine, domestic animals, or similar livestock typically for eggs, fiber, meat, milk, or other products. Activities may include day-to-day care, selective breeding, raising, and selling of animals. This definition includes, but is not limited to, aquaculture farms, ranches, and feedlots.

Animal Keeping Enclosure. Any structure or fence which establishes the perimeter of an animal keeping and maintenance area.

Animal Keeping Structure. Any Structure which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of animals.

Animal Keeping, Domestic. The keeping of common household domestic pets readily classifiable as being customarily incidental and accessory to a permitted residential use when no commercial activity is involved, including, but not limited to, cats, dogs, guinea pigs, hamsters, fish, fowl, lizards, rabbits, reptiles, small amphibians, and snakes.

Animal Keeping, Wild. The keeping of any wild, exotic, dangerous, or non-domestic animal or reptile. This use, in no event, shall include the following wild animals: bear, civet, coyote, eagle, eland, elephant, elk, giraffe, gnu, gorilla, hyena, hippopotamus, jaguar, leopard, lion, lynx, moose, orangutan, puma, rhinoceros, sea lion, tiger, venomous reptile, vulture, walrus, wart hog, wolf or yak.

Animal Products Processing. Any facility engaged in one or more of the following: dressing or dyeing furs; preparing processed meats and meat byproducts; preparing, tanning, and finishing hides and skins; refining or rendering animal fat, bones, and meat scraps; and slaughtering animals.

Apartment. Same as dwelling unit.

Apartment House. A residential building designed or used for three or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms.

Apartment Hotel. A residential building designed or used for both two or more dwelling units and six or more guest rooms or suites of rooms.

Apiary. The place where bees are kept and maintained, usually in a collection of hives or colonies.

Assisted Living. Residential housing that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily living as defined in the Department of Social Services licensing requirements. The residential units may consist either of Dwelling Units or Guest Rooms. Full time medical services shall not be provided on the premises. The housing may be a component of an Eldercare Facility.

Auditorium. Any facility for performing arts, motion pictures, other media arts or presentations before an audience, and with a total seating capacity equal to or greater than 1,200 on the site. Examples include multiplex theaters and concert halls. Facilities with a total seating capacity no greater than 1,200 are included in the Theater definition. This definition does not include Adult Entertainment Businesses.

Auto Dismantling. Any property or place where the business of an automobile dismantler, as defined by California Vehicle Code Section 220, is conducted.

Automotive Use. Any Vehicle Repair use or Vehicle Sales and Rental use as listed in the Use Table in *Part 5B* of this Article.

Backyard Beekeeping. The keeping or maintenance of an apiary in a hive as an accessory use.

Banquet Hall. Any facility leased or rented for private parties and other various social or business gatherings, typically for large numbers of people. Examples include, but are not limited to, formal dinners, receptions, reunions, business meetings, and club meetings.

Bed and Breakfast Facility. A building or portion thereof which is used as a temporary lodging place for fewer than thirty consecutive days and which does not contain more than five guest rooms and one kitchen.

Bee. Any stage of life of the common domestic honey bee (*Apis Mellifera*).

Boarding or Rooming House. A dwelling containing a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation.

Building. Any structure having a roof supported by columns or walls, for the housing, shelter or enclosure of persons, animals, chattels or property of any kind.

Car Wash. Any facility engaged in cleaning, washing, or waxing automotive vehicles, such as passenger cars, trucks, vans, and trailers.

Caretaker Unit. A Dwelling Unit designed for and used solely by a watchman or caretaker (including his or her family) on the same lot of an industrial development or use that requires a 24-hour supervision.

Cargo Container. Any container (refrigerated or non-refrigerated) that permits the storage and protection of cargo, and which may be transported by ship, rail or truck without intermediate loading and unloading of the contents of the container.

Cargo Container Storage Yard. An open-air site or facility, the primary use of which is the keeping of empty cargo containers, and equipment, and may have as accessory uses the storage of container chassis and truck cabs, repair facilities, warehouses, and offices associated with the movement or storage of cargo containers.

Cemetery. As defined by the California Health and Safety Code. Examples include burial parks, columbariums, and mausoleums.

Certified Farmers' Markets. A location where agricultural products are sold by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users, as defined in Section 1392.2, Title 3, of the California Code of Regulations.

Chemical Product Manufacturing. Any facility producing basic chemicals or manufacturing products by predominantly chemical processes. Examples include, but are not limited to, basic chemicals, such as acids, alkalies, organic chemicals, and salts; chemical products to be used in further manufacture, such as dry colors, pigments, and synthetic fibers; and finished chemical products to be used for ultimate consumption or as materials or supplies in other industries, such as fertilizers, explosives, and paints. The production of products such as asphalt coatings and petroleum lubricating oils are included in the Petroleum and Coal Product Manufacturing definition. The production of plastic and natural rubber products are included in the Plastic and Rubber Product Manufacturing definition

Chipping and Grinding Facility. Any facility which temporarily stores and/or processes source-separated green waste and/or wood waste by means of chipping, grinding, mixing and/or screening to produce a material of varying particle size. The material produced by the above described processes may be used as ground cover, biofuel, wood chips, animal bedding, worm food or other similar uses. This definition shall not include any chipping and/or grinding of green waste and/or wood waste conducted for noncommercial, nonprofit purpose.

Civic. Any facility that provides for display, preserving, or enjoyment of heritage, history, and the arts or any municipal building. Examples include, but are not limited to, city hall, cultural centers, libraries, museums, and observatories.

Community Apartment Project. The same as defined by Section 11004 of the California Business and Professions Code.

Community Care Facility, Licensed, seven or more persons. Any facility, place or building licensed by the State of California that is maintained and operated as a residential facility or as a social rehabilitation facility to provide non-medical residential care, day treatment, adult day care, or foster family agency services for persons in need of services, supervision or assistance essential for sustaining the activities of daily living, as defined in the Health and Safety Code. This definition applies when there are seven or more persons being served.

Community Care Facility, Licensed, six or fewer persons. Any facility, place or building licensed by the State of California that is maintained and operated as a residential facility or as a social rehabilitation facility to provide non-medical residential care, day treatment, adult day care, or foster family services for persons in need of services, supervision or assistance essential for sustaining the activities of daily living, as defined in the Health and Safety Code. This definition applies when there are six or fewer persons being served.

Community Center. Any building or group of buildings used to provide cultural, educational, recreational, or social services, which is not operated for profit.

Compaction. The densification of a Fill by mechanical means.

Composting Facility. Any facility which processes source- separated organic materials to a stabilized state through controlled biological decomposition where the resultant material is beneficial to plant growth or soil structure when used as a soil amendment. Materials may initially be chipped, shredded, and/or screened on site prior to being composted. Composting may be conducted in an in-vessel system or in the open, such as windrow composting or aerated static pile composting. This definition shall not include any composting of green waste and/or wood waste conducted for noncommercial, nonprofit purpose.

Computer and Electronic Product Assembly. Any facility involved in the assembly of computer and electronic products, electrical equipment, appliances, and electronic product components; these facilities may also test and repair such products and components. Examples include, but are not limited to, the assembly of appliances, communications equipment, computers, computer peripherals, lighting fixtures, and similar electronic products. Manufacturing of Computer and Electrical Equipment is included in the Machinery and Fabricated Metal Manufacturing definition.

Convention Center. Any publicly owned building or group of buildings used for conferences, exhibitions, and trade shows.

Core Hole, Temporary Geological Exploratory. A seismic test hole or exploratory core hole used or intended to be used exclusively for geological, geophysical, and other exploratory testing for natural gas, oil, or other hydrocarbon substances.

Corner Lot. A Lot adjoining the intersection of two or more streets.

Correctional or Penal Institution. Any facility generally designed for the confinement, correction, and rehabilitation of adult and/or juvenile offenders sentenced by a court.

Cosmetic, Pharmaceutical Drug, and Soap Manufacturing. Any facility where organic and inorganic raw materials are transformed by a chemical process for the formulation of cosmetics, pharmaceutical drugs, and soaps. Examples include, but are not limited to, eye and facial makeup preparations; fingernail polishes; and manufacturing of deodorants, cleaning shampoos, hair colors, lipsticks, medications, perfumes, and skin moisturizers.

Counseling and Referral Facility. A facility which provides counseling services and subsequently refers applicants to appropriate licensed social service agencies offering professional remedial assistance. Counseling and referral services may be offered in one or more of the following areas: welfare, housing, employment, health, education, legal matters, job development, consumer action, recreation, family problems, juvenile problems, probation, and neighborhood improvement. The facility may also administer the implementation of government funded programs established to provide low-income housing, job development classes and recreation.

Creative Media Office. Any administrative and technical support facility for motion picture, television, video, sound, computer, and other communications media production. Examples include, but are not limited to, administrative and production offices, post-production facilities, special effects and optical effects units, and film laboratories.

Curing Facility. Any composting facility, as defined by this Code, where additional and/or final biological stabilization is attained after most of the readily metabolized material has been decomposed, and where no chipping, grinding, or screening of material takes place. This definition shall not include any curing of green waste and/or wood waste conducted for noncommercial, nonprofit purpose.

Dance Hall. Any establishment open to the public which provides space dedicated to dancing.

Day Care Facility. Any facility that provides nonresidential care to children when licensed as a Day Care Facility by the State of California, or any facility that provides nonresidential care to adults, in a group setting on less than a 24-hour basis. Preschools are included in this definition.

Destroyed. Damaged so as to not be habitable as determined by the Department of Building and Safety.

Disaster. Fire, flood, wind, earthquake, or other calamity, act of God or the public enemy.

Dormitory Room. A guest room designed, intended or occupied as sleeping quarters by more than two persons. Every 100 square feet of superficial floor area in a dormitory room shall be considered as a separate guest room.

Drive-Through Eating and Drinking Establishment. Any establishment which dispenses food for consumption on or off the premises to an individual in a vehicle.

Drive-Through Service. Any establishment which provides a service or transaction in a vehicle that does not include food for consumption.

Dwelling Unit. A group of two or more rooms, one of which is a kitchen, designed for occupancy by one Household for living and sleeping purposes.

Eating and Drinking Establishment. Any establishment primarily engaged in the sale of prepared, ready-to-consume meals or drinks for consumption. Examples include, but are not limited to, bakeries, coffee shops, ice cream shops, fast-food establishments, restaurants, snack bars, and tea rooms.

Efficiency Dwelling Unit. A room located within any Residential Use used or intended to be used for residential purposes which has a kitchen and living and sleeping quarters combined therein, and which complies with the Health and Safety Code Section 17958.1.

Eldercare Facility. A facility which provides residential housing for persons 62 years of age and older, and which combines two or more of the following housing types: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's and Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing.

Equine. Any horse, pony, donkey, burro, or mule which is 12 months of age or older and is issued a current Equine License by the City Department of Animal Services. An animal which is under 12 months of age and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept shall not be considered an equine and shall be allowed by right on said property.

Equine Enclosure. Any structure or fence which establishes the perimeter of an equine keeping and maintenance area.

Equinekeeping, Commercial. Any commercial facility for the keeping, breeding, raising, training, or boarding of horses.

Equinekeeping, Non-commercial. A detached accessory building which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of an equine or equines owned by the occupants of the premises and not kept for remuneration, hire or sale.

Factory-Built Housing. As defined in Section 19971 of the State of California Health and Safety Code.

Family Day Care Home. A Dwelling Unit that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a Large Family Day Care Home or Small Family Day Care Home.

Family Day Care Home, Large. A Family Day Care Home for 9 to 14 children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.465.

Family Day Care Home, Small. A Family Day Care Home for 8 or fewer children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.44.

Farming (Plant Cultivation). The cultivation of berries, flowers, fruits, grains, herbs, mushrooms, nuts, ornamental plants, seedlings, or vegetables for use on-site or for sale or distribution off-site or on-site.

Fast-Food Establishment. Any establishment which dispenses food for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers.

Fast-Food, Free Standing. Any building designed for restaurant use by a single tenant or multiple tenants that share the same kitchen, which stands alone on its own lot or is free standing within a shopping center, and which dispenses prepared food over a counter or by way of drive-through service for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers.

Fill. The depositing of soil, rock, or other earth materials by artificial means.

Financial Services. Financial institutions that provide retail banking services. This classification includes only those institutions engaged in the circulation of money, such as credit unions. Check-cashing businesses and payday lenders are included in the Alternative Financial Services definition.

Food and Beverage Store. Any establishment primarily involved in the retail sale of food and beverages for off-site consumption. Examples include, but are not limited to, meat markets, produce markets, and other grocery stores.

Food and Drink Manufacturing. Any facility in which processed livestock and agricultural products are transformed into food or drink products for eventual consumption. The food and beverage products manufactured in these facilities are typically sold to wholesalers or retailers for distribution to consumers. Tobacco product manufacturing is included in this definition. Examples include, but are not limited to, animal food manufacturing; beverage manufacturing; dairy product manufacturing, ice manufacturing; fruit and vegetable preserving, grain and oilseed milling; specialty food manufacturing, seafood product preparation and packaging, and sugar and confectionery product manufacturing. Animal slaughtering is included in the Animal Products Processing definition. Breweries, distilleries, and wineries are included in the Alcoholic Beverage Manufacturing definition.

Fraternity/Sorority Housing. A single structure or set of structures in which members of a fraternity, sorority, or similar social organization affiliated with a college or university take residence.

Freight Terminal. Any facility intended for freight pick-up, transfer, or distribution by ground or water, including any related facility used in connection with such activities. Examples include, but are not limited to, freight, railroad, and trucking yards.

Fueling Stations. Any facility that retails vehicular fuels, including diesel, gasoline, or alternative fuels.

Funeral and Related Services. Any facility engaged in the provision of services involving the care, preparation, or arrangement of human or animal remains, and conducting memorial services. Examples include crematoriums, funeral homes, mortuaries, and pet crematoriums. Cemeteries are not included in this definition.

Furniture and Related Products Manufacturing. Any facility that makes furniture and related articles, such as mattresses, window blinds, cabinets, and fixtures. The processes used in the manufacture of furniture include the cutting, bending, molding, laminating, and assembly of such materials as wood, metal, glass, plastics, and rattan. This definition does not include facilities that solely bend metal, cut, and shape wood, or extrude and mold plastics.

General Storage. The use of any facility or an open area of land for the storage of goods, material, machinery or equipment, but not any storage that is ancillary to a principal use of the premises. Examples include, but are not limited to, building materials sales yards, contractor's equipment storage yards, and lumber yards.

General Light Manufacturing. Any facility that makes a wide range of products that cannot readily be classified into other specific Light Industrial definitions. Examples include, but are not limited to, billboard manufacturing, medical equipment and supplies manufacturing; and toy manufacturing.

Golf Course. An area of land laid out for the game of golf with a series of holes each including tee, fairway, and putting green and often one or more natural or artificial hazards.

Green Waste and Wood Waste Facility. Any facility which receives Green Waste and/or Wood Waste for chipping and grinding, composting, curing, or mulching. This definition does not include any chipping and grinding, composting, curing, or mulching conducted for noncommercial, nonprofit purposes.

Green Waste. All yard trimmings and/or leaves, grass clippings, agricultural wastes and vegetative landscaping materials generated from the maintenance of yards, parks or other similar facilities.

Gross Vehicle Weight Rating. The maximum weight a vehicle can carry, including driver, passengers, and cargo.

Ground Passenger Terminal. Any facility such as a bus or train station, where ground transport regularly load and unload passengers.

Guest Room. Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit.

Gun Sales. Any establishment that sells firearms, ammunition, handguns, rifles, and related accessories.

Gym. Any commercial facility primarily intended for physical exercise. Amenities may include game courts, lap pools, exercise studios, saunas, steam rooms, and strength-training equipment. Examples include, but are not limited to, health clubs, self-defense gyms, rock climbing centers, and yoga studios.

Hazardous Waste Facility. Any facility utilized for the storage, treatment, and disposal of hazardous waste as defined in the California Health and Safety Code Section 25117.1.

Heavy Industrial Uses. Any use listed under the Heavy Industrial Use Category on the Use Table in *Part 5B* of this Article.

Helicopter Landings, Infrequent. Any single location or premises used for infrequent helicopter landings as regulated by Section 7.9.7.

Historical Vehicle Collection. One or more vehicles, as defined by Sections 5004(a)(1), (2) and (3) of the California Vehicle Code, special interest vehicles, as defined by Section 5051(b) of the California Vehicle Code, out-of-production vehicles of historical importance, as determined by the Zoning Administrator or parts cars, as defined in Section 5051(c) of the California Vehicle Code, which are collected, restored, or maintained for non-commercial hobby or historical purposes.

Hive. A structure that houses a bee colony.

Home Occupation. An occupation carried on by the occupant or occupants of a Dwelling Unit as an Accessory Use. For Dwelling Units where Home Occupation is conducted, the Home Occupation shall be considered a Residential Use for zoning purposes.

Homeless Shelter. A facility operated by a “provider,” other than a “community care facility” as defined in the California Health and Safety Code Section 1502, which provides temporary accommodations to homeless persons or families and which meets the standards for shelters contained in Title 25, Division 1, Chapter 7 of the California Code of Regulations. The term “temporary accommodations” means that a homeless person or family will be allowed to reside at the shelter for a time period not to exceed six months. For the purpose of this definition, a “provider” shall mean a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter for the homeless, and which has been certified by the Housing and Community Investment Department of the City of Los Angeles to meet all applicable requirements as such which are contained in the California Health and Safety Code and the California Code of Regulations.

Hospice. Any facility focused on providing medical care, pain management, and emotional and spiritual support for terminally ill individuals. Additional services provided may include, but are not limited to, short-term inpatient care, short-term respite care, speech-language pathology, and grief and loss counseling for patients, family, and friends.

Hospital. A health facility licensed by the State that provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, dietary services.

Hotel. A building designated or used for or containing six or more guest rooms, or suites of rooms, which may also contain not more than one dwelling unit, but not including any institution in which human beings are housed or detained under legal restraint. Hotel uses include, but are not limited to, Short-Term Rentals.

Hours of Operation. The hours in which a business is open to the public.

Household. One or more persons living together in a Dwelling Unit, with common access to, and common use of all living, kitchen, and eating areas within the Dwelling Unit.

Household Living. Residential occupancy of at least one Dwelling Unit by a Household.

Household Moving Rental Truck. Any motor vehicle which is displayed, stored or offered for rental without a driver, used and maintained solely for the transportation of property, primarily used for the do-it-yourself movement of personal or household goods by private individuals on a short-term basis, having only two axles, and equipped with a body of no more than 22 feet in length measured at the vehicle chassis nor more than 12 feet in height measured from the surface upon which the involved truck rests. Such vehicle may exceed 5,600 pounds in registered net weight.

House of Worship. Any facility which is used primarily for religious activities and religious worship. Examples include, but are not limited to, chapels, meditation centers, mosques, religious meeting rooms, religious retreats, synagogues, or temples.

Housing Development. The construction pursuant to a building permit or the proposed conversion to condominium ownership pursuant to a final subdivision tract map submitted for approval of any Apartment House, Apartment Hotel, multiple dwelling or group dwelling, residential condominium development or cooperative apartment home having five or more Dwelling Units.

Inoperable Vehicle. Any motor vehicle or trailer which is incapable of immediate and sustained movement for which it was designed.

Instructional Services. Any establishment primarily engaged in offering avocational or recreational educational courses for the purposes of play, amusement, or relaxation, including education offered for the purpose of teaching the fundamentals, skills, or techniques of a hobby or activity. Examples include, but are not limited to, establishments offering programs in art, cooking, drama, driving, language training, music, sewing, tutoring, or other similar forms of self-improvement.

In-Vessel Composting. A process in which compostable material is enclosed in a drum, silo or similar structure where the environmental conditions are controlled and the compostable material is aerated and mechanically agitated. This process allows for accelerated decomposition.

Joint Living and Work Quarters. The conversion of an existing building to a residential occupancy of one or more rooms or floors used as a Dwelling Unit with adequate work space reserved for, and regularly used by, one or more persons residing there, as defined in the Health and Safety Code. For the purposes of this use, an existing building is a building for which a building permit was issued prior to April 1, 1994.

Joint Public and Private Development. A project on City-owned land that involves a cooperative arrangement between a private sector entity or a non-governmental organization and the City.

Junk Yard Facility. Any property where the business of a junk dealer, as defined by either Section 21601 of the California Business and Professions Code or Section 103.305 of the Los Angeles Municipal Code, is conducted - other than wholly within an enclosed building. In addition, a junk

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yard shall include property used for the storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles - other than wholly within an enclosed building. This definition does not include Historical Vehicle Collection. This definition does not include the acceptance or sale by bona fide automobile parts retail dealers of used parts (including tires or batteries) tendered in exchange for, or in part payment of new or previously rebuilt, reconstructed or remanufactured automobile parts.

Kennels. Any site on which four (4) or more dogs, at least four (4) months of age, are kept. This definition does not include Pet Shops.

Kitchen. Any room or any portion of a Dwelling Unit, whether an enclosing subdivision thereof or otherwise, used or intended or designed to be used for cooking and preparing food except a Light Housekeeping Room or that portion of a Recreation Room in a multiple residential use, or in an accessory building appurtenant thereto, containing the facilities for the cooking and preparation of food.

Leachates. Any liquid which has come into contact with or percolated through composting or curing materials and contains extracted or dissolved substances therefrom, or any other liquid which has been generated by the decomposition process.

Light Housekeeping Room. Any guest room which is designed and used as a bedroom and for the cooking and preparing of food, in a conformance with the provisions of Section 91.8116 of Article 1, Chapter 9 . For the purpose of applying the lot area and automobile parking space requirements of the various zones, each Light Housekeeping Room shall be considered as a separate Guest Room.

Live Entertainment. Any activity provided for the enjoyment, recreation, relaxation, diversion or other similar purpose performed by a person or persons who are physically present and where such performances is to patrons who are also physically present. Examples include dance performances, musical acts, sporting events, shows featuring comedians, magicians, or actors, and other similar productions.

Live/Work. A residential occupancy of one or more rooms or floors used as a Dwelling Unit with adequate work space reserved for, and regularly used by, one or more persons residing there and non-residential employees. A Live/Work unit combines both residential and non-residential uses within a single unit.

Livestock Keeping. The keeping of alpacas, cattle, donkeys, goats, llamas, mules, sheep, swine, or similar livestock

Loading Space. An off street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

Machinery and Fabricated Metal Manufacturing. Any facility in which fabricated metal is transformed into intermediate or end products. Important fabricated metal processes are forging, stamping,

bending, forming, and machining, used to shape individual pieces of metal; and other processes, such as welding and assembling, used to join separate parts together. Examples include, but are not limited to, machine shops; manufacturing of architectural and structural metals, batteries, electronic products, and vehicles and vehicle parts.

Maintenance and Repair Services. Any facility engaged in the maintenance or repair of industrial, business, or consumer machinery, equipment, or products. Examples include, but are not limited to, carpet cleaning and dry-cleaning plants; maintenance and repair of household appliances, furniture, office equipment, and similar items. Vehicle maintenance and repair is included in the Light Vehicle Repair and Heavy Vehicle Repair definition.

Massage Therapy. Any facility where massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered by a medical practitioner, chiropractor, physical therapist, or similar professional person licensed by the State of California.

Medical Facility. An outpatient health facility that provides direct medical services to patients who remain less than 24 hours. Examples include, but are not limited to, dental, doctor, and optometry offices or clinics.

Mobile Medical Clinic. A vehicle, or portable structure transported by a vehicle, easily transportable in one or more sections, which is used to primarily provide diagnostic, preventive medical services, or blood collection services on a temporary basis in any one location.

Mobile Recycling Center. A receptacle, usually a trailer, for the collection of recyclable materials that is drawn by motor power and bears a valid state license.

Mobilehome. As defined by Section 18008 of the California Health and Safety Code.

Mobilehome Park. Any lot or portion of a lot used to provide rental or lease sites for two or more individual manufactured homes, mobilehomes, park trailers, or recreational vehicles.

Mobilehome Site. That portion of a Mobilehome Park set aside and designated for the occupancy of manufactured homes, mobilehomes, park trailers, or recreational vehicles and including the area set aside or used for parking and accessory buildings or structures such as awnings, cabanas or ramadas.

Motel. An auto-oriented Hotel that provides rooms with limited amenities and direct access to an open parking area. Also called a motor court or motor lodge.

Mulch. A woody vegetative material used as a nonnutritive ground cover to control erosion, improve water retention and retard weed growth.

Mulching Facility. Any facility which receives, temporarily stores and processes primarily source-separated carbonaceous wood waste and/or yard trimmings into a mulch. Examples of such materials include clean wood waste, tree and shrub trimming, leaves and other high carbon, low nitrogen material which decompose at a slow rate and have little leachate or odor-causing potential. Processing of such materials is achieved by chipping and screening to attain a uniform

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particle size and may include limited aging of the material to achieve a desired appearance. This definition shall not include any mulching of green waste and/or wood waste conducted for noncommercial, nonprofit purpose.

Nature Conservation Area. An area designed for the conservation, protection, enhancement, and management of public land. Examples include, but are not limited to, ecological preserves, marine preserves, natural resource preserves, and water conservation areas.

Nonmetallic Mineral Product Manufacturing. Any facility with the purpose of transforming mined or quarried nonmetallic minerals, such as clay, gravel, sand, stone, and refractory materials using processes that include grinding, mixing, cutting, shaping, and honing. Examples include, but are not limited to, the manufacturing of clay products and refractory, cement and concrete products, glass and glass products, lime and gypsum products, and other nonmetallic mineral products.

Office. Any place where office activities such as administrative, professional, or clerical operations are performed. This definition does not include medical offices. Examples include, but are not limited to, dry labs, architectural, legal, accounting, engineering, therapists, and consulting offices.

Official Police Garage. City-approved vendors of vehicle towing and storage services that support the public safety mission of the Los Angeles Police Department (LAPD) and Department of Transportation (DOT).

Oil and Gas Extraction. Any facility which operates or develops oil and gas fields. Such activities may include exploration for crude petroleum and natural gas; drilling wells; and all other activities in the preparation of crude oil up to the point of shipment from the producing property. Examples include, but are not limited to, the production of crude petroleum and natural gas; sulfur recovery from natural gas; and recovery of hydrocarbon liquids.

Outdoor Dining. Any Covered or Uncovered portion of an Eating and Drinking Establishment which is unenclosed and which is used primarily for the consumption of food or drinks by the patrons of the Eating and Drinking Establishment. This definition includes Outdoor Dining areas that are on or above the ground floor, but does not include Rooftop Dining.

Parking. Any facility intended for the parking of vehicles as a principal use. Examples include parking structures and surface parking lots. Vehicle storage is not included in this definition.

Parks & Open Space. Publicly accessible uses focusing on natural areas, consisting mostly of vegetative landscapes and active or passive outdoor recreation areas. Examples include, but are not limited to, athletic fields, camping facilities, or lands owned and maintained by the Department of Recreation and Parks.

Personal Services. Any establishment providing a commercial service, such as hair styling, spa treatments, or cleaning, for the personal needs of customers.

Petroleum and Coal Product Manufacturing. Any facility which transforms crude petroleum and coal into usable products. Examples include, but are not limited to, grease and petroleum lubricating oils manufacturing, tar roofing and asphalt manufacturing, and refineries.

Plastic and Rubber Product Manufacturing. Any facility that manufactures goods by processing plastic materials and/or raw rubber.

Primary Metal Manufacturing. Any facility which smelts or refines ferrous and nonferrous metals. Examples include, but are not limited to, aluminum, iron, and steel foundries and mills.

Principal Use. The main permitted use of land or structures as distinguished from an accessory use.

Private Club. Any facility organized solely for the promotion of some common interest and which is accessible to club members and their guests only. Examples include, but are not limited to, business, fraternal, political, and social organizations.

Public Safety Facility. Any government facility that provides public safety services. Examples include, but are not limited to, fire stations and police stations.

Railway Facility. Any facility related to a freight railway; or a railway yard, maintenance, or fueling facility related to a passenger or freight railway.

Recreation, Indoor. Any commercial facility engaged in providing indoor sports and recreation services. Examples include, but are not limited to, bowling alleys, indoor skating rink facilities, and indoor skydiving.

Recreation, Outdoor. Any commercial facility engaged in providing outdoor sports and recreation services. Examples include, but are not limited to, outdoor batting cages, skateboard parks, and tennis courts.

Recreation Room, Accessory. A room contained in either a main building or an accessory building, designed to be utilized primarily for games, the pursuit of hobbies, social gatherings, and such activities. Such a room may contain such plumbing fixtures as are utilized in a bar or for hobby activities. Such a room in a single-family or two-family dwelling or in an accessory building appurtenant to a single-family or two-family dwelling, may not include facilities for the cooking and preparation of food. However, in a multiple residential use or in an accessory building appurtenant thereto, a recreation room which is for the common use of all the dwelling units therein may contain the facilities for the cooking and preparing of food.

Recreational Vehicle. As defined by Section 18010 of the California Health and Safety Code.

Recyclable Materials. Items or materials to be recycled or reused, including but not limited to yard waste, paper, plastic, glass, metal, newspaper, and cardboard.

Recycling Area or Room. An outdoor space or a room within a building which is designated for the collection of Recyclable Materials generated by the use(s) occupying only that site, is approved by the Fire Department and the Department of Building and Safety, and has the space to accommodate Recycling Receptacles.

Recycling Center Operator or Junk Dealer. A person having a fixed place of business in the City and engaging in, conducting, managing or carrying on the business of buying, selling or otherwise charging or re-selling for reuse, materials approved for collection at an approved Recycling Center

or Buyback Center, Recycling Materials Processing Facility, Recycling Materials Sorting Facility or Junk Yard as defined by this Code.

Recycling Chute. Any vertical smooth shaft used to convey recyclable materials from the upper floors of a building to a recyclable storage bin or room at the bottom end of the chute.

Recycling Collection or Buyback Center. Any facility, including Reverse Vending Machines, where Recyclable Materials are deposited or redeemed for monetary value, and which may include baling or crushing operations for the purposes of efficiency of storage and transfer (volume reduction), but shall not include sorting or processing activities for other than temporary storage purposes.

Recycling Materials Processing Facility. Any facility which accepts Recyclable Materials for sorting and processing on the site. For the purpose of this definition, processing shall mean the process of changing the physical characteristics of a Recyclable Material, including the shredding, smelting, grinding and crushing of cans, bottles, and other materials, for other than temporary storage purposes.

Recycling Materials Sorting Facility. Any facility which accepts commingled or source-separated Recyclable Materials of various types, which are separated on the site using a manual or automated system. For the purpose of this definition, source-separated Recyclable Materials are those which are separated from the waste stream at their point of generation for the purpose of recycling. This may include baling or crushing operations for the purposes of efficiency of storage and transfer (volume reduction), but shall not include processing activities for other than temporary storage purposes.

Recycling Receptacle. A container which is suitable for the collection of Recyclable Materials. Containers shall be covered, durable, waterproof, rustproof, and of incombustible construction, and shall provide protection against the environment or be in completely enclosed indoor recycling areas. Containers must be clearly labeled to indicate the type of material to be deposited.

Research and Development. Any laboratory where chemicals, drugs, or other material or biological matter are handled in liquid solutions or volatile phases, requiring direct ventilation, and specialized piped utilities.

Residential Building. A building or portion thereof designed or used for human habitation.

Residential Production/Art Gallery Space. An on-site building workshop or gallery amenity, not to be combined with an individual Live/Work unit, for use by residents and employees of Live/Work units for art production and/or display, materials and good fabrication, and other similar production activities.

Residential Use. Any use listed containing a Dwelling Unit or Guest Room.

Resource Extraction. Any facility engaged in mining, mine site development, or preparing metallic and nonmetallic minerals. Examples include, but are not limited to, metal ore mining, nonmetallic mineral mining, and quarrying.

Retail Sales. Any commercial establishment involved in the retail sale of new or used products, and the retail provision of consumer, repair services, or rental services to individuals and businesses. Retail Sales may be combined with other services such as computer, electronics, and similar small-item repairs. Examples include hardware stores, pharmacies, electronics stores, furniture stores, print shops, and clothing stores.

Reverse Vending Machine. An automated mechanical device which accepts one or more types of empty beverage containers including aluminum cans, glass and plastic bottles, and which issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State of California. A Reverse Vending Machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine.

Reverse Vending Machine Commodity Storage Bin. A non-automated container which is covered and made of durable, incombustible, rustproof and waterproof construction, which is used to store the processed aluminum cans, glass and plastic bottles that are removed from a Reverse Vending Machine.

Rooftop Dining. Any Covered or Uncovered portion of an Eating and Drinking Establishment which is unenclosed, located on a rooftop, and used primarily for the consumption of food or drinks by the patrons of the Eating and Drinking Establishment.

Room, Habitable. An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch. A recess from a room or an alcove (other than a dining area) having 50 square feet or more of floor area and so located that it could be partitioned off to form a habitable room, shall be considered a habitable room. For the purpose of applying the automobile parking space requirements of this article, any kitchen as defined herein shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a habitable room. For the purpose of applying the lot area requirements of this article, a kitchen less than 100 square feet of room area from wall to wall shall not be considered a habitable room. For the purpose of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room.

School, K-12. An institution of learning which offers instruction in grades K through 12.

School, Postsecondary. Any institution offering a formal educational program beyond K-12, including programs whose purpose is academic, vocational, or continuing professional education. Examples include, but are not limited to, colleges, technical schools, trade schools, and universities. Postsecondary Schools providing programs involving Heavy Industrial Uses or equipment are allowed only in Use Districts where corresponding industrial uses are also allowed.

Scrap Metal Processing Yard. Any facility which is maintained, used or operated solely for the processing and preparing of scrap metal for remelting by steel mills and foundries.

Seasonal Retail, Outdoor. Any outdoor holiday retail sales of trees, plants, fruits, or vegetables, or other similar products, not as an extension of a primary retail sales use on the same lot. Examples include seasonal sales of Christmas trees and pumpkins, and other customary holiday items.

Self-Service Storage. A building that offers secure self-storage for household goods in individual rooms, compartments, lockers or containers to which clients bring goods for storage and retrieve them any time during normal business hours.

Senior Independent Living. Residential housing that consists of Dwelling Units for persons 62 years of age and older and may include common dining areas or other community rooms. Full time medical services shall not be provided on the premises. It may be a component of an Eldercare Facility.

Shoreline Project. Any development in streams, wetlands, and other waters of the United States. Examples include, but are not limited to, depositing of fill and dredged material, jetties, marinas, and piers.

Skilled Nursing Home. Residential housing that is licensed by the California Department of Health and provides acute, intermediate, or long-term skilled nursing care and consists only of Guest Rooms for its residents. Full time medical services may be provided on the premises. It may be a component of an Eldercare Facility.

Smoke and Vape Shop. Any establishment, the main purpose of which is the sale of tobacco products, substances intended for smoking, or smoking accessories including but not limited to pipes, vaporizing devices or other smoking paraphernalia. If the establishment is solely dedicated to the retail or wholesale sales of tobacco products, substances intended for smoking, or smoking accessories, an attached public or private smokers' lounge that is solely dedicated to smoking shall be permitted. Any establishment with either an Alcoholic Beverages Control ("ABC") license or Public Health Permit is not solely dedicated to the retail or wholesale sale of tobacco products, substances intended for smoking, or smoking accessories; and therefore, an attached smokers' lounge is not allowed. Smoke and Vape Shops do not include medicinal or recreational marijuana establishments.

Solar Panel Energy Generating Facility. Any facility designed to generate electric power by solar energy primarily for off-site use or for sale.

Solid Waste Alternative Technology Processing Facility. Any facility that has one or more technological systems which extracts, recovers or generates usable materials and/or energy from solid waste, as defined in Section 40191 of California Public Resources Code.

Solid Waste Facility. Any facility utilized to: receive, temporarily store, separate, convert, combust, or process solid wastes; transfer solid wastes directly from small to larger vehicles for transport; or operate as a landfill. Examples include, but are not limited to, composting facilities, construction and demolition debris and inert material facilities, solid waste disposal sites, transfer and processing facilities, and transformation facilities.

Soundstages and Backlots. Any warehouse-type facility providing space for the construction and use of indoor sets, or any outdoor set, backlot, and other outdoor facility, including supporting indoor workshops and craft shops.

Specific Plan. A specific plan is a definite statement adopted by ordinance of policies, standards and regulations, together with a map or description defining the locations where such policies, standards and regulations are applicable.

Sports Arena and Stadium. A commercial facility used primarily for sports and consists of a field, court, race track, rink, or stage either partly or completely surrounded by tiered seating for spectators.

Street, Collector. Any street designated as a Collector Street on the adopted Mobility Plan of the General Plan.

Structure. Anything constructed or erected which is supported directly or indirectly on the Earth, but not including any vehicle which conforms to the California State Vehicle Act.

Suite. A group of habitable rooms designed as a unit, and occupied by only one family, but not including a kitchen or other facilities for the preparation of food, with entrances and exits which are common to all rooms comprising the suite.

Supportive Housing. Housing with no limit on length of stay for persons with low incomes who have one or more disabilities and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. The housing is linked to onsite or offsite Supportive Services, and any Floor Area used for the delivery of Supportive Services shall be considered accessory to the residential use.

Transitional Housing. A building where housing linked to Supportive Services is offered, usually for a period of up to 24 months, to facilitate movement to permanent housing for persons with low incomes who may have one or more disabilities, and may include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Truck Gardening. The cultivation of berries, flowers, fruits, grains, herbs, mushrooms, nuts, ornamental plants, seedlings, or vegetables for use on-site or for sale or distribution off-site.

Substance Abuse Facility, Licensed, seven or more persons. Any premises, place, or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol and drug recovery treatment or detoxification services, as defined in the Health and Safety Code. This definition applies when there are seven or more persons being served.

Substance Abuse Facility, Licensed, six or fewer persons. Any premises, place, or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who

need alcohol and drug recovery treatment or detoxification services, as defined in the Health and Safety Code. This definition applies when there are six or fewer persons being served.

Supportive Services. Services that are provided on a voluntary basis to residents of Supportive Housing and Transitional Housing, including, but not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, benefits advocacy, and other services or service referrals necessary to obtain and maintain housing.

Swap Meet. Any outdoor event where goods are offered or displayed for sale or exchange by ten or more independent vendors. An independent swap meet vendor is any individual, partnership, corporation, business association or other person or entity who is not an employee of the owner or lessee of the subject building, and 1) a fee is charged by a swapmeet operator for the privilege of offering or displaying new or secondhand goods for sale or exchange; or 2) a fee is charged to prospective buyers for admission to the area where goods are offered or displayed for sale or exchange. Examples include, but are not limited to, flea markets, open-air markets, and other similar events.

Temporary Entertainment Venue. A temporary amusement, entertainment, or recreation use accessible to the general public. Examples include traveling circuses or periodic sports events.

Tennis or Paddle Tennis Court. A game court designed for the purpose of playing tennis, paddle tennis or similar game, utilizing a concrete slab or other conventionally accepted hard playing surface, an enclosing fence and frequently overhead lighting fixtures.

Textile and Apparel Manufacturing. Any facility that transforms fibers into a product, such as yarn or fabric, or manufactures textile and other apparel products. Examples include, but are not limited to, fabric mills, finishing and coating mills, jewelry manufacturing, and leather product manufacturing.

Theater. A facility for performing arts, motion pictures, or other media arts before an audience, and with a total seating capacity no greater than 1,200. Examples include comedy theaters, community theaters, and movie theaters. Facilities with a seating capacity equal to or greater than 1,200 are included in the Auditorium definition.

Trailer or Automobile Trailer. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property, the terms "trailer" and "automobile trailer" shall not include a mobilehome.

Transient Occupancy Residential. A residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and any number of guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or other agreement is for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days.

Trash Chute. Any vertical smooth shaft used to convey rubbish, trash, or garbage from the upper floors of a building to a trash storage bin or room at the bottom end of the chute.

Use. The purpose for which land or a building is arranged, designed or intended or for which either land or a building is or may be occupied or maintained.

Used Vehicle Sales. The sale of used vehicles at dealerships, where the primary function is the sale of used passenger vehicles and pickup trucks with a GVWR no greater than 19,500 lbs., or an unladen weight of less than 8,001 lbs., and other consumer vehicles such as motorcycles, boats, and recreational vehicles. The use may also include related ancillary uses such as a car wash.

Utilities. Any public or private infrastructure serving the general public. This infrastructure may facilitate development, generation, diversion, apportionment, measurement, storage, treatment, transfer, delivery, or conservation, for power, water, natural gas, sewage, or telephone, television, internet, and related communication. Wireless Telecommunication Facilities are not included in this definition.

Utility Rental Trailer. Any non-passenger carrying, box- type open or van designed to be towed by a passenger vehicle, not exceeding 3,500 pounds gross vehicle weight (GVW), and not exceeding 96 inches in total width, nor 72 inches in box width, nor 14 feet in box length.

Vehicle Repair, Heavy. Any facility involving the diagnosing of malfunctions, repairing or maintaining of heavy duty trucks with a Gross Vehicle Weight Rating (GVWR) greater than or equal to 19,500 lbs., and other commercial vehicles.

Vehicle Repair, Light. A use involving the diagnosing of malfunctions, repairing or maintaining of passenger vehicles, recreational vehicles, and pickup trucks with a Gross Vehicle Weight Rating (GVWR) no greater than 19,500 lbs., or an unladen weight of less than 8,001 lbs., and other consumer vehicles such as motorcycles, boats. Examples include, but are not limited to, smog testing shops, body shops, and other similar automotive related repair or installation businesses.

Vehicle Sales and Rental, Light. Any facility that sells, rents or leases passenger vehicles, recreational vehicles, and pickup trucks with a Gross Vehicle Weight Rating (GVWR) no greater than 19,500 lbs., or an unladen weight of less than 8,001 lbs., and other consumer vehicles such as motorcycles, boats.

Vehicle Sales and Rental, Heavy. Any facility that sells, rents or leases vehicles with a Gross Vehicle Weight Rating (GVWR) equal to or greater than 19,500 lbs., or an unladen weight of equal to or greater than 8,001 lbs.

Vehicle Storage, Heavy. Any facility for the storage of vehicles and heavy duty trucks with a Gross Vehicle Weight Rating (GVWR) greater than or equal to 19,500 lbs., and other commercial vehicles. Examples include storage of fleet vehicles, tractor trailers, dump trucks, and specialized trailers for oversized loads.

Vehicle Storage, Light. Any facility for the storage of passenger vehicles, light and medium duty trucks with a Gross Vehicle Weight Rating (GVWR) no greater than 19,500 lbs., and other consumer vehicles such as motorcycles, boats, and recreational vehicles. Examples include, but are not limited to, storage of buses, household moving rental trucks, motorcycles, recreational vehicles, and trailers.

- Definitions -

Vehicle, Commercial. Any vehicle, excluding Household Moving Rental Trucks, and Utility Rental Trailers, which when operated upon a highway is required to be registered as a commercial vehicle by the Vehicle Code of the State of California or by any other jurisdiction and which is used or maintained for the transportation of persons for hire, compensation, or profit, or designed, used or maintained primarily for the transportation of property.

Veterinary Hospital. Any facility in which animals or pets are given medical or surgical treatment and care.

Wholesale Trade and Warehousing. Any facility engaged in operating wholesale, warehousing, or storage facilities for general merchandise, refrigerated goods, food and beverage products, and other warehouse products. They may also provide logistics services related to the distribution of goods.

Windrow Composting. The process in which compostable material is placed in elongated piles or windrows which are mechanically turned or aerated to encourage decomposition and to reduce odors.

Wireless Telecommunication Facility. Any structure built for the sole or primary purpose of supporting FCC-licensed antennas and their associated facilities. These structures may include radio transceivers, antennas, a regular and backup power supply, other associated electronics, and may be in any technological configuration. Wireless telecommunication embedded within or used exclusively for power devices, facilities, and infrastructure are exempt. Satellite dish antennae, radio and television transmitters, and antennae incidental to residential uses are not part of this definition.

Wood and Paper Manufacturing. Any facility engaged in processing and manufacturing of wood or paper products. Examples include, but are not limited to, lumber and pulp mills.

Wood Wastes. Any untreated and/or unpainted wood material such as pallets, plywood and other construction related scrap lumber, stumps and tree trimming.