The Downtown Community Plan will bring forward for adoption the New Zoning Code, including this Article via CPC-2014-1582-CA and CPC-2017-432-CPU. The Boyle Heights Community Plan will bring forward the unique zones and additional standards or regulations needed to implement the Boyle Heights Community Plan.
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DIV. 4A.1. ORIENTATION

SEC. 4A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:

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

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

SEC. 4A.1.2. HOW TO USE ARTICLE 4 (DEVELOPMENT STANDARDS)

A. Identify the Applied Development Standards District

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

B. Development Standards District Regulations

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

C. Interpreting Development Standards District Regulations

Each standard or standards package on a Development Standards District page in Part 4B. (Development Standards Districts) provides a reference to Part 4C. (Development Standards Rules) where the standard or standards package is explained in detail. Additionally, Part 4C. (Development Standards Rules) includes general standards that apply across all Development Standards Districts.
Development Standards District Example:

Zone String

[ LM2-MU2-5 [RG1-FA]

Part 4B (Development Standards Districts)

DIV. 4B.5  DISTRICT 5

SEC. 4B.5.1  INTENT

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.5.2  STANDARDS

<table>
<thead>
<tr>
<th>Name of Standard</th>
<th>Specification for Standard</th>
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<tbody>
<tr>
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<tr>
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<td>Package 1</td>
</tr>
<tr>
<td>AUTOMOBILE PARKING</td>
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<td>Required parking stalls</td>
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</tr>
<tr>
<td>Exempt change of use, non-residential tenant size (max)</td>
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<tr>
<td>Parking structure design</td>
<td></td>
</tr>
<tr>
<td>Parking Garage</td>
<td>Primary St. Side St.</td>
</tr>
<tr>
<td>Ground Story</td>
<td>Wrapped, Wrapped</td>
</tr>
<tr>
<td>Upper Stories</td>
<td>Adaptable, Adaptable</td>
</tr>
<tr>
<td>Pedestrian access package</td>
<td>Package 1</td>
</tr>
<tr>
<td>AUTOMOBILE ACCESS</td>
<td></td>
</tr>
<tr>
<td>Required parking stalls</td>
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<tr>
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<tr>
<td>Parking structure design</td>
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<td>Primary St. Side St.</td>
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<td>Ground Story</td>
<td>Wrapped, Wrapped</td>
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<tr>
<td>Upper Stories</td>
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</tr>
<tr>
<td>AUTOMOBILE ACCESS</td>
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<tr>
<td>Required parking stalls</td>
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<td>Wrapped, Wrapped</td>
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<tr>
<td>Upper Stories</td>
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</tr>
</tbody>
</table>

DEVELOPMENT REVIEW

Development review threshold: Package 2

See Part 4C, (Development Standards Rules) for additional development standards that apply.

Part 4C (Development Standards Rules)

Learn More About Your Rules

Except for standards specified by the Development Standards District, standards in Part 4C apply to all lots according to the corresponding applicability statement.

BOYLE HEIGHTS - PROPOSED DRAFT Spring 2023

City of Los Angeles Zoning Code | 4-5
SEC. 4A.1.3. DEVELOPMENT STANDARDS DISTRICT NAMING CONVENTION

All Development Standards District names are identified as a number. All Development Standards Districts are numbered in the order they fall within this Article.
DIV. 4A.2. OPENING PROVISIONS

SEC. 4A.2.1. DEVELOPMENT STANDARDS INTENT

The intent of Article 4 (Development Standards) is to regulate site design, including location and characteristics of access, parking, landscape and other site features. Development Standards Districts consist of a combination of regulations that are appropriate to a variety of contexts ranging from auto-oriented to pedestrian-oriented.

SEC. 4A.2.2. DEVELOPMENT STANDARDS APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the Development Standards Districts and Rules in this Article, as further specified below. For vested rights, see Sec. 1.4.5. (Vested Rights), and for continuance of existing development, see Sec. 1.4.6. (Continuance of Existing Development).

B. Project Activities

Categories of Development Standards rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

<table>
<thead>
<tr>
<th>DEVELOPMENT STANDARDS RULES CATEGORIES</th>
<th>PROJECT ACTIVITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>Div. 4C.1. Pedestrian Access</td>
<td>● ● ● ● ● ○ ○ ○ ○</td>
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<tr>
<td>Div. 4C.2. Automobile Access</td>
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<td>Div. 4C.5. TDM</td>
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<tr>
<td>Div. 4C.7. Fences &amp; Walls</td>
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<tr>
<td>Div. 4C.8. Screening</td>
<td>● ● ● ● ● ○ ○ ○ ○</td>
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<tr>
<td>Div. 4C.9. Grading</td>
<td>● ● ● ● ● ○ ○ ○ ○</td>
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<tr>
<td>Div. 4C.10. Outdoor Lighting &amp; Glare</td>
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<td>Div. 4C.13. Environmental Protection</td>
<td>● ● ● ● ● ○ ○ ○ ○</td>
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<tr>
<td>Div. 4C.14. Development Review</td>
<td>● ○ ○ ● ○ ○ ○ ○</td>
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</tbody>
</table>

● = Rules generally apply to this project activity
○ = Rules are not applicable
1. Project activities are defined in Sec. 14.1.15. *(Project Activities).*

2. Where a category of Development Standards rules is listed as generally applicable in the table above, the project activity shall meet all applicable Development Standards standards within the Division. This general applicability may be further specified for each standard in the applicability provisions in Part 4C. *(Development Standards Rules).* Project applicability may also be modified by Article 12. *(Nonconformities).* Where a category of Development Standards rules is listed as not applicable in the table above, no standards from that Development Standards Rule category apply to the project activity.

C. **Nonconformity**

*Article 12. *(Nonconformity)** provides relief from the requirements of Article 4 *(Development Standards)* for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Development Standard regulation unless otherwise specified by Division 12.4. *(Development Standards Exceptions).* Consider the following examples:

1. Extending a fence in a side yard: Where the existing, legally established fence located in a side yard is taller than the maximum height allowed by the fences and walls type specified by the applicable Frontage District, all new portions of fence built in the front yard have to meet the maximum fence and wall height standard, but no existing fence alteration is required.

2. Converting parking stalls to outdoor dining: Where the proposed site alteration and change of use reduces the amount of parking below the number of parking stalls specified by the applicable Development Standards District, the conversion is not allowed.

D. **Applicable Components of Lots and Structures**

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

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

3. Specific Development Standards District standards and rules may further limit which components of structures and lots are required to comply with the rules in Part 4C. *(Development Standards Rules).*
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   [Reserved]

DIV. 4B.2.  **DISTRICT 2**
   [Reserved]
DIV. 4B.3. DISTRICT 3

SEC. 4B.3.1. INTENT

Development Standards District 3 prioritizes the pedestrian experience while enabling mobility for motor vehicles. Pedestrian access standards ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Required automobile parking is moderate in order to ensure sites can accommodate some vehicular access within a walkable environment. Parking facilities must meet design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and buildings provide active frontages along primary streets. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.3.2. STANDARDS

<table>
<thead>
<tr>
<th>PEDESTRIAN ACCESS</th>
<th>Div. 4C.1.</th>
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<table>
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<th>Side St.</th>
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</tr>
<tr>
<td>Ground Story</td>
<td>Wrapped</td>
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<tr>
<td>Upper Stories</td>
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<tr>
<td>Integrated Parking</td>
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<tr>
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</table>

See Part 4C. (Development Standards Rules) for additional development standards that apply.
DIV. 4B.4. DISTRICT 4

SEC. 4B.4.1. INTENT

Development Standards District 4 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, encouraging uses to orient toward pedestrian traffic in a walkable and transit rich environment. Parking facilities must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and buildings provide active frontages along each segment of the public right-of-way. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.4.2. STANDARDS

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<tr>
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**Parking structure design**

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<tbody>
<tr>
<td>Ground Story</td>
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<td>Wrapped</td>
</tr>
<tr>
<td>Upper Stories</td>
<td>Screened</td>
<td>Screened</td>
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**Integrated Parking**

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**SIGNS**

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</table>

**On-site sign regulations**

| Package 2 |

**DEVELOPMENT REVIEW**

<table>
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</table>

**Development review threshold**

| Package 1 |

See Part 4C. (Development Standards Rules) for additional development standards that apply.
DIV. 4B.5. **DISTRICT 5**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4B.6. **DISTRICT 6**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
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SEC. 4C.1.1. **PEDESTRIAN ACCESS PACKAGES**

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

SEC. 4C.1.2. **PEDESTRIAN BRIDGES & TUNNELS**

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

DIV. 4C.2. **AUTOMOBILE ACCESS**

SEC. 4C.2.1. **AUTOMOBILE ACCESS PACKAGES**

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

SEC. 4C.2.2. **MOTOR VEHICLE USE AREA DESIGN**

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

DIV. 4C.3. **BICYCLE PARKING**

SEC. 4C.3.1. **BICYCLE PARKING SPACES**

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

SEC. 4C.3.2. **SHORT-TERM BICYCLE PARKING DESIGN**

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

SEC. 4C.3.3. **LONG-TERM BICYCLE PARKING DESIGN**

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

DIV. 4C.4. **AUTOMOBILE PARKING**

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

SEC. 4C.4.1. **AUTOMOBILE PARKING STALLS**

Space within a building, or a private or public parking area, exclusive of driveways, ramps, columns, office, and work areas, for the parking of one automobile. Does not include bicycle parking.

A. **Intent**

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

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

C. Standards

1. General

   a. All uses subject to the parking requirements of Division 4C.4. (Automobile Parking) shall provide the minimum number of automobile parking stalls specified in the parking package assigned by the applied Development Standards District (Part 4C).

   b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, with the following exceptions:

      i. As allowed in Sec. 4C.4.3.C.2 (Shared Parking).

      ii. When parking requirements for a single use on a site or lot with a combination of uses results in a fraction, then the total parking required for all uses on a site or lot shall be calculated based on the sum prior to the rounding of parking requirements for each use followed by rounding the total amount of parking required for a site or lot based on the combination of uses.

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

2. Required Automobile Parking Table

   a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the option that results in the greater number of required parking stalls applies.

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

<table>
<thead>
<tr>
<th></th>
<th>PARKING PACKAGE</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
<td>B</td>
<td>C</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-4 Habitable Rooms</td>
<td></td>
<td>0.25/du</td>
<td>0.5/du</td>
<td>0.75/du</td>
<td>1/du</td>
</tr>
<tr>
<td>5+ Habitable Rooms</td>
<td></td>
<td>0.75/du</td>
<td>1/du</td>
<td>1.5/du</td>
<td>2/du</td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Household Business:</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Family Child Care</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Sharing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joint Live/Work Quarters</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Live Work</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
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<td>Mobilehome Park</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Supportive Housing:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Care</td>
<td></td>
<td>0.05/bed</td>
<td>0.1/bed</td>
<td>0.15/bed</td>
<td>0.2/bed</td>
</tr>
<tr>
<td>Non-Medical</td>
<td></td>
<td>0.25/du</td>
<td>0.5/du</td>
<td>0.75/du</td>
<td>1/du</td>
</tr>
<tr>
<td>Permenant Supportive Housing</td>
<td></td>
<td>0.05/du</td>
<td>0.1/du</td>
<td>0.15/du</td>
<td>0.2/du</td>
</tr>
<tr>
<td>Transitional Shelter</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeless Shelter</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PUBLIC AND INSTITUTIONAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic Facility</td>
<td></td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
</tr>
<tr>
<td>Detention</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fleet Services</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Medical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td></td>
<td>0.1/bed</td>
<td>0.2/bed</td>
<td>0.2/bed</td>
<td>0.2/bed</td>
</tr>
<tr>
<td>Regional</td>
<td></td>
<td>0.5/bed</td>
<td>1/bed</td>
<td>1.5/bed</td>
<td>2/bed</td>
</tr>
<tr>
<td>Office, Government</td>
<td></td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Religious Assembly, excluding all non assembly area</td>
<td></td>
<td>10/1,000 SF</td>
<td>15/1,000 SF</td>
<td>20/1,000 SF</td>
<td>25/1,000 SF</td>
</tr>
<tr>
<td>School:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preschool/Daycare</td>
<td></td>
<td>0.25/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>0.75/1,000 SF</td>
<td>1/1,000 SF</td>
</tr>
<tr>
<td>K-12</td>
<td></td>
<td>0.25/1,000 SF</td>
<td>0.5/1,000 SF</td>
<td>0.75/1,000 SF</td>
<td>1/1,000 SF</td>
</tr>
<tr>
<td>Post-secondary</td>
<td></td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
</tr>
<tr>
<td>Social Services</td>
<td></td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### -TABLE 1- REQUIRED AUTOMOBILE PARKING

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OPEN SPACE &amp; RECREATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor Recreation, Commercial</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Nature Reserve</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space, Public</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation, Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation, Public</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sports Arena and Stadium, Major, excluding all non assembly area</td>
<td>10/1,000 SF</td>
<td>15/1,000 SF</td>
<td>20/1,000 SF</td>
<td>25/1,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>TRANSPORTATION USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GENERAL COMMERCIAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Animal Sales and Services:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kennel</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Veterinary Care</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Commissary Kitchen</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Eating and Drinking:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service floor area</td>
<td>1/1,000 SF</td>
<td>2/1,000 SF</td>
<td>4/1,000 SF</td>
<td>5/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Food &amp; drink preparation area</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Entertainment Venue, excluding all non assembly area</td>
<td>10/1,000 SF</td>
<td>15/1,000 SF</td>
<td>20/1,000 SF</td>
<td>25/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Financial Services</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Instructional Services</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Lodging:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First 30 rooms</td>
<td>0.5/lodging unit</td>
<td>0.5/lodging unit</td>
<td>1/lodging unit</td>
<td>1/lodging unit</td>
<td></td>
</tr>
<tr>
<td>Next 30 rooms</td>
<td>0.25/lodging unit</td>
<td>0.25/lodging unit</td>
<td>0.5/lodging unit</td>
<td>0.5/lodging unit</td>
<td></td>
</tr>
<tr>
<td>Remaining rooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Personal Services</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Postmortem Services</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Retail Sales:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sales floor area</td>
<td>1/1,000 SF</td>
<td>2/1,000 SF</td>
<td>3/1,000 SF</td>
<td>4/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Showroom area</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Sexually Oriented Business</td>
<td>1/1,000 SF</td>
<td>2/1,000 SF</td>
<td>3/1,000 SF</td>
<td>4/1,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>HEAVY COMMERCIAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle Services, except as listed below:</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
<td>2/1,000 SF</td>
<td></td>
</tr>
</tbody>
</table>

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre.
-TABLE 1- REQUIRED AUTOMOBILE PARKING

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Wash</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Motor Vehicle Sales and Rental</td>
<td>-</td>
<td>0.5/1,000 SF</td>
<td>1/1,000 SF</td>
<td>1.5/1,000 SF</td>
</tr>
<tr>
<td>Storage, Indoor</td>
<td>0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after</td>
<td>1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after</td>
<td>1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after</td>
<td>2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after</td>
</tr>
<tr>
<td>Storage, Outdoor:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-1 acre of outdoor storage area</td>
<td>-</td>
<td>2</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>&gt;1-2 acres of outdoor storage area</td>
<td>-</td>
<td>1/ac</td>
<td>1.5/ac</td>
<td>2.5/ac</td>
</tr>
<tr>
<td>&gt;2 acres of outdoor storage area</td>
<td>-</td>
<td>0.25/ac</td>
<td>0.5/ac</td>
<td>0.75/ac</td>
</tr>
</tbody>
</table>

**LIGHT INDUSTRIAL USES**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Light Industrial</td>
<td>-</td>
<td>0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after</td>
<td>1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after</td>
<td>1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after</td>
</tr>
</tbody>
</table>

**HEAVY INDUSTRIAL USES**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Heavy Industrial, except as listed below</td>
<td>-</td>
<td>0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after</td>
<td>1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after</td>
<td>1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after</td>
</tr>
<tr>
<td>Salvage Yard:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-1 acre of outdoor storage area</td>
<td>-</td>
<td>2</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>&gt;1-2 acres of outdoor storage area</td>
<td>-</td>
<td>1/ac</td>
<td>1.5/ac</td>
<td>2.5/ac</td>
</tr>
<tr>
<td>&gt;2 acres of outdoor storage area</td>
<td>-</td>
<td>0.25/ac</td>
<td>0.5/ac</td>
<td>0.75/ac</td>
</tr>
</tbody>
</table>

**AGRICULTURAL USES**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Agriculture</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre.

D. Measurement

1. Parking Stalls Per 1,000 Square Feet

When determining parking stall requirements specified as a ratio having a denominator of "1,000 SF" the method for determining the total number of required parking stalls shall be executed as follows:

   a. Divide the total floor area of the subject use by 1,000. For determining floor area of the specified use, see 4C.4.1.D.2. (Square Feet).

   b. Multiply the result by the numerator in the specified parking ratio. If the result is a fraction, round in accordance with 4C.4.1.D.3. (Fractional Spaces).

   c. The result shall be the total number of required parking stalls.
2. Parking Stalls Per Acre

When determining parking stall requirements specified as a ratio having a denominator of "acre" the method for determining the total number of required parking stalls shall be executed as follows:

a. Divide the total area of the subject use by 43,560. For determining floor area of the specified use, see 4C.4.1.D.2. (Square Feet).

b. Multiply the result by the numerator in the specified parking ratio. If the result is a fraction, round in accordance with 4C.4.1.D.3. (Fractional Spaces).

c. The result shall be the total number of required parking stalls.

3. Square Feet

For the purpose of calculating required parking stalls in Sec. 4C.4.1. (Automobile Parking Stalls), square feet refers to the total on-site floor area dedicated to a subject use, measured in square feet. The total floor area includes the floor area of accessory buildings. For the calculation of floor area, see Sec. 14.1.7. (Floor Area).

4. Habitable Rooms

For the purpose of applying the automobile parking space requirements per Sec. 4C.4.1. (Automobile Parking Stalls), any kitchen shall not be considered a habitable room.

5. Fractional Space

a. When calculating required parking stalls in Sec. 4C.4.1. (Automobile Parking Stalls) results in the requirement of a fractional parking stall, any fraction up to and including 0.5 may be disregarded and any fraction over 0.5 requires one additional parking stall.

b. Where required parking stalls in Sec. 4C.4.1. (Automobile Parking Stalls) is calculated for a lot including more than one use, parking spaces may be rounded after calculating the total number of required parking stalls for all uses on a lot.

E. Exception

1. Accessible Parking

The number of required automobile parking stalls may be reduced by the number of stalls deemed necessary in order to provide accessible parking stalls as required by California State access laws.

2. Amenity Space

Floor area provided as amenity space for site users shall be exempt from parking requirements.
3. Change of Use, Commercial Tenant Size

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

4. Electric Vehicle Charging Stations

a. Each electric vehicle charging station provided above the minimum required by Article 9 (Green Building Code) of Chapter 9 (Building Regulations) of the LAMC may be substituted for 2 required automobile parking stalls for the purpose of complying with any applicable minimum parking stall requirements of Sec. 4C.4.1 (Automobile Parking Stalls).

b. An accessible parking stall with an accessible served by electric vehicle supply equipment or an accessible parking stall with an aisle designated as a future electric vehicle charging space stall count as 2 required automobile parking stalls for the purpose of complying with any applicable minimum parking stall requirements of Sec. 4C.4.1 (Automobile Parking Stalls).

i. Measurement. Where a multiport electric vehicle charger can simultaneously charge more than one vehicle, the number of electric vehicle charging stations shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

5. Fire Pump Rooms

The number of required automobile parking stalls may be reduced by the number of stalls deemed necessary in order to install a water storage tank to enlarge an existing fire pump room, or to install a new fire pump room.

6. Historic Buildings and Buildings That Are At Least 25 Years Old

a. The building is a designated historic resource.

b. The building is a surveyed historic resource.

c. The building was constructed conforming to building and zoning codes in effect at the time it was built and is at least 25 years old. A certificate of occupancy or building permit, or other suitable documentation, may be submitted as evidence to verify the date of construction.

d. The building was constructed conforming to building and zoning codes in effect at the time it was built and is at least 25 years old. A certificate of occupancy or building permit, or other suitable documentation, may be submitted as evidence to verify the date of construction.

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

f. Historic Buildings and Buildings That Are At Least 25 Years Old

b. The building is a designated historic resource.

c. The building is a surveyed historic resource.

d. The building was constructed conforming to building and zoning codes in effect at the time it was built and is at least 25 years old. A certificate of occupancy or building permit, or other suitable documentation, may be submitted as evidence to verify the date of construction.

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7. Office Mixed-Use
   a. Any indoor recreation use, eating and drinking use, personal service use or retail use sharing a lot with an office use may provide parking at the same rate required for office uses subject to the following requirements:
      i. The lot includes a total floor area of 50,000 square feet or greater.
      ii. The office uses shall occupy a minimum of 75 percent of the floor area on the lot.
      iii. The cumulative floor area dedicated to any combination of indoor recreation uses, eating and drinking uses, personal service uses or retail uses that may provide parking at the same rate required for office use shall not exceed 5 percent of the total floor area dedicated for office uses.
      iv. Any floor area dedicated to any combination of indoor recreation uses, eating and drinking uses, personal service uses or retail uses that exceeds 5 percent of the total floor area dedicated for office use shall provide parking at the rate specified for the subject use in the applicable parking package assigned by the applied Development Standards District (Part 4D).
   b. Any office use sharing a lot with a wholesale trade and warehousing use may provide parking at the same rate required for wholesale trade and warehousing uses when the following criteria are met:
      i. The cumulative floor area dedicated to office uses that may provide parking at the same rate required for wholesale trade and warehousing uses shall not exceed 10 percent of the total floor area dedicated for wholesale trade and warehousing uses.
      ii. Any floor area dedicated to office uses that exceeds 10 percent of the total floor area dedicated for wholesale trade and warehousing uses shall provide parking at the rate specified for office use in the applicable parking package assigned by the applied Development Standards District (Part 4D).

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

9. Small Business Tenant Space
   Non-residential tenant spaces designated for commercial uses having a floor area of 1,500 square feet or less shall be exempt from requirements to provide automobile parking stalls. This exemption is limited to 2 tenant spaces per lot.
10. Substituting Required Automobile Parking with Bicycle Parking

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

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

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

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

11. Proximity to Transit

Regardless of the number of required automobile stalls specified by the parking package assigned by the applied Development Standards District, no minimum parking shall be required within ½ mile of a major transit stop - see Sec. 1.5.9. (Major Transit Stop Area Map).

F. Relief

1. A reduction in required automobile parking requirements may be requested in accordance with Sec. 4C.4.3. (Alternative Parking Strategies).

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

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

SEC. 4C.4.2. CHANGE OF USE PARKING EXEMPTION

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

SEC. 4C.4.3. ALTERNATIVE PARKING STRATEGIES

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

SEC. 4C.4.4. PARKING AREA DESIGN

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
SEC. 4C.4.5. PARKING LOT DESIGN
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.4.6. PARKING STRUCTURE DESIGN
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.5. TRANSPORTATION DEMAND MANAGEMENT

SEC. 4C.5.1. SMALL PROJECTS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.5.2. MEDIUM PROJECTS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.5.3. LARGE PROJECTS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.6. PLANTS

SEC. 4C.6.1. PROTECTED VEGETATION
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.6.2. STREETSCAPE
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.6.3. PLANT DESIGN & INSTALLATION
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.7. FENCES & WALLS

SEC. 4C.7.1. FRONTAGE YARD FENCES & WALLS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.7.2. SIDE/REAR YARD FENCES & WALLS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.7.3. FENCE/WALL DESIGN & INSTALLATION
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
DIV. 4C.8. SCREENING

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

SEC. 4C.8.1. FRONTAGE SCREENS

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

A. Intent

To mitigate negative impacts from subject uses, activities, or site elements with significant impacts on the public realm, promoting visual interest and increasing comfort for users of the public realm.

B. Applicability

Frontage screen standards are applicable when required by the applied Use District (Part 5B), Sec. 4C.2.2. (Motor Vehicle Use Area Design), Sec. 4C.2.2.C.2. (Drive-Through Facilities), Sec. 4C.2.2.C.3. (Freight Loading Areas), Sec. 4C.4.4. (Parking Lot Design) or Sec. 4C.4.4. (Parking Structure Design).

C. Standards

1. General

a. Required frontage screens shall be located between the use, area, or site element subject to screening requirements and all frontage lot lines. Any wall and planting area required by the frontage screen type shall be continuous with the following exceptions:

i. Openings in a required frontage screen accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the frontage screen accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed driveway width.

ii. Openings in a required frontage screen accommodating automobile access are allowed for a width no greater than the maximum allowed driveway width allowed by the applied Development Standards District (Part 4B).

iii. For portions of frontage lot lines where a building of no less that 10 feet in height is located between the frontage lot line and the use use, area, or site element subject to frontage screening requirements, no wall is required as part of the frontage screen, provided that the building is contiguous with the required wall.

b. Required frontage screens including their sub-grade elements, such as footings or foundations, shall be located entirely on-site.
c. Where there are overlapping frontage screen requirements, the screen type with the highest minimum fence or wall shall apply. Where none of the required screen types have a fence or wall requirement, the screen type with the widest required planting area shall apply.

d. Where a required frontage screen includes a wall, the wall may only be located in the frontage yard if the wall complies with the allowed frontage yard fence and wall standards specified by the applied Frontage District (Part 3B). Uses, activities, or site elements subject to frontage screening requirements shall not be located in a frontage yard if the required minimum wall height specified by the frontage screen exceeds the maximum height of allowed frontage yard fences and walls as specified by the Frontage District (Part 3B).

e. Where a required frontage screen includes a wall with a minimum height that exceeds the maximum height allowed in the rear or side yard (See Sec 4C.7.2.C.2.), the maximum wall height shall be 2 feet greater than the minimum wall height specified by the frontage screen.

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

g. All plants provided in a frontage screen shall comply with Sec. 4C.4.4. (Plant Design and Installation).

h. Maximum wall and fence height is regulated by Sec. 4C.7.1. (Frontage Yard Fences & Walls) and Sec. 4C.7.2. (Side/Rear Yard Fences & Walls).

i. Walls provided to meet the standards of any required Frontage Screen shall not include barbed or concertina wire.
2. Frontage Screen Types

Packages of standards for required frontage screen

a. F-Screen 1
Intended for screening motor vehicle use areas that face a frontage lot line, including vehicle display areas.

b. F-Screen 2
Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th>Sec. 4C.8.1.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Width (min)</td>
<td>3'</td>
</tr>
<tr>
<td>B Screening Plants (min per 50')</td>
<td>20</td>
</tr>
<tr>
<td>WALLS</td>
<td>Sec. 4C.8.1.D.</td>
</tr>
<tr>
<td>Height</td>
<td>n/a</td>
</tr>
<tr>
<td>Opacity</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
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</tr>
</thead>
<tbody>
<tr>
<td>A Width (min)</td>
<td>15'</td>
</tr>
<tr>
<td>B Screening Plants (min per 50')</td>
<td>45</td>
</tr>
<tr>
<td>C Large Species Trees (min per 50')</td>
<td>3</td>
</tr>
<tr>
<td>WALLS</td>
<td>Sec. 4C.8.1.D.</td>
</tr>
<tr>
<td>Height</td>
<td>n/a</td>
</tr>
<tr>
<td>Opacity</td>
<td>n/a</td>
</tr>
</tbody>
</table>
c. F-Screen 3
Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.

* Additional planting area may be required to accommodate large species trees.

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th>Sec. 4C.8.1.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>b Width (min)*</td>
<td>3'</td>
</tr>
<tr>
<td>c Screening Plants (min per 50')</td>
<td>20</td>
</tr>
<tr>
<td>e Large Species Trees (min per 50')*</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WALLS</th>
<th>Sec. 4C.8.1.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>b Height (min)</td>
<td>3.5'</td>
</tr>
</tbody>
</table>
| Opacity
  Below 3.5' (min) | 90%       |
  3.5' and above (max) | 50%       |


d. F-Screen 4
Intended for screening outdoor areas associated with moderate-impact uses that face a frontage lot line.

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th>Sec. 4C.8.1.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>a Width (min)</td>
<td>5'</td>
</tr>
<tr>
<td>b Screening Plants (min per 50')</td>
<td>30</td>
</tr>
<tr>
<td>c Large Species Trees (min per 50')</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WALLS</th>
<th>Sec. 4C.8.1.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>d Height (min)</td>
<td>6'</td>
</tr>
</tbody>
</table>
| Opacity
  Below 6' (min) | 100%      |
  6' and above (max) | 50%       |
e. F-Screen 5

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

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th>Sec 4C.8.1.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width (min)</td>
<td>5'</td>
</tr>
<tr>
<td>Screening Plants (min per 50')</td>
<td>30</td>
</tr>
<tr>
<td>Large Species Trees (min per 50')</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WALLS</th>
<th>Sec 4C.8.1.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (min)</td>
<td>10'</td>
</tr>
<tr>
<td>Opacity</td>
<td></td>
</tr>
<tr>
<td>Below 10' (min)</td>
<td>100%</td>
</tr>
<tr>
<td>10' and above (max)</td>
<td>100%</td>
</tr>
</tbody>
</table>
**D. Measurement**

1. **Planting Area**
   a. **Width**

   For measuring planting area width see Sec. 4C.4.4.D.1 (Planting Area Width).

   b. **Frequency**

   For measuring frequency, for example 5 per 50’, see Sec. 14.1.8. (Frequency).

   c. **Screening Plants**

   For screening plant standards see Sec. 4C.4.4.C.3.b. (Screening Plants).

   d. **Large Species Trees**

   For large tree standards see Sec. 4C.4.4.C.3.a.i (Tree Type- Large Tree).

2. **Walls**
   a. **Height**

   Frontage screen wall height is measured for the portion of the wall constructed of concrete or masonry that has a minimum thickness of 8 inches and meets the minimum opacity specified by the Frontage screen type (4C.8.1.C.2.). For measuring wall height in a rear yard or side yard, see Sec. 4C.7.2.D. (Fence and Wall Height). For measuring wall height in a frontage yard see Sec. 3C.3.2.D.2 (Fence and Wall Height).

   b. **Opacity**

   For measuring opacity see Sec. 14.1.13. (Opacity %).

**E. Relief**

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

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

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

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

A. Intent

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

B. Applicability

Transition screen standards are applicable when required by the applied Use District (Part 5B), Sec. 4C.2.2. (Motor Vehicle Use Area Design), Sec. 4C.2.2.C.2. (Drive-Through Facilities), Sec. 4C.2.2.C.3. (Freight Loading Areas), Sec. 4C.4.4. (Parking Lot Design), Sec. 4C.4.4. (Parking Structure Design), Sec. 4C.8.2.C.2.a. (Freeway Screening), or Sec. 8.3.2.A.3. (Freeway Screening).

C. Standards

1. General

a. Required transition screens shall be located between the use, area, or site element subject to screening requirements and all common lot lines. Any walls and planting areas required by the transition screen type shall be continuous with the following exceptions:

i. Openings in a required transition screen accommodating pedestrian accessways are allowed for a width no greater than 6 feet in width for each individual pedestrian accessway.

ii. For portions of common lot lines where a building of no less than 10 feet in height is located between the common lot line and the use, area, or site element subject to transition screen requirements, no wall is required as part of the transition screen, provided that the building is contiguous with the required wall.

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

c. Where there are overlapping transition screen requirements, the screen with the highest minimum wall shall apply. Where none of the required screen types have a fence or wall requirement, the screen type with the widest required planting area shall apply.

d. Where a required transition screen includes a wall, the wall may only be located in the frontage yard if the wall complies with the allowed frontage yard fence and wall standards specified by the applied Frontage District (Part 3B). Uses, activities, or site elements subject to screening requirements shall not be located in a frontage yard if the required minimum wall height specified by the transition screen exceeds the maximum height of allowed frontage yard fences and walls as specified by the Frontage District (Part 3B).
e. Where a required transition screen includes a wall with a minimum height that exceeds the maximum height allowed in the rear or side yard (See Sec 4C.7.2.C.2.), the maximum wall height shall be 2 feet greater than the minimum wall height specified by the transition screen.

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

g. All plants provided in a transition screen shall comply with Sec. 4C.4.4. (Plant Design and Installation).

h. Maximum wall and fence height is regulated by Sec. 4C.7.1. (Frontage Yard Fences & Walls) and Sec. 4C.7.2. (Side/Rear Yard Fences & Walls).

i. Walls provided to meet the standards of any required Transition Screen shall not include barbed or concertina wire.

2. Freeway Screening

a. Lots abutting a Freeway (FWY) Special District (Sec. 8.3.2.) shall provide a T-3 transition screen (Sec. 4C.8.2.C.2.c.) for the entire length of any lot line abutting a Freeway (FWY) Special District.

b. In Freeway (FWY) Special Districts (Sec. 8.3.2.), T-3 transition screens (Sec. 4C.8.2.C.2.c.) shall be provided as according to Sec. 8.3.2.A.3. (Freeway Screening).
3. Transition Screen Types

a. T-Screen 1
Intended for screening moderate-impact uses from abutting lower-intensity uses.

PLANTING AREA Sec. 4C.8.2.D.
A Width (min) 5’
B Large Species Trees (min per 50’) 3

WALLS Sec. 4C.8.2.D.
C Height (min) 6’
Opacity
Below 6’ (min) 100%
6’ and above (max) 50%

b. T-Screen 2
Intended for screening high-impact uses from lower-intensity abutting uses.

PLANTING AREA Sec. 4C.8.2.D.
A Width (min) 5’
B Large Species Trees (min per 50’) 3

WALLS Sec. 4C.8.2.D.
C Height (min) 10’
Opacity
Below 10’ (min) 100%
10’ and above (max) 100%
c. T-Screen 3

Intended for screening uses from adjacent sources of noise pollution and particulate air pollution such as freeways.

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th>Sec 4C.8.2.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width (min)</td>
<td>5'</td>
</tr>
<tr>
<td>Screening Plants (min per 50')</td>
<td>30</td>
</tr>
<tr>
<td>Large Species Trees (min per 50')</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WALLS</th>
<th>Sec 4C.8.2.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (min)</td>
<td>None</td>
</tr>
</tbody>
</table>
D. Measurement

1. Planting Area
   a. Width
      For measuring planting area width see Sec. 4C.4.4.D.1 (Planting Area Width).
   b. Frequency
      For measuring frequency, for example 5 per 50’, see Sec. 14.1.8. (Frequency).
   c. Screening Plants
      For screening plant standards see Sec. 4C.4.4.C.3.b. (Screening Plants).
   d. Large Species Trees
      For large tree standards see Sec. 4C.4.4.C.3.a.i (Tree Type- Large Species Tree).

2. Walls
   a. Height
      Transition screen wall height is measured for the portion of the wall constructed of concrete or masonry that has a minimum thickness of 8 inches and meets the minimum opacity specified by the transition screen type (4C.8.2.C.3.). For measuring wall height in a rear yard or side yard, see Sec. 4C.7.2.D. (Fence and Wall Height). For measuring wall height in a frontage yard see Sec. 3C.3.2.D.2 (Fence and Wall Height).
   b. Opacity
      For measuring opacity see Sec. 14.1.13. (Opacity %).

E. Relief

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

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

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

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

A. Intent

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

B. Applicability

Outdoor storage screening standards are applicable where required by an applicable Part 5B. Use District. Outdoor storage screening standards do not apply to outdoor storage use areas where they are permitted by the applied Use District (Part 5B) but no outdoor storage screen is specified for the use.

C. Standards

1. Location

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

a. In a frontage yard.

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

2. Screening Enclosure

a. Outdoor storage areas shall be screened with the outdoor storage screening type specified by the applicable Use District (Part 5B).

b. Necessary gates provided in the screening structure shall meet the standards of the specified outdoor storage screening type in addition to the following standards:

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

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

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

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

d. In addition to complying with the standards of Sec. 4C.7.3 (Fence/Wall Design and Installation), all provided fences and walls shall be constructed of non-combustible materials.
3. Outdoor Storage Screening Types

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

<table>
<thead>
<tr>
<th>SITING</th>
<th>Sec. 4C.8.3.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage lot line setback (min)</td>
<td>60’</td>
</tr>
<tr>
<td>Area (max)</td>
<td>3,000 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
<th>Sec. 4C.8.3.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosure (min)</td>
<td>100%</td>
</tr>
<tr>
<td>Height (min)</td>
<td>6’</td>
</tr>
<tr>
<td>Opacity (min)</td>
<td>90%</td>
</tr>
</tbody>
</table>

**S-Screen 1**

Applicable as required by Article 5. (Use).

<table>
<thead>
<tr>
<th>SITING</th>
<th>Sec. 4C.8.3.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage lot line setback (min)</td>
<td>n/a</td>
</tr>
<tr>
<td>Area (max)</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FENCES &amp; WALLS</th>
<th>Sec. 4C.8.3.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosure (min)</td>
<td>100%</td>
</tr>
<tr>
<td>Height (min)</td>
<td>8’</td>
</tr>
<tr>
<td>Opacity (min)</td>
<td>90%</td>
</tr>
</tbody>
</table>

**Covering**

| Covered (min) | 100% |

**S-Screen 2**

Applicable as required by Article 5. (Use).
D. Measurement

1. Siting
   a. For frontage yard designation see Sec. 14.1.20.G. (Frontage Yard).
   b. Frontage lot line setbacks are measured perpendicular from all frontage lot lines toward the interior of the lot.
   c. For lot line designation see Sec. 14.1.12. (Lot Line Determination).
   d. For measurement of outdoor storage area, the area of an outdoor storage space is measured as all portions of a lot used for outdoor storage uses and enclosed by a screening structure. The area does not include the screening structure.

2. Fences and Walls
   a. For measurement of enclosure see Sec. 14.1.4. (Enclosure).
   b. For measurement of fence or wall height see Sec. 4C.7.1.D.2. (Fence and Wall Height).
   c. For measurement of opacity see Sec. 14.1.13. (Opacity %).

3. Covering
   For measurement of covered, see Sec. 14.1.2. (Covered Area (%)).

E. Relief

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

2. A deviation from any outdoor storage screen type dimensional standard of up to 15% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
DIV. 4C.9. **GRADING & RETAINING WALLS**

SEC. 4C.9.1. **GRADING & HAULING**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.9.2. **RETAINING WALLS**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.10. **OUTDOOR LIGHTING & GLARE**

SEC. 4C.10.1. **OUTDOOR LIGHTING**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.10.2. **GLARE**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 4C.11. **SIGNS**

SEC. 4C.11.1. **GENERAL SIGN RULES**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.11.2. **TEMPORARY SIGNS**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.11.3. **OFF-SITE SIGNS**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.11.4. **ON-SITE SIGNS**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.11.5. **SIGN PACKAGES**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.11.6. **SIGN TYPES**
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
DIV. 4C.12. SITE ELEMENTS

SEC. 4C.12.1. ROOF-MOUNTED EQUIPMENT
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.12.2. GROUND-MOUNTED EQUIPMENT
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.12.3. WALL-MOUNTED EQUIPMENT
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.12.4. WIRELESS TELECOMMUNICATION FACILITIES
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.12.5. WASTE RECEPTACLES
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.12.6. RECYCLING AREAS
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 4C.12.7. SHOPPING CART CONTAINMENT
[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]
DIV. 4C.13. ENVIRONMENTAL PROTECTION

SEC. 4C.13.1. ENVIRONMENTAL PROTECTION MEASURES

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

SEC. 4C.13.2. FREeway ADJACENCY

A. Intent

1. Protect freeway-adjacent properties from air pollution.

2. Inform the public of health risks associated with vehicle exhaust and particulate matter.

B. Applicability

Freeway adjacency standards apply to all new construction and site modification.

C. Standards

1. Required Signs

   a. Any government owned, leased or operated building, or public park located within 1,000 feet of a freeway shall post a sign to notify the public as follows:

   “NOTICE: Air pollution studies show a strong link between the chronic exposure of populations to vehicle exhaust and particulate matter from major roads and freeways and elevated risk of adverse health impacts, particularly in sensitive populations such as young children and older adults. Areas located within 500 feet of the freeway are known to experience the greatest concentration of ultrafine particulate matter and other pollutants implicated in asthma and other health conditions."

   b. The sign shall be posted at a shared main entrance or shared facility. Public parks shall post signage in restrooms. The sign must meet the following requirements:

      i. A minimum size of 8.5 inches x 11 inches;

      ii. Garamond bold condensed font type at 28 point size;

      iii. English or English and Spanish;

      iv. Durable sign made from plastic or aluminum or other hard surface; and

      v. Fixed to a wall, door, or other physical structure.

2. Required Screening

Any property abutting a freeway is subject to the screening requirements specified in Sec. 4C.8.2.C.2. (Freeway Screening).
D. **Measurement**

   Reserved.

E. **Relief**

   1. Deviation from any freeway adjacency standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

   2. Deviation from freeway screening requirements may be requested as specified in Sec. 4C.8.2.E. (Relief).

**DIV. 4C.14. DEVELOPMENT REVIEW**

**SEC. 4C.14.1. DEVELOPMENT REVIEW THRESHOLD PACKAGES**

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