



ARTICLE 4. **DEVELOPMENT STANDARDS**

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

Part 4A. **Introduction**

Part 4B. **Development Standards Districts**

Part 4C. **Development Standards Rules**

CONTENTS

Part 4A. Introduction	4-3
Div. 4A.1. Introduction	4-4
Part 4B. Development Standards Districts	4-9
Div. 4B.1. District 3	4-10
Div. 4B.2. District 4	4-11
Part 4C. Development Standards Rules	4-13

PART 4A. INTRODUCTION

Div. 4A.1. Introduction	4-4
Sec. 4A.1.1. Purpose	4-4
Sec. 4A.1.2. Development Standards Applicability	4-4
Sec. 4A.1.3. Relationship to Zone.	4-5
Sec. 4A.1.4. How to Use This Article	4-6
Sec. 4A.1.5. Development Standards District Naming Convention	4-8

DIV. 4A.1. INTRODUCTION

SEC. 4A.1.1. PURPOSE

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

SEC. 4A.1.2. DEVELOPMENT STANDARDS APPLICABILITY

A. Project Applicability

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

1. Project Activities

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

DEVELOPMENT STANDARDS DISTRICT RULE	PROJECT ACTIVITIES									
	Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Ordinary Maintenance and Repair
<i>Div. 4C.1.</i> Pedestrian Access	○	●	●	●	●	●	●	○	○	○
<i>Div. 4C.2.</i> Motor Vehicle Access	○	●	●	○	●	●	●	○	○	○
<i>Div. 4C.3.</i> Bicycle Parking	○	●	●	○	●	●	●	○	○	○
<i>Div. 4C.4.</i> Automobile Parking	○	●	●	○	●	●	○	○	●	○
<i>Div. 4C.5.</i> Transportation Demand Management	○	●	●	●	●	●	●	○	○	○
<i>Div. 4C.6.</i> Plants	●	●	●	●	●	●	●	○	○	○
<i>Div. 4C.7.</i> Fences & Walls	●	●	●	○	●	●	●	○	●	○
<i>Div. 4C.8.</i> Screening	○	●	●	●	●	●	●	○	○	○
<i>Div. 4C.9.</i> Grading	●	●	●	○	●	●	○	○	○	○
<i>Div. 4C.10.</i> Outdoor Lighting & Glare	○	●	●	●	●	●	●	○	○	○
<i>Div. 4C.11.</i> Signs	○	●	●	●	○	●	●	○	●	○
<i>Div. 4C.12.</i> Ridgeline Protection	●	●	●	○	●	●	○	○	○	○
<i>Div. 4C.13.</i> Environmental Protection	●	●	●	○	●	●	○	○	○	○

● = Rule generally applies to this project activity

○ = Rule is not applicable

- a. More than one project activity may apply to a project (for example, an addition may also include an expansion of use).
- b. Where a rule is listed as generally applicable in the table below, the project activity shall meet the Development Standards District rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 4C* (Development Standards Rules). Project applicability may also be modified by *Article 12* (Nonconformities). Where a Division of the Development Standards District rules is listed as not applicable in the table below, the standards within the Division do not apply to the project activity.
- c. For more information about project activities see *Sec. 14.1.17*.

2. **Nonconformity**

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

- a. Extending a fence in a front yard: Where the existing fence in a front yard is taller than the maximum height allowed by the frontage fences and wall type specified by Frontage District, all new portions of fence built in the front yard shall meet the maximum fence and wall height standard but no modification is required to the existing fence.
- b. Converting a parking stalls to outdoor dining. Where the proposed site modification and change of use reduces the amount of parking below the minimum number of required parking stalls as specified by parking set, the project activities are not allowed.

B. **Applicable Components of Buildings and Lots**

- 1. Development Standards apply to all portions of a lot.
- 2. Development Standards apply to all portions of buildings and structures on a lot.
- 3. Specific Development Standards Rules may further limiting which components of buildings and lots are required to comply with the standards in *Part 4C* (Development Standards Rules).

SEC. 4A.1.3. **RELATIONSHIP TO ZONE**

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



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

SEC. 4A.1.4. **HOW TO USE THIS ARTICLE**

A. **Identify the Development Standards District**

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

B. **Development Standards District Regulations**

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

C. **Interpreting Development Standards District Regulations**

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

Development Standard District Example:

Zone String

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

Find Your Development Standard District

Part 4B (Development Standard Districts)

DIV. 4B.5. **DISTRICT 5**

SEC. 4B.5.1. INTENT

This Development Standards District supports areas where walking, biking, and public transit are the prioritized modes of transportation.

Pedestrian connections increase porosity in long blocks facilitating pedestrian movement and contributing to a pedestrian-friendly environment. No minimum parking is required, and when it is provided above-grade, it must meet high standards of design. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC.	Name of Standard	STANDARDS	Specification for Standard
1.	PEDESTRIAN ACCESS		Sec. 4C.1
	Pedestrian access package		1
	Pedestrian cut-through spacing		350'
2.	MOTOR VEHICLE ACCESS		Sec. 4C.2
	Motor vehicle access package		1
3.	AUTOMOBILE PARKING		Sec. 4C.4
	Required parking stalls		Parking Set E
	Additional parking for commercial change of use		n/a
	Parking structure design		
		Primary St.	Side St.
	Parking Garage		
	Ground Story	Wrapped	Wrapped
	Upper Stories	Adaptable	Adaptable
	Integrated Parking		
	Ground Story	Wrapped	Wrapped
	Upper Stories	Wrapped	Adaptable
4.	SIGN		Sec. 4C.11
	Sign package		2

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

Link to Rules

Standard Does Not Apply

Frontage Lot Line

Learn More About Your Rules

Part 4C (Development Standard Rules)

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

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

A. Intent

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

B. Applicability

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

C. Standards

1. General

- All uses subject to the parking requirements of this Division must provide the minimum number of automobile parking stalls for the applicable parking set - A, B, C, D or E. Part 4B, (Development Standard Districts) specifies the applicable parking set requirement for each Zone.
- When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 4C.4.2.C.2, (Reduction for Shared Parking).
- For electric vehicle charging space requirements, see the Green Building Code (LAMC, Chapter 9, Article 9).

2. Required Automobile Parking Table

- When the Required Automobile Parking Table lists multiple parking stall requirement options, the greater number of required parking stalls is required.
- Uses are defined in Part 5D (Use Definitions).

SEC. 4A.1.5. **DEVELOPMENT STANDARDS DISTRICT NAMING CONVENTION**

All Development Standards District names are identified as a number. All Development Standards Districts are numbered in the order they fall within this article.

PART 4B. DEVELOPMENT STANDARDS DISTRICTS

Div. 4B.1. District 3	4-10
Sec. 4B.1.1. Intent	4-10
Sec. 4B.1.2. Standards	4-10
Div. 4B.2. District 4	4-11
Sec. 4B.2.1. Intent	4-11
Sec. 4B.2.2. Standards	4-11

DIV. 4B.1. DISTRICT 3

SEC. 4B.1.1. 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.1.2. STANDARDS

PEDESTRIAN ACCESS		Sec. 4C.1.	
Pedestrian access package	Package 2		
Pedestrian passageway spacing	Not required		
MOTOR VEHICLE ACCESS		Sec. 4C.2.	
Motor vehicle access package	Package 3		
Drive-through	Allowed		
AUTOMOBILE PARKING		Sec. 4C.4	
Required parking stalls	Package C		
Exempt change of use, commercial tenant size (max)	No Size Limit		
Parking structure design		Primary St.	Side St.
Parking Garage			
Ground Story	Wrapped	Screened	
Upper Stories	Screened	Screened	
Integrated Parking			
Ground Story	Wrapped	Screened	
Upper Stories	Screened	Screened	
SIGNS		Sec. 4C.11	
Sign package	2		

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

DIV. 4B.2. DISTRICT 4

SEC. 4B.2.1. INTENT

Development Standards District 4 prioritizes the pedestrian experience. Pedestrian access standards increase porosity in long blocks and ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Required automobile parking is limited to allow uses to orient primarily 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.2.2. STANDARDS

PEDESTRIAN ACCESS		Sec. 4C.1	
Pedestrian access package	Package 1		
Pedestrian passageway spacing	350'		
MOTOR VEHICLE ACCESS		Sec. 4C.2	
Motor vehicle access package	Package 2		
Drive-through	Not Allowed		
AUTOMOBILE PARKING		Sec. 4C.4	
Required parking stalls	Package D		
Exempt change of use, commercial tenant size (max)	No Size Limit		
Parking structure design	Primary St.	Side St.	
Parking Garage			
Ground Story	Wrapped	Wrapped	
Upper Stories	Screened	Screened	
Integrated Parking			
Ground Story	Wrapped	Wrapped	
Upper Stories	Wrapped	Screened	
SIGNS		Sec. 4C.11	
Sign package	2		

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