

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to make Title 22 consistent with the updated 2015 Countywide General Plan ("2015 General Plan Update") and includes the: (1) addition of regulations concerning development applications pending on the effective date of the 2015 General Plan Update; (2) addition of a major commercial zone and regulations related thereto; (3) revisions of, and additions to, multi-residential density zones (ranging from Limited Density to High Density); (4) amendments to industrial zone regulations and the addition of regulations to preserve industrial zones; (5) changes to mixed use development zone standards and the elimination of the Arts and Crafts Zone; and (6) amendments to the regulations for hillside management areas.

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By



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EML:gl

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ORDINANCE NO. 2015-0042

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to make Title 22 consistent with the updated 2015 Countywide General Plan ("2015 General Plan") and includes the: (1) addition of regulations concerning development applications pending on the effective date of the 2015 General Plan Update; (2) addition of a major commercial zone and regulations related thereto; (3) revisions of, and additions to, multi-residential density zones (ranging from Limited Density to High Density); (4) amendments to industrial zone regulations and the addition of regulations to preserve industrial zones; (5) changes to mixed use development zone standards and the elimination of the Arts and Crafts Zone; and (6) amendments to the regulations for hillside management areas.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.08.080 is hereby amended to read as follows:

22.08.080 H.

...

— "Highway line" means the right-of-way line established for an alley, street or highway by this Title 22. Such line is coterminous with the lot line on property adjoining a fully widened alley, street or highway, except for a limited secondary highway or for a street where the alternate cross-section is used as delineated in Sections 21.24.065 and 21.24.090 of the Subdivision Ordinance set out in Title 21 of this code. "Property line," as defined in this chapter, shall be deemed the "highway line."

— "Hillside Management Area (HMA)" means any portion of a lot or parcel of land which contains terrain with a natural slope gradient of 25 percent or steeper.

~~— Hillside Management Area, Nonurban. "Nonurban hillside management area" means those areas having a natural slope of 25 percent or more included within the nonurban classification of the general development policy map of the General Plan.~~

~~— Hillside Management Area, Urban. "Urban hillside management area" means those areas having a natural slope of 25 percent or more included within the urban classification of the general development policy map of the General Plan.~~

...

SECTION 2. Section 22.08.160 is hereby amended to read as follows:

22.08.160 P.

...

— "Parkway" means a road so designated on the highway plan, having park-like features, with a right-of-way of not less than 80 feet.

— "Pedestrian paseo" means a landscaped walkway accessible to the public, located outside of a public right-of-way or private roadway, where motorized vehicles are prohibited. A pedestrian paseo shall be a minimum of five feet in width, provide amenities such as appropriate lighting, benches, and water features, and be designed to maximize visibility of the paseo from public view points.

...

SECTION 3. Section 22.16.225 is hereby amended to read as follows:

22.16.225 Applicability of Antelope Valley Zone Changes and Related Zoning Amendments.

A. Pending aApplications Prior to Antelope Valley Area Plan Update.

...

C. Pending Applications Prior to 2015 General Plan Update. If a zone change or an amendment to the regulations of this Title 22 occurred as a result of the 2015 General Plan Update, including but not limited to amendments to Section 22.56.215 (Significant Ecological Areas—Additional Regulations) and the addition of Section 22.56.217 (Hillside Management Areas—Additional Regulations), and an application for a project was complete as of the effective date of the 2015 General Plan Update:

1. The applicant may choose whether the application will be subject to the zoning and regulations that were applicable to the project prior to the effective date of the 2015 General Plan Update, or the amended zoning and amended regulations resulting from the 2015 General Plan Update;

2. If the applicant chooses to have the application subject to the zoning and regulations that were applicable to the project prior to the effective date of the 2015 General Plan Update:

a. The application may be modified prior to consideration by the Commission, Hearing Officer, or Director, and still be subject to the previously applicable zoning and regulations so long as the requested modification does not:

i. Change the project's housing type (e.g., from single-family residential to two-family or multi-family residential);

ii. Increase the project's residential density;

iii. Increase the project's floor area or lot coverage for non-residential space;

iv. Increase the amount of grading for the project; or

v. Increase the area of ground disturbance resulting from the project.

b. Such a modification may necessitate submittal by the applicant of revised, updated, or additional materials, including, but not limited to, site plans, elevations, and oak tree reports.

c. If the requested modification does not meet all of the criteria set forth in this subsection C.2, the modified project shall be subject to the amended zoning and amended regulations resulting from the 2015 General Plan Update.

D. Modifications to Approved Permits Requested After Effective Date of 2015 General Plan Update.

1. An application for a minor modification to an approved but not used permit, that is valid on the effective date of the 2015 General Plan Update, where the minor modification will result in a project that substantially conforms with the previously approved project, as determined by the Director, may, at the election of the applicant, be subject to the zoning and regulations applicable to the permitted use prior to the effective date of the 2015 General Plan Update. In all other cases, an application for a

modification to such a permit shall be considered a new application and shall be subject to the amended zoning and amended regulations resulting from the 2015 General Plan Update;

2. If an approved permit has been used prior to the effective date of the 2015 General Plan Update and the permit contains a grant term, the approved use may continue until the end of the grant term, and, at the end of the grant term, shall be subject to the provisions of this Title 22 in effect at that time. If, during the grant term, a request for a modification to the previously approved permit is made and the modification will result in a use that substantially conforms with the previously approved permit, as determined by the Director, the modified permit shall be subject to the zoning and regulations applicable to the use prior to the effective date of the 2015 General Plan Update. In all other cases, a request for a modification to the previously approved permit shall be subject to the provisions of Title 22 in effect at the time of filing the application for the modification; and

3. If an approved permit has been used prior to the effective date of the 2015 General Plan Update and the permit does not have a grant term, the use may continue indefinitely without regard to the amended zoning and amended regulations resulting from the 2015 General Plan Update. Notwithstanding the preceding sentence, all applicable provisions in Part 10 of Chapter 22.56 regarding nonconforming uses shall apply to the previously approved permit. If a request for a modification to the previously approved permit is made, and the modification will result in a use that substantially conforms with the previously approved permit, as determined by the Director, the

modified permit shall be subject to the zoning and regulations in effect prior to the effective date of the 2015 General Plan Update. In all other cases, a request for a modification to the previously approved permit shall be subject to the provisions of this Title 22 in effect at the time of filing the application for the modification.

SECTION 4. The Title of Part 4 of Chapter 22.20 is hereby amended to read as follows:

Part 4

R-3-()U LIMITED DENSITY MULTIPLE RESIDENCE ZONE

SECTION 5. The title of Part 5 of Chapter 22.20 is hereby amended to read as follows:

Part 5

R-4-()U UNLIMITED MEDIUM DENSITY MULTIPLE RESIDENCE ZONE

SECTION 6. Part 8 of Chapter 22.20 is hereby added to read as follows:

Part 8

R-5-()U HIGH DENSITY MULTIPLE RESIDENCE ZONE

Sections:

- 22.20.480 Purpose.**
- 22.20.490 Permitted Uses.**
- 22.20.500 Accessory Uses.**
- 22.20.510 Uses Subject to Director's Review and Approval.**
- 22.20.520 Uses Subject to Permits.**
- 22.20.530 Project Review and Evaluation.**

22.20.540 Development Standards.

22.20.480 Purpose.

The High Density Multiple Residence Zone (R-5-()U) implements the H100 and H150 land use designations in areas of the County mapped as such in the General Plan. The R-5-()U Zone provides for areas that allow for maximum density residential development and all types of multifamily housing up to 150 units per net acre, subject to the provisions of this Part 8.

22.20.490 Permitted Uses.

Premises in Zone R-5-()U may be used for:

- Adult residential facilities, limited to six or fewer persons.
- Apartment houses.
- Child care centers.
- Community gardens.
- Family child care homes, large.
- Family child care homes, small.
- Foster family homes.
- Fraternity and sorority houses.
- Group homes for children, limited to six or fewer children.
- Rooming and boarding houses.
- Small family homes for children.
- Townhouses.

22.20.500 Accessory Uses.

Premises in Zone R-5-()U may be used for:

- A. The following accessory uses subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):
- Accessory buildings and structures.
 - Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
 - Building materials, storage of.
 - Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
 - Room rentals.
- B. Signs, subject to the regulations set forth in Part 10 of Chapter 22.52 for signs in Zone R-4.

22.20.510 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone R-5-()U may be used for:

- Access to property lawfully used for a purpose not permitted in Zone R-5-()U.
- Convents and monasteries.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752, and 22.56.1753.

- Homeless shelters, subject to the requirements in Section 22.56.1760.

- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

- Model homes.

- Parking lots, as a transitional use.

- Parks, playgrounds, and beaches, with all appurtenant facilities customarily found in conjunction therewith.

- Real estate tract offices, temporary.

- Residential care facilities.

- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in hotels or apartment house developments having not less than 100 guest rooms or dwelling units, provided:

1. That such facilities are no more than 500 square feet;

2. That such facilities are designed and operated for the convenience of the residents or guests and are no more extensive than is necessary to service the development;

3. That all public entrances to such facilities are from a lobby, hallway, or other interior portion of the hotel or apartment house development;

4. That such facilities are located so as not to be visible from the outside of the hotel or apartment house development; and

5. That no sign advertising or identifying such facilities is visible from outside of the building.

- Signs, subject to the regulations set forth in Part 10 of Chapter 22.52 for signs in Zone R-4.

22.20.520 Uses Subject to Permits.

A. Premises in Zone R-5-()U may be used for the following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Adult day care facilities.

- Adult residential facilities, having seven or more persons.

- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.

- Communication equipment buildings.

- Community centers, where developed as an integral part of a building project and on a nonprofit basis for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Earth stations.

- Electric distribution substations, including microwave facilities used in conjunction therewith.

- Farmers' markets, as provided in Part 25 of Chapter 22.52.

- Fire stations.

- Gas metering and control stations, public utility.

- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

- Grading projects, on-site, but excluding projects where the Hearing Officer, Commission, or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Group homes, children, having seven or more children.

- Helistops.

- Hospitals.

- Hotels, subject to the conditions of Section 22.56.220.

- Institutions of an educational, philanthropic, or charitable nature, not including any commercial or industrial enterprise sponsored or operated by such institutions.

- Juvenile halls.

- Libraries.

- Microwave stations.

- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Museums.
- Parking lots and buildings, but excluding commercial parking lots or structures.
- Police stations.
- Post offices.
- Publicly-owned uses necessary for the maintenance of the public health, convenience, or general welfare in addition to those specifically listed in this Section.
- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo, and swimming, where operated as a nonprofit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- Signs, subject to the regulations set forth in Part 10 of Chapter 22.52 for signs in Zone R-4.
- Solid fill projects.
- Stations, bus, railroad, and taxi.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses for a period not to exceed one year.

- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and any use normal and appurtenant to the storage and distribution of water.
- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

B. Premises in Zone R-5-()U may be used for the following uses, provided that the appropriate permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Qualified projects, as provided in, and permitted by, Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Temporary uses, as provided in, and permitted by, Part 14 of Chapter 22.56.

22.20.530 Project Review and Evaluation.

A. An application for new construction or expansion of development in Zone R-5-()U may be referred to the Department of Public Works for review of the project's impacts to infrastructure. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of the Department of Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and

3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of the Department of Public Works finds that based on the traffic, water, or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant to construct, install, or provide additional funds to construct or install, the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of the Department of Public Works, may require that the applicant demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the project site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.

22.20.540 Development Standards.

Premises in Zone R-5-()U shall be subject to the following development standards.

A. Maximum density.

1. The maximum number of dwelling units per net acre for any residential use shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Depending on the land use category in the General Plan

prescribed for the property, such required area shall not exceed 100 or 150 units per net acre; and

2. The provisions of Section 22.20.060 shall apply to lots containing fractional parts of an acre.

B. Yard requirements. Notwithstanding Section 22.48.030, premises in Zone R-5-()U shall be subject to the following yard requirements:

1. Front yards. Each lot or parcel of land shall have a front yard of not less than five feet in depth, which shall be fully landscaped;

2. Other yards. Side and rear yards abutting parcels located within Zone R-1 or R-2 shall have a minimum depth of 15 feet. If the side or rear lot line of the R-5-()U-zoned parcel is separated from the R-1 or R-2 zone by a highway, street, alley, or easement of at least 15 feet in width, this side or rear yard depth requirement shall not apply; and

3. Except as provided in subsection B.1 and B.2 of this Section, all required yards shall be subject to the applicable provisions of Chapter 22.48.

C. Height. Except as otherwise provided by an applicable Community Standards District, a building or structure shall not exceed 65 feet above grade, excluding chimneys, rooftop antennas, and rooftop recreational spaces, except that the portion of any building sharing a common side or rear lot line with property located within Zone R-1 or R-2 shall have a setback from the common side or rear lot line so that the height of the building in the R-5-()U Zone is no greater than 45 feet at the edge

of the building wall facing that common lot line, and shall be recessed back one foot for every additional foot in building height, up to a maximum height of 65 feet.

D. Building articulation. At least 50 percent of the building that fronts a street shall incorporate varying articulation and architectural detail to visually break up massing, such as recessed windows, balconies, offset planes, stepbacks, vertical or horizontal modulations, or other architectural or decorative accents that create visual interest in lieu of long unarticulated walls.

E. Signs. Signs shall be subject to the same regulations as for Zone R-4 set forth in Part 10 of Chapter 22.52.

F. Parking. Properties in Zone R-5-()U shall provide vehicular and bicycle parking as required by Part 11 of Chapter 22.52.

G. Screening.

1. Façades and windows. A building's frontage facing a street shall not have more than 25 percent landscaping or fencing that screens from public view the façade or windows on the ground floor of the building's frontage; and

2. Trash bin enclosures. Trash enclosures for refuse and recycling bins shall be:

a. Located within parking areas or structures, or at the rear or side of buildings, or between buildings, and shall not be placed between a building and a street;

b. Located not farther than 150 feet from the building;

c. Not placed in any public right-of-way; and

d. If located outside, screened by masonry walls between five and six feet in height.

3. Mechanical equipment. Mechanical equipment shall be completely screened from view with walls and/or landscaping.

H. Recreational space for residential developments:

1. Areas defined.

a. Common recreational space. Recreational space for the exclusive use of the residents in the development, and may include:

- Atriums.
- Barbecue and picnic areas.
- Community or multipurpose rooms.
- Courtyards.
- Gardens, including rooftop gardens.
- Indoor or outdoor exercise areas and rooms.
- Lawns.
- Playgrounds.
- Pool decks.
- Swimming pools and spas.
- Tennis, volleyball, and other ball courts.
- Terraces.
- Yards, interior side and rear, exclusive of vehicular

access.

b. Private recreational space. Recreational space attached to and accessed from within an individual dwelling unit, and may include an atrium, balcony, patio, porch, or terrace.

c. Excluded from recreational space. Off-street parking and loading areas, driveways and other vehicular access areas, service areas, and perimeter landscaping with no more than two feet in width, shall not count as useable recreational space.

2 Minimum dimensions for recreational space.

a. For new residential developments with up to 60,000 square feet of total floor area, at least 10 percent of the project area shall be provided for and maintained as common or private recreational space for use by the residents of the development. Landscaping required for the development may count towards this requirement as long as the landscaping is useable recreational space.

b. For new residential developments with over 60,000 square feet of total floor area, a minimum of 100 square feet of private or common recreational space per dwelling unit shall be provided and maintained. Landscaping may count towards this requirement as long as the landscaping is useable recreational space.

3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the units it serves, and shall be available exclusively for the residents of the development.

b. Roof top common recreational space. Where a roof top is used for common recreational space, the roof top shall incorporate landscaping, decorative paving materials, and recreational amenities of the type listed in subsection H.1.a, above. Mechanical equipment storage areas on roof tops shall not be counted towards recreational space.

I. Other residential amenities. All residential developments shall provide adequate private or common laundry facilities shall be provided and reserved for the exclusive use of the residents residing in the development.

SECTION 7. The Title of Part 5 of Chapter 22.28 is hereby amended to read as follows:

Part 5

C-3 UNLIMITED GENERAL COMMERCIAL ZONE

SECTION 8. Part 10 of Chapter 22.28 is hereby added as follows:

Part 10

C-MJ MAJOR COMMERCIAL ZONE

Sections:

- 22.28.410 Purpose.**
- 22.28.420 Permitted Uses.**
- 22.28.430 Accessory Uses.**
- 22.28.440 Uses Subject to Director's Review and Approval.**
- 22.28.450 Uses Subject to Permits.**
- 22.28.460 Project Review and Evaluation.**

22.28.470 Development Standards.

22.28.480 Additional Development Standards for Mixed Use Developments.

22.28.490 Performance Standards.

22.28.410 Purpose.

The Major Commercial Zone (C-MJ) allows for regional-scale commercial and recreation uses, hotels, multi-family residential, and residential-commercial mixed uses.

22.28.420 Permitted Uses.

Premises in Zone C-MJ may be used for the following uses:

1. Sales.
 - Appliance stores, household.
 - Art galleries.
 - Art supply stores.
 - Auction houses, excluding animal auctions.
 - Automobile sales and rental of new and used motor vehicles, with incidental service and repair, provided that all repair activities are conducted within an enclosed building.
 - Automobile supply stores, including incidental service and repairs, provided that all repair activities are conducted within an enclosed building.
 - Bakery shops.
 - Bicycle shops.
 - Boat and other marine sales and rentals, excluding storage.

- Bookstores.
- Ceramics shops, including manufacturing incidental to retail sales

from the premises, provided that the total volume of kiln space does not exceed 16 cubic feet.

- Clothing stores.
- Confectionery or candy stores.
- Delicatessens.
- Department stores.
- Dress shops.
- Drugstores.
- Florist shops.
- Furniture stores.
- Furrier shops.
- Gift shops.
- Grocery stores.

- Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage, and incidental cutting is within an enclosed building.

- Health food stores.
- Hobby supply stores.
- Ice cream shops.

- Jewelry stores.
- Leather goods stores.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Model home display centers and sales offices, provided that such

models shall not be used for residential purposes unless a conditional use permit is first obtained pursuant to the provisions of Part 1 of Chapter 22.56.

- Motorcycle, motorscooter, and trail bike sales and rentals.
- Music stores.
- Newsstands.
- Notions or novelty stores.
- Nurseries, including the growing of nursery stock.
- Office machines and equipment sales.
- Paint and wallpaper stores.
- Pet stores, within an enclosed building only.
- Pet supply stores.
- Photographic equipment and supply stores.
- Radio and television stores.
- Recreational vehicle sales and rentals.
- Retail stores.
- Shoe stores.
- Silver shops.

- Sporting goods stores.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Trailer sales, box and utility.
- Yarn and yardage stores.

2. Services.

- Air-pollution sampling stations.
- Automobile service stations, including incidental repair, and rental of utility trailers, subject to the relevant provisions of subsection B of Section 22.28.090.
- Banks, savings and loans, credit unions, and finance companies.
- Barbershops.
- Beauty shops.
- Bicycle rentals.
- Child care centers.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
- Communication equipment buildings.
- Community gardens.
- Costume rentals.
- Dental clinics and laboratories.

- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that such establishments comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.

- Employment agencies.
- Fire stations.
- Furniture and appliance rentals.
- Gymnasiums.
- Health clubs or centers, including swimming pools, saunas, and steam baths.

- Hospital equipment and supply rentals.
- Hotels without restaurants or banquet facilities.
- Interior decorating studios.
- Laundries, hand.
- Laundries, retail, subject to the limitations and conditions specified in subsection C of Section 22.28.190 related to manufacturing, processing, packaging, treating, and incidental related storage.

- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics and laboratories.

- Motion picture processing, reconstruction, and synchronizing of film with sound tracks.

- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, regarding Director's Review.

- Museums.
- Observatories.
- Offices, business or professional.
- Parking lots and parking buildings.
- Party equipment rentals.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photography studios.
- Police stations.
- Post offices.
- Public utility service centers.
- Radio and television broadcasting studios.
- Real estate offices.

- Recording studios.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out and outdoor dining.
- Restroom facilities.
- Schools, business and professional, including art, barber, beauty, dance, drama, and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Sightseeing agencies.
- Stations, bus, railroad, and taxi.
- Tailor shops.
- Telephone repeater stations.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity, with all equipment stored indoors.
- Tourist information centers.
- Trailer rentals, box and utility only.
- Truck rentals, excluding trucks exceeding two tons' capacity.
- Veterinary clinics, small animals.
- Watch repair shops.

- Wedding chapels.

3. Recreation and Amusement.

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment operated at one particular location not longer than seven days in any six-month period.
- Arboretums and horticultural gardens.
- Athletic fields, excluding stadiums.
- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
- Circuses and animal exhibitions for a period not exceeding seven days, including the temporary keeping or maintenance of wild and domestic animals in conjunction therewith, provided said animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control.
- Miniature golf courses.
- Parks, playgrounds, and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities, together with appurtenant clubhouse.
- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.

22.28.430 Accessory Uses.

Premises in Zone C-MJ may be used for the following accessory uses:

- Accessory buildings and structures.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot so used shall be part of the building project or on property adjoining the construction site.
- Rental, leasing and repair of articles sold on the premises, incidental to retail sales.
- Signs, subject to regulations set forth in Part 10 of Chapter 22.52 for signs in Zone C-3.

22.28.440 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone C-MJ may be used for:

- Access to property lawfully used for a purpose not permitted in Zone C-MJ where such access will not alter the character of the premises for purposes of the permitted uses in Zone C-MJ.
- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent otherwise legally permitted. Any structures, facilities, and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.

- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Family child care homes, large.
- Family child care homes, small.
- Farmers' markets.
- Foster family homes.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the exceptions, conditions, and limitations specified in Sections 22.56.1710, 22.56.1752, and 22.56.1753.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Joint live and work units, as provided in Part 19 of Chapter 22.52.
- Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Shared parking programs.
- Signs, subject to regulations set forth in Part 10 of Chapter 22.52 for signs in Zone C-3.
- Small family homes, children.

22.28.450 Uses subject to Permits.

A. Premises in Zone C-MJ may be used for the following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Adult day care facilities.
- Adult residential facilities.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Ambulance service facilities.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment for longer than seven days.
- Apartment houses.
- Arcades, game or movie.
- Archery ranges.
- Bars and cocktail lounges, excluding cabarets.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body-piercing parlor.

- Bowling alleys.
- Boxing arenas.
- Butane and propane service stations.
- Cardrooms or clubs.
- Carnivals, commercial, including pony rides, for longer than seven days.

- Car washes, automatic, coin-operated and hand wash.
- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- Circuses and animal exhibitions, for longer than seven days.
- Community centers.
- Dance halls.
- Earth stations.
- Electric distribution substations including microwave facilities,

provided:

a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The Director may approve the substitution of a chain-link or other industrial-type fence with screen planting where the Director deems it is appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 regarding Director's Review; and

b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.

- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.

- Games of skill.

- Golf driving ranges.

- Grading projects, off site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

- Grading projects, on-site, but excluding projects where the Hearing Officer, Commission, or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Group homes, children.

- Helistops.

- Homeless shelters, subject to the requirements of Section 22.56.1760.

- Hotels, with restaurants, incidental sales, and banquet facilities.

- Land reclamation projects.

- Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people, where the conditions of Section 22.56.1754 have not been, or cannot be, met. This provision shall

not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge, or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.

- Massage parlors.
- Microwave stations.
- Mixed use developments, subject to the limitations on uses

identified in Section 22.52.1920.

- Nightclubs.
- Outdoor dining, where the standards of subsection G of

Section 22.28.070 have not been, or cannot be, met.

- Permanent cosmetics parlors.
- Pool halls.
- Publicly-owned uses necessary for the maintenance of the public

health, convenience, or general welfare in addition to those specifically listed in this Section.

- Real estate tract offices, temporary.
- Residences, caretaker.
- Residential care facilities, subject to the conditions and limitations

of Section 22.20.090.

- Rooming and boarding houses.
- Shooting galleries.

- Signs, subject to regulations for signs in Zone M-1 provided in Part 10 of Chapter 22.52.

- Skating rinks, ice or roller.
- Solid fill projects.
- Stadiums.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses, for a period not to exceed one year.

- Swap meets.
- Tasting rooms, remote, subject to the applicable provisions of Part 23 of Chapter 22.52.

- Tattoo parlors.
- Theaters and other auditoriums.
- Townhouses.
- Youth hostels.

B. Premises in Zone C-MJ may be used for the following uses, provided the appropriate permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit:

- Qualified projects, as provided in, and permitted by, Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

- Temporary uses, as provided in, and permitted by, Part 14 of Chapter 22.56.

22.28.460 Project Review and Evaluation.

A. An application for new construction or expansion of development in Zone C-MJ may be referred to the Department of Public Works for review of the project's impacts to infrastructure. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of the Department of Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and
3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of the Department of Public Works finds that based on the traffic, water, or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant to construct, install, or provide additional funds to construct or install, the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of the Department of Public Works, may require that the applicant demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the

project site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.

22.28.470 Development Standards.

Premises in Zone C-MJ shall be subject to the following development standards:

- A. Minimum project area. The minimum area for a project located on one or more contiguous lots under the same ownership or control shall be two acres.
- B. Maximum floor area ratio (FAR). If a project is located on property regulated by an area, community, or neighborhood plan, the maximum FAR shall be determined as set forth in such plan. Otherwise, the maximum FAR for the project shall be 3.0.
- C. Maximum height. The maximum structure or building height shall be 65 feet. Buildings or structures may extend up to 75 feet in height with the approval of a conditional use permit.
- D. Maximum density. If a project is located on property regulated by an area, community, or neighborhood plan, the maximum residential density shall be determined as set forth in such plan. Otherwise, the maximum residential density for the project shall be 150 dwelling units per acre.
- E. Minimum landscaped area. A minimum of 10 percent of the net project area shall be landscaped with drought-tolerant lawn, shrubbery, flowers and/or trees, and shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

F. Side and rear yards. Side and rear yards of new development within Zone C–MJ that abut a parcel located within a residential or agricultural zone shall have a minimum depth of 30 feet to separate, screen, and buffer the development's buildings from the abutting residential or agricultural zone. These yards may contain driveways, surface parking spaces, landscaping, and trees. If the side or rear lot line of a property within a C-MJ zone is separated from an adjacent parcel located within a residential and agricultural zone by a street or highway, the walls along the side and rear yards shall comply with the requirements in subsection D.2 of Section 22.52.1060.

G. Parking. Vehicle and bicycle parking facilities shall be provided as required by Part 11 of Chapter 22.52 for projects located within the C-MJ Zone. Shared parking may be approved through a Director's Review, except that parking for commercial and residential uses shall be provided separately and designated by posting, pavement marking, and/or physical separation.

H. Sign Program. For multi-tenant retail centers containing three or more businesses, a sign program shall be required to coordinate all business signs within the development. The program shall establish uniform standards for sign location, style, size, color, font, materials, and other applicable sign features, so that all business signs in the development will be compatible with each other and in compliance with the sign requirements of this Title 22.

I. Trash bin enclosures. Trash enclosures for refuse and recycling bins shall be:

1. Located within parking areas or structures, or at the rear or side of buildings, or between buildings, and shall not be placed between a building and a street;
2. Located not farther than 150 feet from the building;
3. Not placed in any public right-of-way; and
4. If located outside, screened by masonry walls between five and six feet in height.

J. Outside display. Except for the following uses, all display in Zone C-MJ shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Automobile sales, new and used, limited to automobiles and trucks under two tons held for sale or rental only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Boat sales, limited to boats held for sale or rental only.
- Electric distribution substations.
- Parking lots.
- Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.
- Restaurants and other eating establishments, including food take-out and outdoor dining.

K. Outside storage. Outdoor storage is permitted at the rear or side of a lot, when such storage is strictly incidental to the primary use on the lot, but shall not be

nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate between five to six feet in height, and such storage shall not be higher than the enclosed walls. The Director may approve the substitution of a fence or decorative wall that will adequately comply with the provisions of this subsection. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56 regarding Director's Review.

22.28.480 Additional Development Standards for Mixed Use Developments.

Premises in mixed use developments in the C-MJ Zone shall be subject to the following additional development standards.

- A. Recreational space for mixed use developments:
 - 1. Areas defined.
 - a. Common recreational space. Recreational space for the exclusive use of the residents in the development, and may include:
 - Atriums.
 - Barbecue and picnic areas.
 - Community or multipurpose rooms.
 - Courtyards.
 - Gardens, including rooftop gardens.
 - Indoor or outdoor exercise areas and rooms.
 - Lawns.
 - Playgrounds.

- Pool decks
- Swimming pools and spas.
- Tennis, volleyball, and other ball courts.
- Terraces.
- Yards, interior side and rear, exclusive of vehicular

access.

b. Private recreational space. Recreational space attached to and accessed from within an individual dwelling unit, and may include an atrium, balcony, patio, porch, or terrace.

c. Excluded from recreational space. Off-street parking and loading areas, driveways and other vehicular access areas, service areas, and perimeter landscaping with no more than two feet in width shall not count as useable recreational space.

2. Minimum dimensions for recreational space. For every dwelling unit in a mixed use development, a minimum of 100 square feet for private and common recreational space shall be provided and maintained. Landscaping required for the development may count towards this requirement as long as the landscaping is useable recreational space.

3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the unit it serves, and shall be available exclusively for the use of all residents of the development.

b. Roof top common recreational space. Where a roof top is used for common recreational space, the roof top shall incorporate landscaping, decorative paving materials, and recreational amenities of the type listed in subsection A.1.a, above. Mechanical equipment storage areas on roof tops shall not be counted towards recreational space.

B. Other residential amenities for mixed use developments. Any development that includes dwelling units shall provide adequate private or common laundry facilities that are reserved for the exclusive use of the residents residing in the development.

22.28.490 Performance Standards for Mixed Use Developments.

All mixed use developments in the C-MJ Zone shall comply with the following performance standards:

A. Hours of operation. The hours of operation for commercial uses shall be no earlier than 6:00 a.m. and no later than 12:00 a.m. daily, unless modified by a conditional use permit.

B. Loading. Off-street loading areas shall be located towards the rear of the structure(s) where feasible and shall not be visible from the street. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation set forth in subsection A, above, and in such fashion to prevent annoyance to adjacent residents and tenants.

C. Noise. Noise shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.

D. Operating activities prohibited. The following operating activities shall be prohibited:

1. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and
2. Welding, machining, or open flame work.

SECTION 9. The Parts headings for Chapter 22.32 are hereby amended to read as follows:

Chapter 22.32 INDUSTRIAL ZONES

Parts:

- | | |
|------------------------------|--------------------------------------------------------------------------------------------------------------|
| PART 1. | GENERAL REGULATIONS |
| PART 2. | M-1 LIGHT MANUFACTURING ZONE |
| PART 3. | D-2 DESERT-MOUNTAIN ZONE |
| PART 4. | M-1 1/2 <u>M-1.5</u> RESTRICTED HEAVY MANUFACTURING ZONE |
| PART 5. | MPD MANUFACTURING INDUSTRIAL PLANNED ZONE |
| PART 6 <u>5</u> . | M-2 HEAVY MANUFACTURING ZONE and M-4 UNLIMITED MANUFACTURING ZONE |
| PART 6 <u>6</u> . | <u>M-2.5 AIRCRAFT AND HEAVY MANUFACTURING ZONE</u> |
| PART 7. | M-3 UNCLASSIFIED ZONE |
| PART 8. | M-2 <u>1/2</u> AIRCRAFT, HEAVY INDUSTRIAL ZONE <u>MPD MANUFACTURING – INDUSTRIAL PLANNED ZONE</u> |
| PART 9. | B-1 BUFFER STRIP ZONE |

PART 10. B-2 CORNER BUFFER ZONE

SECTION 10. Part 1 of Chapter 22.32 is hereby amended to read as follows:

22.32.010 Industrial ~~z~~Zones ~~d~~Designated.

As used in this Title 22, "industrial zones" means Zones M-1, ~~M-1 1/2~~M-1.5, M-2, ~~M-2 1/2~~M-2.5, M-3, ~~M-4, MPD~~, B-1, and B-2.

22.32.020 Use ~~r~~Restrictions.

A person shall not use any premises in any ~~i~~Industrial ~~z~~Zone except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this ~~t~~Title.

22.32.030 Wild ~~a~~Animals ~~p~~Prohibited – Exceptions.

A person shall not use, keep, or maintain any wild animal in Zones ~~M-1 1/2~~M-1.5, M-2, ~~or M-3 or M-4~~, whether such animal is used, kept, or maintained either individually or collectively for either private or commercial purposes, except as provided in Section 22.24.160. Notwithstanding the other provisions of this ~~s~~Section, wild animals may be temporarily used, kept, or maintained for a period of not to exceed:

...

22.32.032 Prohibited Uses.

The following uses shall be prohibited in all Industrial Zones except Zone D-2:

- Adult day-care facilities.
- Adult residential facilities.

- Business and professional schools, including art, barber, beauty, dance, drama, and music schools.

- Colleges and universities.

- Dwelling units, except for caretaker residences as provided in this

Chapter.

- Family child care homes.

- Farmworker dwelling units and housing complexes.

- Foster family homes.

- Group homes for children.

- Hospitals.

- Hotels.

- Mobilehomes or recreational vehicles for sleeping or residential purposes, except for temporary use as caretaker residences, as provided in this Chapter.

- Mobilehome parks.

- Motels.

- Rooming and boarding houses.

- Schools, public or private, up to grade 12.

- Small family homes for children.

SECTION 11. Part 2 of Chapter 22.32 is hereby deleted in its entirety.

~~22.32.040~~ Permitted uses.

~~Premises in Zone M-1 may be used for:~~

~~_____ A. _____ Any use listed as a permitted use in either Sections 22.24.070 (Zone A-1) or 22.28.230 (Zone C-M), subject to the limitations and conditions set forth therein, except as otherwise expressly provided in subsection B of this section, and provided that the following uses are prohibited:~~

~~_____ Adult day care facilities.~~

~~_____ Adult residential facilities.~~

~~_____ Dwelling units, except one dwelling unit within a building on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family, and except dwelling units within a building on premises used for agricultural purposes, which dwelling units are occupied only by persons employed on the same premises and their immediate families.~~

~~_____ Family day care homes.~~

~~_____ Foster family homes.~~

~~_____ Group homes, children.~~

~~_____ Hospitals.~~

~~_____ Hotels.~~

~~_____ Mobilehomes or recreational vehicles for sleeping or residential purposes, except:~~

~~_____ 1. _____ In cases in which this subsection permits the use of a dwelling for a caretaker or superintendent in Zone M-1, a mobilehome containing one dwelling unit or a recreational vehicle may be used in lieu of such dwelling for not to exceed six consecutive months in any 12-month period; or~~

~~2. As otherwise provided in Section 22.32.070.~~

~~Mobilehome parks.~~

~~Motels.~~

~~Rooming and boarding houses.~~

~~Schools.~~

~~Signs, except as permitted in Part 10 of Chapter 22.52.~~

~~Small family homes, children.~~

~~B. The following additional uses are permitted in Zone M-1, except that nothing in this subsection permits punch presses of over 20 tons rated capacity, drop hammers or automatic screw machines.~~

~~Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one hour fire resistant wall.~~

~~Agricultural contractor equipment, sale or rental or both.~~

~~Animal experimental research institute.~~

~~Animal hospitals.~~

~~Assembly plants.~~

~~Automobile body and fender repair shops, if all operations are conducted inside of a building.~~

~~Automobile painting and upholstering.~~

~~Bags, manufacture of.~~

~~Barrels, storage of empty barrels.~~

- ~~_____ Baseball park.~~
- ~~_____ Batteries; the manufacture and rebuilding of batteries.~~
- ~~_____ Beds; the manufacture of bedspreads and bedsprings.~~
- ~~_____ Billboards; the manufacture of billboards.~~
- ~~_____ Blacksmith shops.~~
- ~~_____ Boat building.~~
- ~~_____ Bone products; the manufacture of bone products.~~
- ~~_____ Book bindery.~~
- ~~_____ Bottling plant.~~
- ~~_____ Box factory.~~
- ~~_____ Breweries.~~
- ~~_____ Brushes, the manufacture of.~~
- ~~_____ Building materials, storage of.~~
- ~~_____ Bus storage.~~
- ~~_____ Cabinetmaking.~~
- ~~_____ Candles, the manufacture of.~~
- ~~_____ Cannery, except meat or fish.~~
- ~~_____ Canvas; the manufacture of canvas and products of canvas.~~
- ~~_____ Car barns for buses and streetcars.~~
- ~~_____ Carnivals, commercial or otherwise.~~
- ~~_____ Carpenter shops.~~
- ~~_____ Carpet cleaning.~~

- ~~Casein; the manufacture of casein products, except glue.~~
- ~~Cellophane; the manufacture of cellophane products.~~
- ~~Ceramics; the manufacture of ceramics.~~
- ~~Cesspool pumping, cleaning and draining.~~
- ~~Cigars, the manufacture of.~~
- ~~Cigarettes, the manufacture of.~~
- ~~Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control.~~
- ~~Clay products; the manufacture or storage, or both, of clay products, including clay statuary.~~
- ~~Cleaning and dyeing establishments, wholesale.~~
- ~~Clocks, manufacture of.~~
- ~~Cloth; the manufacture of cloth and cloth products, including clothing of all kinds, but not tanning.~~
- ~~Coffee roasting.~~
- ~~Coffins, the manufacture of.~~
- ~~Cold storage plants.~~
- ~~Concrete batching, provided that the mixer is limited to one cubic yard capacity.~~

~~Contractor's equipment yards, including farm equipment and all equipment used in building trades.~~

~~Cork, the manufacture of cork products.~~

~~Cosmetics; the packaging and distribution of pharmaceutical and cosmetic items.~~

~~Cotton storage.~~

~~Creameries.~~

~~Curtain cleaning plants.~~

~~Dairy products depots and manufacture of dairy products.~~

~~Dextrine, manufacture of.~~

~~Disability rehabilitation and training centers, except that dormitories and similar structures used for living or sleeping accommodations are prohibited, and dwelling units are permitted only as provided in subsection A of this section.~~

~~Distributing plants.~~

~~Dogs—Dog breeding; commercial dog kennels; dog training schools.~~

~~Draying yards or terminals.~~

~~Drugs; the manufacture of, and sale at wholesale of drugs.~~

~~Drygoods; the manufacture of, sale at wholesale of and storage of drygoods.~~

~~Dyeing and cleaning, wholesale.~~

~~Electric appliance assembly.~~

~~Electrical parts; the manufacture of, sale at wholesale of or the storage of small electrical parts.~~

~~Electric signs, the manufacture of.~~

~~Electrical transformer substations.~~

~~Emery cloth, the manufacture of.~~

~~Engines; the manufacture of internal combustion or steam engines; this paragraph does not permit a foundry.~~

~~Engraving; machine metal engraving.~~

~~Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.~~

~~Feathers; the manufacture or renovation of feather products, or both.~~

~~Felt; the manufacture of felt.~~

~~Ferris wheels.~~

~~Fiber products, including fiberglass, the manufacture of.~~

~~Fixtures; the manufacture of gas or electrical fixtures, or both.~~

~~Food products, the manufacture, processing, storage and sale of, except lard, pickles, sausage, sauerkraut or vinegar.~~

~~Fox farms.~~

~~Fruit packing plants.~~

~~Fuel yard.~~

~~Fumigating contractors.~~

- ~~_____ Fur products, the manufacture of.~~
- ~~_____ Fur warehouses.~~
- ~~_____ Furniture, the manufacture of.~~
- ~~_____ Generators; the manufacture of electrical generators.~~
- ~~_____ Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction.~~
- ~~_____ Glass, the storage.~~
- ~~_____ Gloves, the manufacture of.~~
- ~~_____ Granite, the grinding, cutting and dressing of granite.~~
- ~~_____ Hair products, the manufacture of.~~
- ~~_____ Harnesses, the manufacture of.~~
- ~~_____ Heating equipment, the manufacture of.~~
- ~~_____ Hemp storage.~~
- ~~_____ Horn products, the manufacture of.~~
- ~~_____ Humane societies.~~
- ~~_____ Ice, the manufacture, distribution and storage of.~~
- ~~_____ Incinerators, the manufacture of.~~
- ~~_____ Ink, the manufacture of.~~
- ~~_____ Iron; ornamental iron works, but not including a foundry.~~
- ~~_____ Jewelry, the manufacture of.~~
- ~~_____ Knitting mills.~~

- ~~_____ Laboratories for testing experimental motion picture film.~~
- ~~_____ Laundries.~~
- ~~_____ Leather products, the manufacture of.~~
- ~~_____ Linen and towel supply.~~
- ~~_____ Liquor storage.~~
- ~~_____ Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.~~
- ~~_____ Lumberyards, except the storage of boxes or crates.~~
- ~~_____ Machine shops.~~
- ~~_____ Machinery storage yards.~~
- ~~_____ Machinery; the repair of farm machinery.~~
- ~~_____ Malt products, the manufacture of.~~
- ~~_____ Marble, the grinding, cutting and dressing of.~~
- ~~_____ Marine oil service stations.~~
- ~~_____ Mattresses, the manufacture and renovation of.~~
- ~~_____ Medicines, the manufacture of.~~
- ~~_____ Metals:~~
 - ~~_____ 1. _____ Manufacture of products of precious metals;~~
 - ~~_____ 2. _____ Manufacture of metal, steel and brass stamps, including hand and machine engraving;~~
 - ~~_____ 3. _____ Metal fabricating;~~
 - ~~_____ 4. _____ Metal spinning;~~

- ~~5. Metal storage;~~
- ~~6. Metal working shops;~~
- ~~7. Plating and finishing of metals, provided no perchloric acid is used.~~
- ~~Motors; the manufacture of electric motors.~~
- ~~Moving van storage or operating yards.~~
- ~~Musical instruments, the manufacture of.~~
- ~~Novelties, the manufacture of.~~
- ~~Oil; the manufacture of vegetable oil.~~
- ~~Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.~~
- ~~Oleomargarine, the manufacture of.~~
- ~~Optical goods, the manufacture of.~~
- ~~Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any residential zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.~~
- ~~Paint mixing, except the mixing of lacquers and synthetic enamels.~~
- ~~Paper mache statuary, the manufacture of.~~
- ~~Paper products, the manufacture of, but not including the manufacture of paper itself.~~
- ~~Perfume, the manufacture of.~~
- ~~Pest control service, including residential termite control.~~

~~Pharmaceuticals, the manufacture and packaging of.~~

~~Phonographs, the assembly of.~~

~~Phonograph records, the manufacture of, including the grinding and processing of the basic materials used in connection therewith.~~

~~Plaster, the storage of.~~

~~Plastics, the molding of plastics, including the light manufacture of products thereof, provided all grinding operations are conducted within an interior room.~~

~~Plumbing shops and plumbing contractor's shops.~~

~~Polish, the manufacture of.~~

~~Pottery, the manufacture of.~~

~~Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.~~

~~Presses; hydraulic presses for the molding of plastics.~~

~~Produce yards or terminals.~~

~~Putty, the manufacture of.~~

~~Radios, the assembly of.~~

~~Refrigeration plants.~~

~~Riding academies.~~

~~Roofing contractor's establishments.~~

~~Rope, the manufacture and storage of.~~

~~Rubber; the processing of raw rubber if:~~

~~1. The rubber is not melted;~~

~~2. Where a banbury mixer is used, the dust resulting therefrom is washed.~~

~~Rug cleaning plant.~~

~~Rugs, the manufacture of.~~

~~Saddles, the manufacture of.~~

~~Sand; the washing of sand to be used in sandblasting.~~

~~Sandpaper, the manufacture of.~~

~~Sash and door manufacturing.~~

~~Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.~~

~~Sheet metal shops.~~

~~Shell products, the manufacture of.~~

~~Shoes, the manufacture of.~~

~~Shoe polish, the manufacture of.~~

~~Shooting gallery.~~

~~Signs, the manufacture of.~~

~~Sodium glutamate, the manufacture of.~~

~~Soft drinks, the manufacture and bottling of.~~

~~Springs, the manufacture of.~~

~~Stables; private stables for the raising and training of racehorses, provided such use is not established for commercial purposes.~~

~~Starch; the mixing and bottling of starch.~~

~~Statuary; the manufacture of clay, paper mache and stone statuary and monuments.~~

~~Stencils, the manufacture of.~~

~~Stone, marble and granite, and grinding, dressing and cutting of.~~

~~Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.~~

~~Stove polish, the manufacture of.~~

~~Textiles; the manufacture of textiles, including clothing and upholstery.~~

~~Tire retreading.~~

~~Tools, the manufacture of.~~

~~Toys, the manufacture of.~~

~~Trailers, the manufacture of.~~

~~Truck storage or rental.~~

~~Type; the manufacture of printer's type.~~

~~Valves; the storage and repair of oil well valves.~~

~~Venetian blinds, the manufacture of.~~

~~Ventilating ducts, the manufacture of.~~

~~Veterinary; the consulting office and hospital of a veterinary.~~

~~Vitamin tablets, the manufacture of.~~

~~Wallboard, the manufacture of.~~

~~Warehouses; storage warehouses.~~

~~_____ Watches, the manufacture of.~~

~~_____ Welding.~~

~~_____ Wharves.~~

~~_____ Window shades, the manufacture of.~~

~~_____ Wineries, subject to the applicable provisions of Part 23 of Chapter 22.52.~~

~~_____ Wood; the manufacture of wood products. This section does not permit a planing mill.~~

~~_____ Wood yards.~~

~~_____ Woolen goods; the manufacture and storage of.~~

~~_____ Yarn; the dyeing of yarn and manufacture of yarn products.~~

~~_____ **22.32.050 Accessory uses.**~~

~~_____ Premises in Zone M-1 may be used for the following accessory uses:~~

~~_____ Any accessory use listed in Section 22.24.080 (Zone A-1) and 22.28.240 (Zone C-M), subject to the limitations and conditions set forth therein.~~

~~_____ **22.32.060 Uses subject to director's review and approval.**~~

~~_____ If site plans therefor are first submitted to and approved by the director, premises in Zone M-1 may be used for:~~

~~_____ Any use listed in Section 22.24.090 (Zone A-1) or Section 22.28.250 (Zone C-M), subject to the limitations and conditions set forth therein.~~

~~_____ **22.32.070 Uses subject to permits.**~~

Premises in Zone M-1 may be used for:

~~A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:~~

~~Any use listed in Section 22.24.100 (Zone A-1) or Section 22.28.260 (Zone C-M), subject to the limitations and conditions set forth therein.~~

~~Child care centers.~~

~~Mobilehomes, for use by a caretaker and his immediate family where continuous supervision is required for a period longer than six consecutive months in any 12-month period, in accordance with the provisions of Part 6 of Chapter 22.52.~~

~~Signs, outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.~~

~~Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.~~

~~B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:~~

~~Cemeteries, as provided in Part 4 of Chapter 22.56.~~

~~Explosives storage, as provided in Part 5 of Chapter 22.56.~~

~~Surface mining operations, as provided in Part 9 of Chapter 22.56.~~

~~Temporary uses, as provided in Part 14 of Chapter 22.56.~~

~~22.32.080~~ ~~Development standards.~~

~~Premises in Zone M-1 shall be subject to the following development standards:~~

~~A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.~~

~~B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.~~

~~C. Signs shall comply with the requirements of Part 10 of Chapter 22.52.~~

SECTION 12. Part 2 of Chapter 22.32 is hereby added to read as follows:

Part 2

M-1 LIGHT MANUFACTURING ZONE

Sections:

22.32.035 Purpose.

22.32.040 Permitted Uses.

22.32.050 Accessory Uses.

22.32.060 Uses Subject to Director's Review and Approval.

22.32.070 Uses Subject to Permits.

22.32.080 Development Standards.

22.32.035 Purpose.

The Light Manufacturing Zone (M-1) allows for light industry, repair, wholesale and packaging, including the manufacture, assembly, distribution, and storage of goods that have low nuisance impacts, but excluding raw-materials production, processing, or

bulk handling. The zone will also accommodate retail and service commercial uses to serve local employees and visitors.

22.32.040 Permitted Uses.

A. Premises in Zone M-1 may be used for the following uses, provided that no drop hammers, automatic screw machines, and punch presses exceeding 20 tons in rated capacity shall be used:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment sales and rentals.
- Air pollution sampling stations.
- Ambulance emergency service facilities.
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment, operated at one particular location not longer than seven days in any six-month period.
- Animal experimental research institutes.
- Animal hospitals.
- Animal shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Arboretums and horticultural gardens.
- Art galleries.

- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields, excluding stadiums.
- Auction houses, excluding animal auctions.
- Automobile battery services, provided that all operations are conducted within an enclosed building.
- Automobile body and fender repair shops, provided that all operations are conducted within an enclosed building.
- Automobile brake repair shops, provided that all operations are conducted within an enclosed building.
- Automobile muffler shops, provided that all operations are conducted within an enclosed building.
- Automobile painting and upholstering shops, provided that all operations are conducted within an enclosed building.
- Automobile radiator shops, provided that all operations are conducted within an enclosed building.
- Automobile rental and leasing agencies.
- Automobile repair garages, provided that all operations are conducted within an enclosed building.
- Automobile sales of new and used vehicles.

- Automobile service stations, including incidental washing, repair, and concession sales.
- Automobile sightseeing agencies.
- Automobile supply stores, with incidental repair provided that all operations are conducted within an enclosed building.
- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions, and finance companies.
- Barbershops.
- Barrel storage.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle, motorscooter, and trail bike sales and rentals.
- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.
- Book binderies.
- Bookstores.
- Bottling plants.
- Box factories.
- Breweries.

- Building materials storage.
- Bus storage.
- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.
- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet and rug cleaners.
- Car washes, automatic, coin-operated, and hand wash.
- Catering services.
- Ceramics shops.
- Cesspool pumping, cleaning, and draining.
- Churches, temples, or other places used exclusively for religious

worship, including customary incidental educational and social activities in conjunction therewith.

- Circuses and animal exhibitions for a period not exceeding seven days, including the temporary keeping or maintenance of wild and domestic animals in conjunction therewith, provided said animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control.

- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold storage plants.

- Comfort stations.
- Communication equipment buildings.
- Community centers.
- Community gardens.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Costume rentals.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Curtain cleaning services.
- Dairy products depots.
- Delicatessens.
- Dental clinics.
- Dental laboratories.
- Department stores.
- Disability rehabilitation and training centers, limited to sheltered employment and vocational training, with assembly and manufacturing activities that are permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.
- Distributing plants.
- Dog breeding facilities.

- Dog kennels.
- Dog training schools.
- Draying yards or terminals.
- Dress shops.
- Drugstores.
- Dry cleaning establishments, provided that such establishments

comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.

- Electric distribution substations, including microwave facilities, provided:

- a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The Director may approve the substitution of a chain-link or other industrial-type fence with screen plantings where the Director deems it is appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 regarding Director's Review; and

- b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.

- Electrical transformer substations.
- Electricians' shops.
- Employment agencies.
- Engraving, machine metal engraving.

- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Farm equipment and machinery repair shops.
- Feed and grain sales.
- Film laboratories.
- Fire stations.
- First aid stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.
- Fuel yards.
- Fumigating contractors.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.
- Gas metering and control stations, public utility.
- Gift shops.
- Glass, the production by hand of crystal glass art novelties, within a closed building of fire-resistant construction.
- Glass and mirror sales, including automobile glass installation.

- Golf courses, including customary clubhouses and appurtenant facilities.
- Greenhouses.
- Grocery stores.
- Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage, and incidental cutting is located or conducted within an enclosed building.
- Health food stores.
- Hobby supply stores.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice sales, excluding ice plants.
- Interior decorating studios.
- Jewelry stores.
- Laboratories, research and testing.
- Laboratories for testing experimental motion picture film.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Laundry agencies.
- Laundry plants, wholesale.

- Leather goods stores.
- Libraries.
- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels

are stored aboveground at any one time.

- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging, and storage of finished or prepared materials, provided that, with the exception of items f., h., and m., below, no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:

- a. Agricultural products.
- b. Cloth and textile products, including apparel and upholstery,

but excluding leatherwork and tanning.

- c. Cosmetics and dry goods products.
- d. Craft products.
- e. Drug and pharmaceutical products.

- f. Earthen products, including ceramics, sand, and stone, but excluding brick, terra cotta, and tile manufacture.
 - g. Electric, electronic, and mechanical products and parts, including appliances, computers, equipment, and instruments.
 - h. Food, edible oil, liquor, soda, and juice products, including the baking, processing, packing, canning, and bottling, except meat, fish, lard, pickles, sausage, sauerkraut, or vinegar.
 - i. Glass products and parts, provided that no individual crucible shall exceed a capacity of 16 square feet.
 - j. Metal products and parts, including the fabricating, engraving, spinning, storing, plating, and finishing, provided that no perchloric acid is used, and excluding a foundry.
 - k. Paper products.
 - l. Plastic products, including molding and grinding within an interior room.
 - m. Precious and semi-precious metal products, including jewelry and lapidary.
 - n. Rubber products, excluding tires.
 - o. Wood products, including furniture, but excluding planing mills.
- Marine oil service stations.
 - Meat markets, excluding slaughtering.

- Medical clinics.
- Medical laboratories.
- Microwave stations.
- Millinery shops.
- Mimeograph and addressograph services.
- Mobilehome sales.
- Mortuaries.
- Motion picture processing, reconstruction, and synchronizing of film with sound tracks.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, regarding Director's Review.
- Moving van storage or operating yards.
- Museums.
- Music stores.
- Newsstands.
- Notions or novelty stores.
- Observatories.
- Offices, business or professional.

- Office machines and equipment sales and rentals.
- Oil wells and accessory facilities, subject to the conditions and limitations of Section 22.24.120 (Zone A-2).
- Outdoor dance pavilions, located at least 500 feet from any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Outdoor skating rinks, located at least 500 feet from any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Parks, playgrounds, and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Party equipment rentals and storage, including the rental of items such as, but not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services.
- Pet stores.
- Pet supply stores.

- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.
- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Post offices.
- Presses, hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.
- Public utility service centers.
- Radio and television broadcasting studios.
- Radio and television stores.
- Real estate offices.
- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities, together with appurtenant clubhouses.
- Refrigeration plants.
- Repair shops, household and fix-it.

- Restaurants and other eating establishments, including food take-out and outdoor dining in compliance with the standards set forth in subsection G of Section 22.28.070.

- Retail stores.

- Reupholsters, furniture.

- Revival meetings in tents, for temporary use and operated at one particular location if not within 300 feet of any public park or school or area in any residential zone and not longer than seven days in any six-month period.

- Riding academies.

- Riding and hiking trails, excluding trails for motor vehicles.

- Roofing contractor's establishments.

- Sand washing, to be used in sandblasting.

- Secondhand stores.

- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.

- Sheet metal shops.

- Shoe repair shops.

- Shoe stores.

- Shoeshine stands.

- Shooting galleries.

- Sightseeing agencies.

- Silver shops.

– Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size. Boarding and raising of animals for on-site slaughtering shall be limited to 20 percent of the floor area, however no hatcheries are permitted.

- Sporting goods stores.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationary stores.
- Stations, bus, railroad, and taxi.
- Stone, marble and granite grinding, dressing, and cutting.
- Storage and rental of plows, tractors, buses, contractor's

equipment, and cement mixers.

- Swimming pools.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tennis, volleyball, badminton, croquet, lawn bowling, and similar

courts.

- Tire retreading or recapping services.
- Tobacco shops.

- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

- Tourist information centers.

- Toy stores.

- Trailer sales and rentals, box and utility only.

- Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

- Truck sales, rentals and storage, with incidental repair but excluding trucks over two tons' capacity.

- Union halls.

- Valves storage and repair, including oil well valves.

- Veterinary clinics, small animals.

- Warehouses, including storage warehouses.

- Watch repair shops.

- Wedding chapels.

- Welding shops.

- Wharves.

- Wineries, subject to the applicable provisions of Part 23 of Chapter 22.52.

- Wood yards.

- Yarn and yardage stores.

B. Premises in Zone M-1 may be used for the following uses provided that all buildings or structures used in conjunction with animal-keeping are located not less than 50 feet from any street or highway or any building used for human habitation (except for hogs or pigs which require additional setbacks as set forth below):

– Grazing of cattle, horses, sheep, goats, alpacas, or llamas, including the supplemental feeding of such animals, provided that:

1. Such grazing is not part of, nor conducted in conjunction with, any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and

2. No buildings, structures, pens, or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

– Housing or raising of hogs or pigs, provided that:

1. Such animals are, as a condition of use, located not less than 150 feet from any highway and not less than 50 feet from the side or rear lot lines of any lot. This condition shall not apply to pygmy pigs;

2. Such animals are not fed any market refuse or similar imported ingredient or anything other than table refuse from meals consumed on the same lot or parcel of land, or grain; and

3. No more than two weaned hogs or pigs are kept.

- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, provided that no more than eight such animals per acre of the total lot area of the facility are kept or maintained in conjunction with such use.

- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, sale, and including eggs, honey, or similar products derived therefrom.

- Riding academies.

- Stables for the raising and training of racehorses, provided such use is not established for commercial purposes.

22.32.050 Accessory Uses.

Premises in Zone M-1 may be used for the following accessory uses:

- Accessory buildings and structures.
- Boat repairs of a minor nature.
- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-1, and which have lawfully been produced on such lot or parcel of land provided that said stand:

1. Is exclusively of wood-frame construction (except the floor);
2. Has a floor area of not more than 300 square feet;

3. Is located not nearer than 20 feet from any street or highway upon which such lot or parcel fronts, or adjacent residences; and

4. Is located on a parcel of land not less than two acres in area.

- Signs, as provided in Part 10 of Chapter 22.52.

22.32.060 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone M-1 may be used for the following uses:

- Access to property lawfully used for a purpose not permitted in Zone M-1.
- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent otherwise legally permitted. Any structures, facilities, and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property shall be restored to a neat condition.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Farmers' markets, as provided in Part 25 of Chapter 22.52.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations as specified in Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the standards and limitations specified in Section 22.56.1760.

– Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.

– Residences, caretaker including his or her immediate family, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.

– Signs, as provided in Part 10 of Chapter 22.52.

22.32.070 Uses Subject to Permits.

A. Premises in Zone M-1 may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

– Airports.

– Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.

– Ambulance service facilities.

– Amphitheaters.

– Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment for permanent recreational use.

- Arcades, game or movie.
- Archery ranges.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52, except as otherwise prescribed by the Commission in approving an application.
- Bars and cocktail lounges.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body-piercing parlors.
- Bowling alleys.
- Boxing arenas.
- Butane and propane service stations.
- Cardrooms or clubs.
- Child care centers.
- Circuses and animal exhibitions, including the temporary keeping or maintenance of wild and domestic animals in conjunction therewith for a period longer than seven days, provided said animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control.
- Correctional institutions, including jails, farms, and camps.
- Dance halls.
- Earth stations.

- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Escort bureaus.
- Games of skill.
- Gas, industrial, for storage including oxygen, acetylene, argon, carbon dioxide, and similar gases in U.S. Department of Transportation approved-type cylinders.
- Gas distribution depots, public utility.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the Hearing Officer, Commission, or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Grange halls.
- Gymnasiums.
- Health clubs or centers.
- Heavy equipment training schools, on a lot or parcel of land having, as a condition of use, not less than 100 acres.
- Heliports.

- Helistops.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Live entertainment, accessory, in a legally established bar, cocktail

lounge, or restaurant having an occupant load of less than 200 people, where the conditions of Section 22.56.1754 have not been, or cannot be, met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge, or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.

- Massage parlors.
- Medical marijuana dispensaries, subject to the requirements of

subsections D through H of Section 22.56.196, unless a ban is in effect for such dispensaries pursuant to subsection B of Section 22.56.196.

- Miniature golf courses.
- Nightclubs.
- Outdoor dining, where the standards of subsection G of

Section 22.28.070. have not been, or cannot be, met.

- Oil wells, if not in conformance with the conditions and limitations of

Section 22.24.120 (Zone A-2).

- Permanent cosmetics parlors.
- Pool halls.

- Publicly-owned uses necessary for the maintenance of the public health, convenience, or general welfare in addition to those specifically listed in this Section.

- Public utility service yards.

- Radio and television stations and towers.

- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, not in compliance with the limitations of subsection B of Section 22.32.040 on a lot or parcel of land having, as a condition of use, not less than five acres.

- Recreation clubs, private, including tennis, polo, and swimming; where specifically designated as part of an approved conditional use permit, such use may include a pro shop, restaurant, and bar as accessory uses.

- Residences, caretaker including his or her immediate family, limited to one, in conjunction with another use legally allowed on the same premises that requires continuous supervision of a caretaker for a period longer than six consecutive months in any 12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.

- Revival meetings in tents, for longer than seven days.

- Rifle, pistol, skeet, or trap ranges.

- Road construction and maintenance yards.

- Sewage treatment plants.

- Skating rinks, ice or roller.

- Signs, including outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Solid fill projects.
- Stables for the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Steam or sauna baths.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses.
- Swap meets.
- Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.
- Theaters and other auditoriums.
- Theaters, drive-in.

B. Premises in Zone M-1 may be used for the following uses, provided the appropriate permit has first been obtained, and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Cemeteries, as provided in, and permitted by, Part 4 of Chapter 22.56.
- Explosives storage, as provided in, and permitted by, Part 5 of Chapter 22.56.

- Surface mining operations, as provided in, and permitted by, Part 9 of Chapter 22.56.
- Temporary uses, as provided in, and permitted by, Part 14 of Chapter 22.56.

22.32.080 Development Standards.

Premises in Zone M-1 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle parking shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

SECTION 13. Parts 4 through Part 8 of Chapter 22.32 are hereby deleted in their entirety.

~~Part 4 M-1 1/2 RESTRICTED HEAVY MANUFACTURING ZONE~~

~~22.32.100 Permitted uses.~~

~~Premises in Zone M-1 1/2 may be used for any use, except that a use listed in Sections 22.32.110, 22.32.120 and 22.32.130 is permitted only as provided in such sections, and the following uses are prohibited:~~

~~Adult day care facilities.~~

~~Adult residential facilities.~~

~~Dwelling units, except one dwelling unit within a building on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family, and except dwelling units within a building on premises used for agricultural purposes, which dwelling units are occupied only by persons employed on the same premises and their immediate families.~~

~~Family day care homes.~~

~~Foster family homes.~~

~~Group homes, children.~~

~~Hospitals.~~

~~Hotels.~~

~~Mobilehomes or recreational vehicles for sleeping or residential purposes, except:~~

~~1. In cases in which this section permits the use of a dwelling unit for a caretaker in Zone M 1 1/2, a mobilehome containing one dwelling unit or a recreational vehicle may be used in lieu of such dwelling unit for not to exceed six consecutive months in any 12 month period; or~~

~~2. As otherwise provided in Section 22.32.130.~~

~~Mobilehome parks.~~

~~Motels.~~

~~Rooming and boarding houses.~~

~~Schools.~~

~~Signs, except as permitted in Part 10 of Chapter 22.52.~~

~~Small family homes, children.~~

~~Any use listed in Sections 22.32.190 or 22.32.240, except that access to such use is not prohibited if such use is not in violation of Title 22 of this code, or other ordinance or law.~~

~~**22.32.110**~~ ~~Accessory uses.~~

~~Premises in Zone M-1 1/2 may be used for the following accessory uses:~~

~~Accessory buildings and structures customarily used in conjunction therewith.~~

~~Signs, as provided in Part 10 of Chapter 22.52.~~

~~**22.32.120**~~ ~~Uses subject to director's review and approval.~~

~~If site plans therefor are first submitted to and approved by the director, premises in Zone M-1 1/2 may be used for:~~

~~Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.~~

~~Homeless shelters, subject to the requirements of Section 22.56.1760.~~

~~Signs, as provided in Part 10 of Chapter 22.52.~~

~~**22.32.130**~~ ~~Uses subject to permits.~~

~~Premises in Zone M-1 1/2 may be used for:~~

~~A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:~~

~~Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.~~

~~Amphitheaters.~~

~~Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.~~

~~Body piercing parlor.~~

~~Child care centers.~~

~~Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.~~

~~Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.~~

~~Helistops.~~

~~Massage parlors.~~

~~Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.D through H, unless a ban is in effect for such dispensaries pursuant to Section 22.56.196.B.~~

~~Mobilehomes, for use by a caretaker and his immediate family where continuous supervision is required for a period of longer than six consecutive months in any 12-month period, in accordance with the provisions of Part 6 of Chapter 22.52.~~

~~Permanent cosmetics parlor.~~

~~Signs, outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.~~

~~Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.~~

~~Tattoo parlor.~~

~~Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.~~

~~B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:~~

~~Cemeteries, as provided in Part 4 of Chapter 22.56.~~

~~Explosives storage, as provided in Part 5 of Chapter 22.56.~~

~~Surface mining operations, as provided in Part 9 of Chapter 22.56.~~

~~**22.32.140 Development standards.**~~

~~Premises in Zone M 1 1/2 shall be subject to the following development standards:~~

~~A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.~~

~~B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.~~

~~C. Signs shall comply with the requirements of Part 10 of Chapter 22.52.~~

~~Part 5 MPD MANUFACTURING INDUSTRIAL PLANNED ZONE~~

~~22.32.150 Permitted and conditional uses Development standards.~~

~~Premises shall not be used in Zone MPD except for:~~

~~A. Any use permitted in Zone SR-D, and any nonresidential use permitted in Zone R-A under the same limitations and conditions, including auxiliary and transitional uses, front, side and rear yards, parking standards, height limits and other development requirements specified in the respective zones.~~

~~B. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for a planned industrial development in which the hearing officer may approve any use permitted in Zone M-1½, subject to all of the following provisions:~~

~~1. Area. The proposed development plan shall include a parcel of land having, as a condition of use, not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when such property is in Zone MPD and has a common boundary with property which has been developed under an approved plan pursuant to this subsection B. In such case, the plan shall indicate that the proposed development will constitute an orderly extension in arrangement of~~

buildings, facilities and improvements throughout the combined parcels of land in addition to all the other requirements for approval of a conditional use permit.

2. Compatibility. The proposed development, including the specific industrial uses proposed, shall not be in conflict with the objectives of the general plan for the area.

3. Design. The structural improvements shall not detract from the established or anticipated character of the surrounding area, as indicated by schematic drawings and renderings to scale showing the architectural design of buildings and structures to be established.

4. Access and Parking. Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.

5. Building Density. The floor area ratio shall not be greater than 1.0, and the ground floor area of buildings shall not exceed 60 percent of the gross area of the lot or parcel of land. This does not permit a reduction in the parking requirement specified in this Title 22. In calculating "gross area," any streets or highways on the perimeter of the parcel of land, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway, shall be excluded.

6. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities

~~necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.~~

~~7. Signs. The hearing officer, in granting the conditional use permit, may allow signs which it finds will be in keeping with the concept of planned development.~~

~~8. Development Features. The development plan shall include yards, walls, walks, landscaping and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the surrounding area.~~

~~9. Development Schedule. The hearing officer shall approve a progress schedule, including all phases of development, and indicating that the improvements described in the development plan will be made prior to occupancy of industrial buildings. The hearing officer may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.~~

~~10. Tentative Subdivision Map. A tentative map shall be filed and made a condition of approval.~~

~~C. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for child care centers.~~

~~Part 6 M-2 HEAVY MANUFACTURING ZONE AND M-4 UNLIMITED
MANUFACTURING ZONE~~

~~22.32.160~~ ~~Permitted uses.~~

~~Premises in Zone M-2 or M-4 may be used for any use, except that a use listed in Sections 22.32.170, 22.32.180 and 22.32.190 is permitted only as provided in such sections, and the following uses are prohibited:~~

~~Adult day care facilities.~~

~~Adult residential facilities.~~

~~Dwelling units, except one dwelling unit within a building on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family; and except dwelling units within a building on premises used for agricultural purposes, which dwelling units are occupied only by persons employed on the same premises, and their immediate families.~~

~~Family day care homes.~~

~~Foster family homes.~~

~~Group homes, children.~~

~~Hospitals.~~

~~Hotels.~~

~~Mobilehomes or recreational vehicles for sleeping or residential purposes, except:~~

~~1. In cases in which this subsection permits the use of a dwelling for a caretaker in Zones M-2 and M-4, a mobilehome containing one dwelling unit or a recreational vehicle may be used in lieu of such dwelling for not to exceed six consecutive months in any 12-month period; or~~

~~2. As otherwise provided in subsection A5 of Section 22.32.190.~~

~~Mobilehome parks.~~

~~Motels.~~

~~Rooming and boarding houses.~~

~~Schools.~~

~~Signs, except as permitted in Part 10 of Chapter 22.52.~~

~~Small family homes, children.~~

~~**22.32.170 Accessory uses.**~~

~~Premises in Zone M-2 or Zone M-4 may be used for the following accessory uses:~~

~~Accessory buildings and structures customarily used in conjunction therewith.~~

~~Signs, as provided in Part 10 of Chapter 22.52.~~

~~**22.32.180 Uses subject to director's review and approval.**~~

~~If site plans therefor are first submitted to and approved by the director, premises in Zone M-2 or Zone M-4 may be used for:~~

~~Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.~~

~~Homeless shelters, subject to the requirements of Section 22.56.1760.~~

~~Signs, as provided in Part 10 of Chapter 22.52.~~

~~**22.32.190 Uses subject to permits.**~~

~~_____ Premises in Zone M-2 or Zone M-4 may be used for:~~

~~_____ A. The following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit, except that in Zone M-4 a conditional use permit is required for uses in subdivisions 1, 2 and 3 of this subsection A only where the use listed is located within 300 feet of a public school, public park or a residential or A-1 Zone:~~

~~_____ 1. Uses:~~

~~_____ Automobile dismantling yard, subject to the requirements of Part 4 of Chapter 22.52 and such other conditions as the commission may require.~~

~~_____ Boiler works.~~

~~_____ Grinding of nonmetallic ore.~~

~~_____ Junk and salvage yards, including the baling of cardboard, cardboard boxes, paper and paper cartons, subject to the requirements of Part 4 of Chapter 22.52 and such other conditions as the commission may require.~~

~~_____ Manufacturing of:~~

~~_____ a. Ammonia;~~

~~_____ b. Brick;~~

~~_____ c. Grease;~~

~~_____ d. Lamp black;~~

~~_____ e. Tar, or the byproducts thereof;~~

~~_____ f. Tile, if the kiln is not within a building;~~

- ~~_____ g. Terra cotta;~~
- ~~_____ h. Tobacco, chewing tobacco;~~
- ~~_____ i. Vinegar.~~
- ~~_____ Radio transmitter station or towers.~~
- ~~_____ Rock and gravel storage in excess of 2,000 tons.~~
- ~~_____ Roundhouse.~~
- ~~_____ Sandblasting plant.~~
- ~~_____ Scrap metal processing yard, subject to the requirements of Part 9 of Chapter 22.52 and such other conditions as the commission may require.~~

~~_____ 2. Uses.~~

~~_____ Oil well, if within 300 feet of any public school or park, or any residential zone of Zone A-1. A conditional use permit is not required for any oil well more than 300 feet from any public school or park or any residential zone or Zone A-1.~~

~~_____ 3. Uses.~~

- ~~_____ Asphalt plants.~~
- ~~_____ Bleaching powder, the manufacture of.~~
- ~~_____ Cattle sales yards.~~
- ~~_____ Caustic soda, the manufacture of, by electrolysis.~~
- ~~_____ Celluloid, the manufacture of.~~
- ~~_____ Cellulose, the manufacture of.~~
- ~~_____ Cemeteries for pets.~~
- ~~_____ Chlorine gas, the manufacture of.~~

~~_____ Coal; the distillation of coal or coal tar, the manufacture of any coal tar product.~~

~~_____ Coke ovens.~~

~~_____ Concrete batching, where the mixer exceeds a capacity of one cubic yard.~~

~~_____ Creosote plants.~~

~~_____ Creosote, the manufacture or bulk storage thereof.~~

~~_____ Dairy, provided that no permit is required for an enlargement, alteration or addition where such enlargement, alteration or addition is located on the lot or parcel of land upon which such dairy was established on or before July 16, 1936.~~

~~_____ Fish processing, including fish canneries.~~

~~_____ Forging works.~~

~~_____ Foundries, other than an aluminum foundry employing only electric or low pressure crucibles.~~

~~_____ Gas, above surface storage of illumination in excess of 500,000 cubic feet.~~

~~_____ Gelatin, the manufacture of.~~

~~_____ Livestock feed yards.~~

~~_____ Meat packing plants.~~

~~_____ Oil reclaiming plants.~~

~~_____ Petroleum refineries.~~

~~_____ Potash, the manufacture or refining thereof.~~

~~_____ Rubber reclaiming plants.~~

~~_____ Size, the manufacture of.~~

~~_____ Soda ash, the manufacture of.~~

~~_____ Storage of oil, gasoline or petroleum products, in any quantity exceeding 2,500 barrels on any one lot or parcel of land, except oil storage in conjunction with an oil well being drilled or in production not exceeding 6,000 barrels per each such well on the same lot or parcel of land upon which such well is located.~~

~~_____ Synthetic ammonia, the manufacture of.~~

~~_____ 4. Uses.~~

~~_____ Airport or landing fields.~~

~~_____ Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.~~

~~_____ Amphitheaters.~~

~~_____ Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.~~

~~_____ Blast furnaces.~~

~~_____ Body piercing parlor.~~

~~_____ Borrow pits to a depth of over three feet.~~

~~_____ Byproducts; the manufacture of byproducts or scrap from the handling or utilization of fish, meat or animals.~~

~~_____ Cement manufacture.~~

- ~~_____ Distillation of bones.~~
- ~~_____ Drop hammers.~~
- ~~_____ Explosives manufacture.~~
- ~~_____ Fat rendering.~~
- ~~_____ Fertilizer (commercial) manufacture.~~
- ~~_____ Fireworks manufacture.~~
- ~~_____ Gas manufacture.~~
- ~~_____ Glue manufacture.~~
- ~~_____ Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.~~
- ~~_____ Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.~~
- ~~_____ Guncotton products, the manufacture of.~~
- ~~_____ Gypsum manufacture.~~
- ~~_____ Hog ranches.~~
- ~~_____ Hydrocyanic acid, the manufacture of any product of hydrocyanic acid.~~
- ~~_____ Jail farms, or honor farms, publicly owned, used for the rehabilitation of prisoners.~~

~~_____ Lard manufacture.~~

~~_____ Lime manufacture.~~

~~_____ Massage parlors.~~

~~_____ Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.D through H, unless a ban is in effect for such dispensaries pursuant to Section 22.56.196.B.~~

~~_____ Ore reduction plants.~~

~~_____ Outdoor festivals.~~

~~_____ Permanent cosmetics parlor.~~

~~_____ Phenol, the manufacture of.~~

~~_____ Pyroxylin, the manufacture of pyroxylin plastic material, or any product thereof or therefrom.~~

~~_____ Race tracks of any kind, except a race track used exclusively for contests of speed, skill or endurance between human beings only.~~

~~_____ Rifle, pistol or skeet ranges.~~

~~_____ Sewer farms or sewage disposal plants not operated by or under control of the county.~~

~~_____ Signs, outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.~~

~~_____ Smelters.~~

~~_____ Tallow manufacture.~~

~~_____ Tanneries.~~

~~_____ Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.~~

~~_____ Tattoo parlor.~~

~~_____ Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.~~

~~_____ Waste disposal facilities.~~

~~_____ Wool-pulling plants.~~

~~_____ 5. Uses.~~

~~_____ Child care centers.~~

~~_____ Mobilehomes for use by a caretaker or supervisor and his immediate family where continuous supervision is required for a period of longer than six months.~~

~~_____ This section does not require a conditional use permit for the use of any property for access to any lawfully maintained use.~~

~~_____ B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit:~~

~~_____ Cemeteries, as provided in Part 4 of Chapter 22.56.~~

~~_____ Explosives storage, as provided in Part 5 of Chapter 22.56.~~

~~_____ Surface mining operations, as provided in Part 9 of Chapter 22.56.~~

~~_____ **22.32.200 Development standards.**~~

~~_____ Premises in Zone M-2 or Zone M-4 shall be subject to the following development standards:~~

~~_____ A. _____ Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.~~

~~_____ B. _____ Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.~~

~~_____ C. _____ Signs shall comply with the provisions of Part 10 of Chapter 22.52.~~

~~Part 7—M-3 UNCLASSIFIED ZONE~~

~~22.32.210 _____ Territory included in Zone M-3—Conditions.~~

~~_____ For the purposes of this Title 22 and the master plan of land use, and for no other purpose, all of the unincorporated territory of the county of Los Angeles, except that portion placed in other zones, is placed in Zone M-3.~~

~~22.32.220 _____ Permitted uses.~~

~~_____ Premises in Zone M-3 may be used for any use, except that a use listed in Sections 22.32.230 and 22.32.240 is permitted only as provided in such sections, and the following uses are prohibited:~~

~~_____ Mobilehomes or recreational vehicles for sleeping or residential purposes except:~~

~~_____ 1. _____ A mobilehome containing one dwelling unit, or a recreational vehicle, on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family may be used for not to exceed six consecutive months in any 12-month period;~~

~~2. As otherwise provided in Section 22.32.240.~~

~~Mobilehome parks.~~

~~Signs, except as permitted by Part 10 of Chapter 22.52.~~

~~**22.32.230 Uses subject to director's review and approval.**~~

~~If site plans therefor are first submitted to and approved by the director, premises in Zone M-3 may be used for:~~

~~Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.~~

~~Signs, as provided in Part 10 of Chapter 22.52.~~

~~**22.32.240 Uses subject to permits.**~~

~~Premises in Zone M-3 may be used for:~~

~~A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:~~

~~1. Any use listed in subdivisions 2, 3, 4 and 5 of subsection A of Section 22.32.190, subject to the limitations and conditions set forth therein.~~

~~2. The following additional uses:~~

~~Institutions for the care of alcoholic and mental patients.~~

~~Mobilehomes for use by a caretaker and his immediate family where continuous supervision is required for a period of longer than six consecutive~~

~~months in any 12 months period, in accordance with the provisions of Part 6 of Chapter 22.52.~~

~~— This section does not require a conditional use permit for the use of any property for access to any lawfully maintained use.~~

~~— B. — The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:~~

~~— Cemeteries, as provided in Part 4 of Chapter 22.56.~~

~~— Explosives storage, as provided in Part 5 of Chapter 22.56.~~

~~— Surface mining operations, as provided in Part 9 of Chapter 22.56.~~

~~22.32.250 — Development standards~~

~~— Premises in Zone M-3 shall be subject to the following development standards:~~

~~— A. — Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.~~

~~— B. — Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.~~

~~— C. — Signs shall comply with the provisions of Part 10 of Chapter 22.52.~~

~~Part 8 — M-2 1/2 AIRCRAFT, HEAVY INDUSTRIAL ZONE~~

~~22.32.260 — Intent and purpose.~~

~~— Zone M-2 1/2 is designed for premises to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul, repair plants, and aircraft power plant testing stations (hereinafter collectively referred to as "zone aircraft~~

uses"), as well as other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be detrimental to certain trades and industries. In order to locate each use in its proper place, therefore, it is the purpose of this section to prohibit in Zone M-2 1/2 those uses which will be detrimentally affected by, or will detrimentally affect, such aircraft or other heavy uses for which Zone M-2 1/2 is designed. Zone M-2 1/2 is also designed to serve as a buffer zone to protect government-owned airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, and aircraft power testing stations (hereinafter referred to as "unzoned lawful aircraft uses") that are not subject to the zoning jurisdiction of Los Angeles County but are contiguous or adjacent to any zone established by this Title 22.

~~22.32.270~~ **Permitted uses.**

~~Premises in Zone M-2 1/2 may be used for:~~

~~Manufacture, storage, maintenance, repair or overhaul of aircraft components, parts, accessories, equipment and power plants.~~

~~Manufacture, storage, maintenance, repair or overhaul of missiles, missile components, parts, accessories, equipment and power plants.~~

~~Ground operation and testing of aircraft power plants, including, without limitation, reciprocating and jet power plants.~~

~~Storage of aircraft fuels, lubricants and propellants.~~

~~Aircraft taxiways.~~

~~Facilities to supply water, gas, electricity, telephone service or other utility service, except communication equipment buildings.~~

~~22.32.280~~ ~~Accessory uses.~~

~~Premises in Zone M-2 1/2 may be used for the following accessory uses:~~

~~Accessory buildings, structures and uses customarily used in conjunction therewith.~~

~~Signs, as provided in Part 10 of Chapter 22.52.~~

~~22.32.290~~ ~~Uses subject to director's review and approval.~~

~~If site plans therefor are first submitted to and approved by the director, premises in Zone M-2 1/2 may be used for:~~

~~Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.~~

~~Signs, as provided in Part 10 of Chapter 22.52.~~

~~22.32.300~~ ~~Uses subject to permits.~~

~~Premises in Zone M-2 1/2 may be used for:~~

~~A. Any use not prohibited in Zone M-4 nor listed in Sections 22.32.270, 22.32.280 and 22.32.290, provided a conditional use permit has first been obtained as provided in Section 22.32.310 and Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit.~~

~~B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:~~

~~Cemeteries, as provided in Part 4 of Chapter 22.56.~~

~~Explosives storage, as provided in Part 5 of Chapter 22.56.~~

~~Surface mining operations, as provided in Part 9 of Chapter 22.56.~~

~~Temporary uses, as provided in Part 14 of Chapter 22.56.~~

~~22.32.310~~ **Conditional use permit** ~~Special findings and conditions.~~

~~A. Notwithstanding the provisions of Part 1 of Chapter 22.56, the hearing officer shall grant a conditional use permit unless it finds:~~

~~1. Such use will be a menace to or endanger the public health, safety or general welfare; or~~

~~2. Such use will detrimentally affect such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses; or~~

~~3. Such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses would detrimentally affect such use.~~

~~B. Every conditional use permit granted in Zone M-2 1/2 shall, in addition to any other conditions which may be imposed, contain conditions which will prevent the authorized use from detrimentally affecting or being detrimentally affected by any zoned aircraft or other heavy use, or any unzoned lawful aircraft use.~~

~~C. A conditional use permit shall be of no force or effect until all persons having any right, title or interest in the property for which such permit is granted, or any portion thereof, execute and record in the office of the county recorder an instrument reading substantially as follows:~~

~~———"Whereas we have sought and have been granted a conditional use permit, permitting the use of the following described property (name of use permitted) to wit, (describe property); and~~

~~———"Whereas the whole of the said property (or a substantial portion thereof, if that be the fact) is in the unincorporated area of the County of Los Angeles and in Zone M-2 1/2, under Ordinance No. 1494, the Zoning Ordinance, which zone is designed to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, aircraft power plant testing stations, or other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be very detrimental to such trades and industries, and as a buffer zone for certain unzoned lawful aircraft uses referred to in said Ordinance; and~~

~~———"Whereas we have assured the County of Los Angeles that such heavy industrial uses will not be in any way detrimental to the use requested by us; "NOW, THEREFORE, as a condition (or one of the conditions) of the granting of said conditional permit, we hereby covenant and agree, both for ourselves and for our successors in interest, and assigns, that we will not, nor will any of us or any of our successors in interest, or assigns, seek damages for, or attempt to enjoin or complain of, the reasonable and necessary operation of any use permitted in Zone M-2 1/2, or of any unzoned lawful aircraft use and which use is not in violation of said Ordinance No. 1494, or of any other ordinance or law."~~

~~D. The execution of or promise to execute such instrument may be deemed to be evidence that zoned aircraft or other heavy uses permitted in Zone M-2 1/2, or unzoned lawful aircraft uses, will not detrimentally affect such use.~~

~~**22.32.320 Development standards.**~~

~~Premises in Zone M-2 1/2 shall be subject to the following development standards:~~

~~A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.~~

~~B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.~~

~~C. Signs, as provided in Part 10 of Chapter 22.52.~~

SECTION 14. Part 4 of Chapter 22.32 is hereby added to read as follows:

Part 4

M-1.5 RESTRICTED HEAVY MANUFACTURING ZONE

Sections:

22.32.100 Purpose.

22.32.110 Permitted Uses.

22.32.120 Accessory Uses.

22.32.130 Uses Subject to Director's Review and Approval.

22.32.140 Uses Subject to Permits.

22.32.150 Development Standards.

22.32.100 Purpose.

The Restricted Heavy Manufacturing Zone (M-1.5) allows for light and restricted heavy industry, repair, wholesale, and packaging, including manufacture, assembly, distribution, and storage of goods with low to medium nuisance impacts, but excluding raw-materials production, processing, or bulk handling.

22.32.110 Permitted Uses.

A. Premises in Zone M-1.5 may be used for the following uses, or similar types of uses:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment sales and rentals.
- Air pollution sampling stations.
- Ambulance emergency service facilities.
- Ambulance service facilities.
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment; assembly and storage only.
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment, for temporary or permanent recreational use.
- Animal experimental research institutes.

- Animal hospitals.
- Animal shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Aquaria.
- Arboretums and horticultural gardens.
- Arcades, game or movie.
- Archery ranges.
- Art galleries.
- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields, excluding stadiums.
- Auction houses.
- Automobile battery services.
- Automobile body and fender repair shops.
- Automobile brake repair shops.
- Automobile impound yards, subject to the conditions of Part 4 of

Chapter 22.52.

- Automobile muffler shops.
- Automobile painting and upholstering shops.
- Automobile radiator shops.

- Automobile rental and leasing agencies.
- Automobile repair garages.
- Automobile sales of new and used vehicles.
- Automobile service stations, including incidental washing, repair, and concession sales.

- Automobile sightseeing agencies.
- Automobile supply stores, with incidental repair provided that all repairs are conducted within an enclosed building.

- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions, and finance companies.
- Barbershops.
- Barrel storage.
- Bars and cocktail lounges.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle, and motorscooter sales and rentals.
- Billiard halls.
- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.

- Boat repairs.
- Book binderies.
- Bookstores.
- Bottling plants.
- Bowling alleys.
- Box factories.
- Boxing arenas.
- Breweries.
- Building materials storage.
- Bus storage.
- Butane and propane service stations.
- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.
- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet and rug cleaners.
- Car washes, automatic, coin-operated, and hand-wash.
- Cardrooms or clubs.
- Catering services.
- Ceramics shops.
- Cesspool pumping, cleaning, and draining.

- Christmas tree and wreath sales.
- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- Circuses and wild or domestic animal exhibitions, provided the animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control.

- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold storage plants.
- Comfort stations.
- Communication equipment buildings.
- Community centers.
- Community gardens.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.

- Contractor's equipment yards, including farm equipment and all equipment used in building trades.

- Correctional institutions, including jails, but excluding farms and camps.

- Costume rentals.

- Crops--field, tree, bush, berry and row, including nursery stock.

- Curtain cleaning services.
- Dairy products depots.
- Dance halls.
- Delicatessens.
- Dental clinics.
- Dental laboratories.
- Department stores.
- Disability rehabilitation and training centers, limited to sheltered

employment and vocational training, with assembly and manufacturing activities permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.

- Distributing plants.
- Dog breeding facilities.
- Dog kennels.
- Dog training schools.
- Domestic violence shelters, subject to the standards and limitations

specified in Section 22.56.1758.

- Draying yards or terminals.
- Dress shops.
- Drugstores.

- Dry cleaning establishments and plants, provided that such establishments comply with American Society of Heating, Refrigerating and Air Conditioning Engineer (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Earth stations.
- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Electrical transformer substations.
- Electricians' shops.
- Employment agencies.
- Engraving, machine metal engraving.
- Escort bureaus.
- Farm equipment and machinery repair shops.
- Farm equipment storage, sales, and rentals.
- Farmers' markets.
- Feed and grain sales.
- Feed mills.
- Film laboratories.
- Fire stations.
- First aid stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.

- Fuel yards.
- Fumigating contractors.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.
- Games of skill.
- Gas distribution depots, public utility.
- Gas, industrial, for storage including oxygen, acetylene, argon, carbon dioxide, and similar gases in U.S. Department of Transportation approved-type cylinders.
- Gas metering and control stations, public utility.
- Gift shops.
- Glass and mirror sales, including automobile glass installation.
- Glass, the production by hand of crystal glass art novelties within a closed building of fire-resistant construction.
- Golf courses, including customary clubhouses and appurtenant facilities.
- Golf driving ranges.
- Grange halls.
- Greenhouses.
- Grocery stores.

- Gymnasiums.
- Hardware stores, including the sale of lumber and other building supplies.
- Health clubs or centers.
- Health food stores.
- Heavy equipment training schools.
- Hobby supply stores.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice plants.
- Ice sales.
- Institutions of philanthropic or charitable nature.
- Interior decorating studios.
- Jewelry stores.
- Juvenile halls.
- Laboratories for testing experimental motion picture film.
- Laboratories, research and testing.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Laundry agencies.
- Laundry plants, wholesale.

- Leather goods stores.
- Libraries.
- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels

are stored aboveground at any one time.

- Lumberyards.
- Machine shops.
- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging, and storage of finished or

prepared materials, provided that, with the exception of items f., h., and m., below, no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:

- a. Agricultural products.
- b. Cloth and textile products, including apparel and upholstery,
but excluding tanning.
- c. Cosmetics and dry goods products.
- d. Craft products.
- e. Drug and pharmaceutical products.
- f. Earthen products, including pottery.

g. Electric, electronic, and mechanical products and parts, including appliances, computers, equipment, and instruments.

h. Food, edible oil, liquor, soda, and juice products, including the baking, processing, packing, canning, and bottling, except meat, fish, lard, pickles, sausage, sauerkraut, or vinegar.

i. Glass products and parts, provided that no individual crucible shall exceed a capacity of 16 square feet.

j. Metal products and parts, including the fabricating, engraving, spinning, storing, plating, and finishing, provided that no perchloric acid is used, and excluding a foundry.

k. Paper products.

l. Plastic products, including molding and grinding within an interior room.

m. Precious and semi-precious metal products, including jewelry and lapidary.

n. Rubber products, excluding tires.

o. Wood products, including furniture.

- Marine oil service stations.
- Meat markets, excluding slaughtering.
- Medical clinics.
- Medical laboratories.
- Microwave stations.

- Millinery shops.
- Mimeograph and addressograph services.
- Miniature golf courses.
- Mobilehome sales.
- Mortuaries.
- Motion picture outdoor sets.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, regarding Director's Review.
- Moving van storage or operating yards.
- Museums.
- Music stores.
- Newsstands.
- Nightclubs.
- Notions or novelty stores.
- Observatories.
- Office machines and equipment sales and rentals.

- Offices, business or professional.
- Oil wells and accessory facilities, subject to the conditions and limitations of Section 22.24.120 (Zone A-2).
- Outdoor dance pavilions, located at least 500 feet from any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Outdoor skating rinks, located at least 500 feet from any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Parks, playgrounds, and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Party equipment rentals and storage, including the rental of items such as, but not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services.
- Pet stores.
- Pet supply stores.

- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.
- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Pool halls.
- Post offices.
- Presses, hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.
- Publicly-owned uses necessary for the maintenance of the public

health, convenience, or general welfare in addition to those specifically listed in this Section.

- Public utility service centers.
- Public utility service yards.
- Radio and television broadcasting studios.
- Radio and television stations and towers.
- Radio and television stores.
- Real estate offices.

- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial or private, including tennis, polo, swimming, and similar outdoor recreational activities, together with appurtenant clubhouses, pro shops, and restaurants, or bars.

- Refreshment stands.
- Refrigeration plants.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out, which includes outdoor dining in compliance with standards of subsection G of Section 22.28.070.

- Retail stores.
- Reupholsters, furniture.
- Revival meetings in tents.
- Riding and hiking trails.
- Road construction and maintenance yards.
- Roofing contractor's establishments.
- Sand washing, to be used in sandblasting.
- Scientific research or experimental development of materials, methods, or products, including engineering and laboratory research, administrative and other related activities and facilities in conjunction therewith.

- Secondhand stores.

– Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.

- Sheet metal shops.
- Shoe repair shops.
- Shoe stores.
- Shoeshine stands.
- Shooting galleries.
- Sightseeing agencies.
- Silkscreening shops.
- Silver shops.
- Skating rinks, ice or roller.
- Slaughtering, dressing, processing, packing, and sale of poultry,

fowl, and rabbits, and other similar animals of comparable nature, form, and size, provided that all activities are conducted within an enclosed building.

- Sporting goods stores.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationery stores.
- Stations, bus, railroad, and taxi.
- Steam or sauna baths.
- Stone, marble, and granite grinding, dressing, and cutting.

- Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses.
- Swap meets.
- Swimming pools.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.
- Theaters and other auditoriums having a seating capacity up to 3,000 seats.
- Theaters, drive-in.
- Tire retreading or recapping services.
- Tobacco shops.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Toy stores.

- Trailer sales and rentals, box and utility only.
- Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

- Truck sales and rentals and storage, with incidental repair.
- Union halls.
- Valves storage and repair, including oil well valves.
- Veterinary clinics, small animals.
- Warehouses, including storage warehouses.
- Watch repair shops.
- Wedding chapels.
- Welding shops.
- Wharves.
- Wineries, subject to the applicable provisions of Part 23 of

Chapter 22.52.

- Wood yards.
- Yarn and yardage stores.

B. Premises in Zone M-1.5 may be used for other industrial uses similar to those identified in subsection A that do not store hazardous or combustible materials and are not listed in Section 22.32.140 (uses subject to permits in Zone M-1.5); uses that include storage or hazardous or combustible materials that are not listed in Section 22.32.140 are prohibited in Zone M-1.5.

C. Premises in Zone M-1.5 may be used for the following uses, provided that all buildings or structures used in conjunction with animal keeping are located not less than 50 feet from any street or highway or any building used for human habitation (except for hogs or pigs which require additional setbacks as set forth below).

– Grazing of cattle, horses, sheep, goats, alpacas, or llamas, including the supplemental feeding of such animals, provided that:

1. Such grazing is not part of, nor conducted in conjunction with, any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and

2. No buildings, structures, pens, or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

– Hogs or pigs for raising or keeping, limited to two, provided that all buildings or structures used in conjunction therewith shall be located not less than 150 feet from any street or highway or any building used for human habitation, and not less than 50 feet from the side or rear lot lines of any lot. This condition shall not apply to pygmy pigs.

– Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals.

– Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals.

- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, sale, and including eggs, honey, or similar products derived therefrom.

- Riding academies.
- Stables for the boarding of horses, private and commercial.
- Stables for the raising and training of racehorses.

22.32.120 Accessory Uses.

Premises in Zone M-1.5 may be used for the following accessory uses:

- Accessory buildings and structures.
- Live entertainment, accessory.
- Signs, as provided in Part 10 of Chapter 22.52.
- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-1.5, and which have lawfully been produced on such lot or parcel of land.

22.32.130 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone M-1.5 may be used for the following uses:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations specified in Sections 22.56.1752 and 22.56.1753.

- Homeless shelters, subject to the standards and limitations specified in Section 22.56.1760.

- Residences, caretaker including his or her immediate family, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.

- Signs, as provided in Part 10 of Chapter 22.52.

22.32.140 Uses Subject to Permits.

A. Premises in Zone M-1.5 may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect and in conformity with the conditions of such permit:

- Airports.

- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.

- Amphitheaters.

- Bars and cocktail lounges.

- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.

- Body-piercing parlors.

- Child care centers.

- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

- Grading projects, on-site, but excluding projects where the Hearing Officer, Commission, or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Heliports.

- Helistops.

- Landing strips.

- Land reclamation projects.

- Massage parlors.

- Medical marijuana dispensaries, subject to the requirements of subsections D through H of Section 22.56.196, unless a ban is in effect for such dispensaries pursuant to subsection B of Section 22.56.196.

- Nightclubs.

- Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not been, or cannot be, met.

- Permanent cosmetics parlors.

- Residences, caretaker including his or her immediate family, limited to one, in conjunction with another use legally allowed on the premises that requires continuous supervision for a period longer than six consecutive months in any

12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.

- Rifle, pistol, skeet, or trap ranges.
- Sewage disposal plants.
- Sewage treatment plants.
- Signs, including outdoor advertising, subject to the provisions of

Part 10 of Chapter 22.52.

- Solid fill projects.
- Tasting rooms, subject to the applicable provisions of Part 23 of

Chapter 22.52.

- Tattoo parlors.
- Theaters and other auditoriums having a seating capacity

exceeding 3,000 seats.

B. Premises in Zone M-1.5 may be used for the following uses, provided the appropriate permit has first been obtained, and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Cemeteries, as provided in, and permitted by, Part 4 of

Chapter 22.56.

- Explosives storage, as provided in, and permitted by, Part 5 of

Chapter 22.56.

- Surface mining operations, as provided in, and permitted by, Part 9

of Chapter 22.56.

– Temporary uses, as provided in, and permitted by, Part 14 of Chapter 22.56.

22.32.150 Development Standards.

Premises in M-1.5 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle parking shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

SECTION 15. Part 5 of Chapter 22.32 is hereby added to read as follows:

Part 5

M-2 HEAVY MANUFACTURING ZONE

Sections:

- 22.32.150 Purpose.**
- 22.32.160 Permitted Uses.**
- 22.32.170 Accessory Uses.**
- 22.32.180 Uses Subject to Director's Review and Approval.**
- 22.32.190 Uses Subject to Permits.**
- 22.32.200 Development Standards.**

22.32.150 Purpose.

The Heavy Manufacturing Zone (M-2) allows for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. This zone also accommodates warehousing, distribution, and port-related uses.

22.32.160 Permitted Uses.

A. Premises in Zone M-2 may be used for the following uses, or similar types of uses:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment sales and rentals.
- Air pollution sampling stations.
- Ambulance emergency service facilities.
- Ambulance service facilities.
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment, for assembly and storage only.

– Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment, for temporary or permanent recreational use.

- Animal experimental research institutes.
- Animal hospitals.
- Animal shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Aquaria.
- Arboretums and horticultural gardens.
- Arcades, game or movie.
- Archery ranges.
- Art galleries.
- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields and stadiums.
- Auction houses.
- Automobile battery services.
- Automobile body and fender repair shops.
- Automobile brake repair shops.

– Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52.

- Automobile muffler shops.
- Automobile painting and upholstering shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages.
- Automobile sales of new and used vehicles.
- Automobile service stations, with incidental washing, repair and concession sales.

– Automobile sightseeing agencies.

– Automobile supply stores, with incidental repairs provided that all repairs are conducted within an enclosed building.

- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions, and finance companies.
- Barbershops.
- Barrel storage.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle, and motorscooter sales and rentals.
- Billiard halls.

- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.
- Boat repairs.
- Book binderies.
- Bookstores.
- Bottling plants.
- Bowling alleys.
- Box factories.
- Boxing arenas.
- Breweries.
- Building materials storage.
- Bus storage.
- Butane and propane service stations.
- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.
- Car washes, automatic, coin-operated, and hand wash.
- Cardrooms or clubs.
- Carnivals, commercial or otherwise.
- Carpenter shops.

- Carpet and rug cleaners.
- Catering services.
- Ceramic shops.
- Cesspool pumping, cleaning, and draining.
- Christmas tree and wreath sales.
- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Circuses and wild or domestic animal exhibitions, provided the animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control.
- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold-storage plants.
- Comfort stations.
- Commercial horse stables.
- Communication equipment buildings.
- Community centers.
- Community gardens.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.

- Contractor's equipment yards, including farm equipment and all equipment used in building trades.

- Correctional institutions, including jails, but excluding farms and camps.

- Costume rentals.

- Crops--field, tree, bush, berry and row, including nursery stock.

- Curtain cleaning services.

- Dairy products depots.

- Dance halls.

- Delicatessens.

- Dental clinics, including laboratories in conjunction therewith.

- Dental laboratories.

- Department stores.

- Disability rehabilitation and training centers, limited to sheltered employment and vocational training, with assembly and manufacturing activities permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.

- Distributing plants.

- Dog breeding facilities.

- Dog kennels.

- Dog training schools.

- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.

- Draying yards or terminals.
- Dress shops.
- Drugstores.
- Dry cleaning establishments and plants, provided that such establishments comply with American Society of Heating, Refrigerating and Air Conditioning Engineer (ASHRAE) 62-2001 Indoor Air Quality Standards.

- Earth stations.
- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.

- Electrical transformer substations.
- Electricians' shops.
- Employment agencies.
- Engraving, machine metal engraving.
- Escort bureaus.
- Farm equipment and machinery repair shops.
- Farm equipment storage, sales, and rentals.
- Farmers' markets.
- Feed and grain sales.
- Feed mills.
- Film laboratories.

- Fire stations.
- First aid stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.
- Fuel yards.
- Fumigating contractors.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.
- Games of skill.
- Gas distribution depots, public utility.
- Gas, industrial for storage, including oxygen, acetylene, argon,

carbon dioxide, and similar gases in U.S. Department of Transportation approved-type cylinders.

- Gas metering and control stations, public utility.
- Gift shops.
- Glass and mirror sales, including automobile glass installation.
- Glass, the production by hand of crystal glass art novelties within a

closed building of fire-resistant construction.

– Golf courses, including customary clubhouses and appurtenant facilities.

– Golf driving ranges.

– Grange halls.

– Greenhouses.

– Grocery stores.

– Gymnasiums.

– Hardware stores, including the sale of lumber and other building supplies.

– Health clubs or centers.

– Health food stores.

– Heavy equipment training schools.

– Hobby supply stores.

– Hospital equipment and supply rentals.

– Humane societies.

– Ice cream shops.

– Ice plants.

– Ice sales.

– Institutions of philanthropic or charitable nature.

– Interior decorating studios.

– Jewelry stores.

– Juvenile halls.

- Laboratories for testing experimental motion picture film.
- Laboratories, research and testing.
- Land reclamation projects.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Laundry agencies.
- Laundry plants, wholesale.
- Leather goods stores.
- Libraries.
- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels

are stored above ground at any one time.

- Lumberyards.
- Machine shops.
- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging, and storage of finished or

prepared materials, provided that, with the exception of items f., h., and m., below, no manufacture or storage of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:

- a. Agricultural products.
- b. Cloth and textile products, including apparel and upholstery,
but excluding tanning.
- c. Cosmetics and dry goods products.
- d. Craft products.
- e. Drug and pharmaceutical products.
- f. Earthen products, including pottery.
- g. Electric, electronic, and mechanical products and parts,
including appliances, computers, equipment, and instruments.
- h. Food, edible oil, liquor, soda, and juice products, including
the baking, processing, packing, canning, and bottling, except meat, fish, lard, pickles,
sausage, sauerkraut, or vinegar.
- i. Glass products and parts, provided that no individual
crucible shall exceed a capacity of 16 square feet.
- j. Metal products and parts, including the fabricating,
engraving, spinning, storing, plating, and finishing, provided that no perchloric acid is
used, and excluding a foundry.
- k. Paper products.
- l. Plastic products, including molding and grinding within an
interior room.
- m. Precious and semi-precious metal products, including
jewelry and lapidary.

- n. Rubber products, excluding tires.
- o. Wood products, including furniture.
- Manure, the spreading, drying and sale of, provided no shaking or pulverizing machinery is used in connection therewith.
- Marine oil service stations.
- Meat markets, excluding slaughtering.
- Medical clinics.
- Medical laboratories.
- Microwave stations.
- Millinery shops.
- Mimeograph and addressograph services.
- Miniature golf courses.
- Mobilehome sales.
- Mortuaries.
- Motion picture outdoor sets.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control, and are retained on the premises for a period not exceeding

60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, regarding Director's Review.

- Moving van storage or operating yards.
- Museums.
- Music stores.
- Newsstands.
- Notions or novelty stores.
- Observatories.
- Office machines and equipment sales and rentals.
- Offices, business or professional.
- Oil wells and accessory facilities, subject to the conditions and limitations of Section 22.24.120 (Zone A-2).
- Outdoor dance pavilions, located at least 500 feet from any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Outdoor skating rinks, located at least 500 feet from any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.

- Parks, playgrounds, and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Party equipment rentals and storage, including the rentals of items such as, but not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services, excluding boarding.
- Pet stores.
- Pet supply stores.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.
- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Pool halls.
- Post offices.
- Presses, hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.

– Publicly-owned uses necessary for the maintenance of the public health, convenience, or general welfare in addition to those specifically listed in this Section.

- Public utility service centers.
- Public utility service yards.
- Radio and television broadcasting studios.
- Radio and television stations and towers.
- Radio and television stores.
- Real estate offices.
- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial or private, including tennis, polo, swimming, and similar outdoor recreational activities, together with appurtenant clubhouses, pro shops, and restaurants, or bars.
- Refreshment stands.
- Refrigeration plants.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out, which includes outdoor dining in compliance with the standards of subsection G of Section 22.28.070.
- Retail stores.
- Reupholsters, furniture.

- Revival meetings in tents.
- Riding and hiking trails.
- Road construction and maintenance yards.
- Rock and gravel storage up to 2,000 tons.
- Roofing contractor's establishments.
- Sand washing, to be used in sandblasting.
- Scientific research or experimental development of materials,

methods, or products including engineering and laboratory research, including administrative and other related activities and facilities in conjunction therewith.

- Secondhand stores.
- Self-service storage facilities, subject to the provisions of Part 12 of

Chapter 22.52.

- Sheet metal shops.
- Shoe repair shops.
- Shoe stores.
- Shoeshine stands.
- Shooting galleries.
- Sightseeing agencies.
- Silkscreening shops.
- Silver shops.
- Skating rinks, ice or roller.

– Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size, provided that all activities are conducted within an enclosed building.

- Solid fill projects.
- Sporting goods stores.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationery stores.
- Stations, bus, railroad, and taxi.
- Steam or sauna baths.
- Stone, marble and granite grinding, dressing, and cutting.
- Storage and rental of plows, tractors, buses, contractor's

equipment, and cement mixers.

– Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses.

- Swap meets.
- Swimming pools.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.

– Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.

– Theaters and other auditoriums having a seating capacity up to 3,000 seats.

– Theaters, drive-in.

– Tire retreading or recapping services.

– Tobacco shops.

– Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

– Tourist information centers.

– Toy stores.

– Trailer sales and rentals, box and utility only.

– Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

– Truck sales, rentals and storage, with incidental repair.

– Union halls.

– Valves storage and repair, including oil well valves.

– Veterinary clinics, small animals.

– Warehouses, including storage warehouses.

– Watch repair shops.

– Wedding chapels.

- Welding shops.
- Wharves.
- Wineries, subject to the applicable provisions of Part 23 of

Chapter 22.52.

- Wood yards.
- Yarn and yardage stores.

B. Premises in Zone M-2 may be used for other industrial uses similar to those identified in subsection A that do not store hazardous or combustible materials, and are not listed in Section 22.32.190 (Uses Subject to Permits); uses that include storage of hazardous or combustible materials that are not listed in Section 22.32.190 are prohibited in Zone M-2.

C. Premises in Zone M-2 may be used for the following uses, provided that all buildings or structures used in conjunction with animal keeping shall be located not less than 50 feet from any street or highway or any building used for human habitation (except for hogs or pigs which require additional setbacks as set forth below):

- Grazing of cattle, horses, sheep, goats, alpacas, or llamas,

including the supplemental feeding of such animals, provided that:

1. Such grazing is not part of nor conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and

2. No buildings, structures, pens, or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on

the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

3. However, the two restrictions above may be waived in conjunction with filing an application for, and obtaining a, conditional use permit.

- Hogs or pigs, raising or keeping, limited to two, provided that all buildings or structures used in conjunction therewith shall be located not less than 150 feet from any street or highway or any building used for human habitation, and not less than 50 feet from the side or rear lot lines of any lot. This condition shall not apply to pygmy pigs.

- Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals.

- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals.

- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, sale, and including eggs, honey, or similar products derived therefrom.

- Riding academies.

- Stables for the boarding of horses, private or commercial.

- Stables for the raising and training of racehorses.

22.32.170 Accessory Uses.

Premises in Zone M-2 may be used for the following accessory uses:

- Accessory buildings and structures.
- Live entertainment, accessory.
- Signs, as provided in Part 10 of Chapter 22.52.
- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-2, and which have lawfully been produced on such lot or parcel of land.

22.32.180 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone M-2 may be used for the following uses:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Residences, caretaker including his or her immediate family, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.190 Uses Subject to Permits.

A. Premises in Zone M-2 may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56,

and while such permit is in full force and effect and in conformity with the conditions of such permit:

- Airports.
- Alcoholic beverages, the sale of, for either on-site or off-site

consumption, subject to the requirements of Section 22.56.195.

- Amphitheaters.
- Asphalt plants.
- Automobile dismantling yards, subject to the requirements of Part 4

of Chapter 22.52.

- Bar and cocktail lounges.
- Beer and wine, the concurrent sale of, with motor vehicle fuel,

subject to the requirements of Sections 22.56.195 and 22.56.245.

- Blast furnaces.
- Body-piercing parlors.
- Boiler works.
- Borrow pits to a depth of over three feet.
- Child care centers.
- Coke ovens.
- Concrete batching, where the mixer exceeds a capacity of one

cubic yard.

– Dairies, provided no permit is required for an enlargement, alteration or addition where such enlargement, alteration or addition is located on the lot or parcel of land upon which a dairy was established on or before July 16, 1936.

– Distillation of bones.

– Drop hammers.

– Fat rendering.

– Fish processing, including fish canneries.

– Forging works.

– Foundries, other than an aluminum foundry employing only electric or low-pressure crucibles.

– Gas, above-surface storage of illumination in excess of 500,000 cubic feet.

– Grading projects, on-site, but excluding projects where the Hearing Officer, Commission, or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

– Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

– Grinding of nonmetallic ore.

– Heliports.

– Helistops.

- Hog ranches.
- Jail or honor farms, publicly owned, used for the rehabilitation of prisoners.
- Junk and salvage yards, including the baling of cardboard, cardboard boxes, paper, and paper cartons, subject to the requirements of Part 4 of Chapter 22.52.
- Landing strips.
- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.
- Livestock feed yards.
- Livestock sale yards.
- Manufacturing of:
 - a. Ammonia.
 - b. Bleaching powder.
 - c. Byproducts or scrap from the handling or utilization of fish, meat or animals.
 - d. Brick.
 - e. Caustic soda, by electrolysis.
 - f. Celluloid.
 - g. Cellulose.
 - h. Cement.

- i. Chlorine gas.
- j. Coal tar product, including the distillation of coal tar.
- k. Creosote.
- l. Explosives.
- m. Fertilizer.
- n. Fireworks.
- o. Gas.
- p. Gelatin.
- q. Glue.
- r. Grease.
- s. Guncotton products.
- t. Gypsum.
- u. Hydrocyanic acid products.
- v. Lamp black.
- w. Lard.
- x. Lime.
- y. Phenol.
- z. Potash.
- aa. Pyroxylin plastic materials.
- bb. Rubber.
- cc. Size.
- dd. Soda ash.

- ee. Tallow.
- ff. Tar products and byproducts.
- gg. Terra cotta.
- hh. Tile (with outdoor kiln).
- ii. Tobacco, chewing tobacco.
- jj. Vinegar.

- Massage parlors.
- Meat packing plants.
- Medical marijuana dispensaries, subject to the requirements of

subsections D through H of Section 22.56.196, unless a ban is in effect for such dispensaries pursuant to subsection B of Section 22.56.196.

- Nightclubs.
- Oil reclaiming plants.
- Oil wells, if located within 300 feet of any public school or park, or any residential zone or Zone A-1.
- Ore reduction plants.
- Outdoor dining, where the standards of subsection G of

Section 22.28.070 have not been, or cannot be, met.

- Outdoor festivals.
- Permanent cosmetics parlors.
- Petroleum refineries.
- Pet cemeteries and crematories.

- Race tracks of any kind, except a race track used exclusively for contests of speed, skill or endurance between human beings only.

- Radio transmitter stations or towers.

- Residences, caretaker including his or her family members, limited to one, in conjunction with another use legally allowed on the same premises where continuous supervision by a caretaker is required for a period longer than six consecutive months in any 12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.

- Rifle, pistol, skeet, or trap ranges.

- Rock and gravel storage in excess of 2,000 tons.

- Roundhouses.

- Rubber reclaiming plants.

- Sandblasting plants.

- Scrap metal processing yards, subject to the requirements of Part 9 of Chapter 22.52.

- Sewage treatment plants.

- Sewer farms or sewage disposal plants not operated by, or under control of, the County.

- Signs, including outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.

- Smelters.

- Storage of oil, gasoline, or petroleum products, in any quantity exceeding 2,500 barrels on any one lot or parcel of land, except oil storage in conjunction with an oil well being drilled or in production not exceeding 6,000 barrels per well on the same lot or parcel of land upon which such well is located.

- Tanneries.

- Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.

- Tattoo parlors.

- Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.

- Waste disposal facilities.

- Wool-pulling plants.

B. Premises in Zone M-2 may be used for any other industrial uses not listed in Sections 22.32.160, 22.32.180, or 22.32.190, that may include heavy manufacturing processes and/or store hazardous materials, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect and in conformity with the conditions of such permit.

C. This Section does not require a conditional use permit for the use of any property to gain access to any lawfully maintained use.

D. Premises in Zone M-2 may be used for the following uses, provided the appropriate permit has first been obtained, and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Cemeteries, as provided in, and permitted by, Part 4 of Chapter 22.56.
- Explosives storage as provided in, and permitted by, Part 5 of Chapter 22.56.
- Surface mining operations, as provided in, and permitted by, Part 9 of Chapter 22.56.
- Temporary uses, as provided in, and permitted by, Part 14 of Chapter 22.56.

22.32.200 Development Standards.

Premises in M-2 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle parking shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

SECTION 16. Part 6 of Chapter 22.32 is hereby added to read as follows:

Part 6

M-2.5 AIRCRAFT AND HEAVY MANUFACTURING ZONE

Sections:

- 22.32.210 Purpose.**
- 22.32.220 Permitted Uses.**
- 22.32.230 Accessory Uses.**
- 22.32.240 Uses Subject to Director's Review and Approval.**
- 22.32.250 Uses Subject to Permits.**
- 22.32.260 Conditional Use Permit--Special Findings and**

Conditions.

- 22.32.270 Development Standards.**
- 22.32.210 Purpose.**

The Aircraft and Heavy Manufacturing Zone (M-2.5) is to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul, repair plants, and aircraft power-plant testing stations (hereinafter collectively referred to as "zone aircraft uses"), as well as other heavy industrial uses which cause loud noises, heavy vibrations, or other similar conditions. Zone M-2.5 shall prohibit uses which will detrimentally affect, or be detrimentally affected by, such aircraft or other heavy uses for which Zone M-2.5 is designed. Zone M-2.5 also serves as a buffer zone to protect government-owned airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, and aircraft power testing stations (hereinafter referred to as "unzoned

lawful aircraft uses") that are not subject to the zoning jurisdiction of the County but are contiguous or adjacent to any parcel that is subject to the County's jurisdiction.

22.32.220 Permitted Uses.

Premises in Zone M-2.5 may be used for:

- Administrative offices in conjunction with an airport.
- Aircraft taxiways.
- Airports.
- Facilities to supply water, gas, electricity, telephone service, or other utility service, except communication equipment buildings.
- Ground operation and testing of aircraft power plants, including, without limitation, reciprocating and jet power plants.
- Heliports.
- Helistops.
- Landing strips.
- Manufacture, storage, maintenance, repair, or overhaul of aircraft components, parts, accessories, equipment, and power plants.
- Manufacture, storage, maintenance, repair, or overhaul of missiles, missile components, parts, accessories, equipment, and power plants.
- Storage of aircraft fuels, lubricants, and propellants.

22.32.230 Accessory Uses.

Premises in Zone M-2.5 may be used for the following accessory uses:

- Accessory buildings and structures.

- Signs, as provided in Part 10 of Chapter 22.52.

22.32.240 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, property in Zone M-2.5 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.

- Signs, as provided in Part 10 of Chapter 22.52.

22.32.250 Uses Subject to Permits.

Premises in Zone M-2.5 may be used for:

A. Any use not prohibited in Zone M-2 nor listed in Sections 22.32.220, 22.32.230, and 22.32.240 of this Part 6, provided a conditional use permit has first been obtained as provided in Section 22.32.260 and Part 1 of Chapter 22.56, and while such permit is in full force and effect and in conformity with the conditions of such permit.

B. The following uses, provided the appropriate permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in, and permitted by, Part 4 of Chapter 22.56.
- Explosives storage, as provided in, and permitted by, Part 5 of Chapter 22.56.

– Surface mining operations, as provided in, and permitted by, Part 9 of Chapter 22.56.

– Temporary uses, as provided in, and permitted by, Part 14 of Chapter 22.56.

22.32.260 Conditional Use Permit--Special Findings and

Conditions.

A. Notwithstanding the provisions of Part 1 of Chapter 22.56, the Commission shall grant a conditional use permit for projects in the M-2.5 Zone unless it finds:

1. The proposed use will be a menace to or endanger the public health, safety, or general welfare; or

2. The proposed use will detrimentally affect zoned aircraft uses, other heavy uses, or unzoned lawful aircraft uses; or

3. Zoned aircraft uses, other heavy uses, or unzoned lawful aircraft uses would detrimentally affect the proposed use.

B. Every conditional use permit granted for projects located in Zone M-2.5 shall, in addition to any other conditions which may be imposed, contain conditions which will prevent the authorized use from detrimentally affecting or being detrimentally affected by any zoned aircraft use, other heavy use, or any unzoned lawful aircraft use.

C. A conditional use permit shall be of no force or effect until all persons having any right, title or interest in the property for which such permit is granted, or any

portion thereof, execute and record with the Registrar-Recorder/County Clerk an instrument reading substantially as follows:

"Whereas we have sought and have been granted a conditional use permit, permitting the use of the following described property (name of use permitted) to wit, (describe property); and

"Whereas the whole of the said property (or a substantial portion thereof, if that be the fact) is in the unincorporated area of the County of Los Angeles and in Zone M-2.5, under this Title 22, the Zoning Ordinance, which zone is designed to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, aircraft power plant testing stations, or other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be very detrimental to other trades and industries, and as a buffer zone for certain unzoned lawful aircraft uses referred to in this Title 22; and

"Whereas we have assured the County of Los Angeles that such heavy industrial uses will not be in any way detrimental to the use requested by us;

"NOW, THEREFORE, as a condition (or one of the conditions) of the granting of said conditional permit, we hereby covenant and agree, both for ourselves and for our successors in interest, and assigns, that we will not, nor will any of us or any of our successors in interest, or assigns, seek damages for, or attempt to enjoin or complain of, the reasonable and necessary operation of any use permitted in Zone M-2.5, or of any unzoned lawful aircraft use and which use is not in violation of this Title 22, or of any other ordinance or law."

D. The execution of, or promise to execute, such instrument may be deemed to be evidence that zoned aircraft, other heavy uses permitted in Zone M-2.5, or unzoned lawful aircraft uses, will not detrimentally affect such use.

22.32.270 Development Standards.

Premises in Zone M-2.5 shall be subject to the following development standards:

A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.

B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

C. Parking. Vehicle parking shall be provided as required by Part 11 of Chapter 22.52.

D. Signs. Signs, as provided in Part 10 of Chapter 22.52.

SECTION 17. Part 7 of Chapter 22.32 is hereby added to read as follows:

Part 7

M-3 UNCLASSIFIED ZONE

Sections:

- 22.32.280 Purpose.**
- 22.32.290 Permitted Uses.**
- 22.32.300 Uses Subject to Director's Review and Approval.**
- 22.32.310 Uses Subject to Permits.**
- 22.32.320 Development Standards.**

22.32.280 Purpose.

Any remaining unzoned land that is located within the unincorporated territory of the County of Los Angeles shall be zoned as Unclassified Zone (M-3).

22.32.290 Permitted Uses.

Premises in Zone M-3 may be used for any use, except that a use listed in Sections 22.32.300 or 22.32.310 is permitted only as provided in such sections, below, and the following uses are prohibited:

- Mobilehomes or recreational vehicles used for sleeping or residential purposes, except one mobilehome or recreational vehicle on the same lot or parcel of land may be permitted for up to six consecutive months in any 12-month period if it is legally being used as a caretaker's residence for a use that requires the continuous supervision of a caretaker.
- Mobilehome parks.

22.32.300 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone M-3 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.310 Uses Subject to Permits.

A. Premises in Zone M-3 may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect and in conformity with the conditions of such permit:

1. Any use listed in Section 22.32.190 (uses subject to permits in Zone M-2), subject to the limitations and conditions set forth therein.

2. Mobilehomes for use by a caretaker and his or her immediate family where continuous supervision by a caretaker is required for a period of longer than six consecutive months in any 12-month period.

B. This Section does not require a conditional use permit for the use of any property to gain access to any lawfully maintained use.

C. Premises in Zone M-3 may be used for the following uses, provided the appropriate permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

– Cemeteries, as provided in, and permitted by, Part 4 of Chapter 22.56.

– Explosives storage, as provided in, and permitted by, Part 5 of Chapter 22.56.

– Surface mining operations, as provided in, and permitted by, Part 9 of Chapter 22.56.

22.32.320 Development Standards.

Premises in Zone M-3 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle parking shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs, as provided in Part 10 of Chapter 22.52.

SECTION 18. Part 8 of Chapter 22.32 is hereby added to read as follows:

Part 8

MPD MANUFACTURING – INDUSTRIAL PLANNED ZONE

Sections:

22.32.322 Purpose.

22.32.325 Permitted and Conditional Uses – Development

Standards.

22.32.322 Purpose.

The Manufacturing - Industrial Planned Zone (MPD) allows for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. This zone also accommodates warehousing,

distribution and port-related uses. With the exception of accessory retail and service and ancillary office uses serving local employees and visitors, there shall be no new commercial uses within buildings constructed in this zone after the effective date of this ordinance amendment.

22.32.325 Permitted and Conditional Uses – Development

Standards.

Premises shall not be used in Zone MPD except for:

A. Any use permitted in Zone SR-D, and any nonresidential use permitted in Zone R-A under the same limitations and conditions, including auxiliary and transitional uses, front, side and rear yards, parking standards, height limits, and other development requirements specified in the respective zones.

B. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for a planned industrial development in which the Hearing Officer or the Commission may approve any use permitted in Zone M-1.5, subject to all of the following provisions:

1. Area. The proposed development plan shall include a parcel of land having, as a condition of use, not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when such property is located in Zone MPD and has a common boundary with property which has been developed under an approved plan pursuant to this subsection B. In such case, the plan shall indicate that the proposed development will constitute an orderly extension in

arrangement of buildings, facilities, and improvements throughout the combined parcels of land in addition to all the other requirements for approval of a conditional use permit.

2. Compatibility. The proposed development, including the specific industrial uses proposed, shall not be in conflict with the objectives of the general plan for the area.

3. Design. The structural improvements shall not detract from the established or anticipated character of the surrounding area, as indicated by schematic drawings and renderings to scale showing the architectural design of buildings and structures to be established.

4. Access and Parking. Adequate provision shall be made for vehicular access, parking, and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.

5. Building Density. The floor area ratio shall not be greater than 1.0, and the ground-floor area of buildings shall not exceed 60 percent of the gross area of the lot or parcel of land on which the buildings are located. This does not permit a reduction in the parking requirement specified in this Title 22. In calculating "gross area," any streets or highways on the perimeter of the parcel of land, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway, shall be excluded.

6. Utilities. The applicant shall submit to the Hearing Officer or the Commission, and it shall be made a condition of approval, satisfactory evidence that the

applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.

7. Signs. The Hearing Officer or the Commission, in granting the conditional use permit, may allow signs which it finds will be in keeping with the concept of planned development.

8. Development Features. The development plan shall include yards, walls, walks, landscaping, and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the surrounding area.

9. Development Schedule. The Hearing Officer or the Commission shall approve a progress schedule, including all phases of development, and indicating that the improvements described in the development plan will be made prior to occupancy of industrial buildings. The Hearing Officer or the Commission may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

10. Tentative Subdivision Map. If subdividing property for the project, a tentative map shall be filed and made a condition of approval.

C. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, premises in Zone MPD may be used for child care centers.

SECTION 19. The Parts headings for Chapter 22.40 are hereby amended to read as follows:

Chapter 22.40 SPECIAL PURPOSE AND COMBINING ZONES

Parts:

- PART 1. General Regulations
- PART 2. () - DP Development Program Zone
- PART 3. () - BE Billboard Exclusion Zone
- PART 4. () - P Parking Zones
- PART 5. P-R Resort and Recreation Zone
- PART 6. W Watershed Zone
- PART 7. P-R Parking Restricted Zone
- PART 8. SR-D Scientific Research and Development Zone
- PART 9. O-S Open Space Zone
- PART 10. MXD Mixed Use Development Zone~~A-C Arts and Crafts~~

Zone

- PART 11. ~~MXD Mixed Development Zone~~(Reserved)
- PART 12. () - CRS Commercial-Residential Zone
- PART 13. ~~PO Unlimited Residence Professional Office Zone~~() - IP

Industrial Preservation Zone

- PART 14. I Institutional Zone
- PART 15. SP Specific Plan Zone
- PART 16. MXD-RU Rural Mixed Use Development Zone

SECTION 20. Section 22.40.010 is hereby amended to read as follows:

22.40.010 Special Purpose and Combining Zones Designated.

As used in this Title 22, "special purpose and combining zones" means:

A. Combining Zones.

Zone ()-DP;

Zone ()-P;

Zone ()-BE;

Zone ()-CRS;

Zone ()-PO Zone () - IP;

B. Special Purpose Zones.

Zone R-R;

Zone W;

Zone P-R;

Zone SR-D;

Zone O-S-Open space;

~~Zone A-G;~~

Zone MXD;

Zone IT Institutional;

Zone SP;

Zone MXD-RU.

SECTION 21. Part 10 of Chapter 22.40 (A-C Arts and Crafts Zone) is hereby deleted in its entirety.

~~Part 10 – A-C ARTS AND CRAFTS ZONE~~

~~**22.40.450 – Establishment – Intent and purpose.**~~

~~Zone A-C is established to allow artists and craftspeople in rural areas to engage in limited commercial and production activities on the premises where they reside. This zone also recognizes a need for certain conditions to be imposed on the type of uses so as to promote a proper atmosphere for such a zone and to protect the integrity and values of adjacent properties.~~

~~**22.40.460 – Permitted uses.**~~

~~Premises in Zone A-C may be used for any use permitted in Zone R-A (Residential-Agricultural), subject to all of the conditions in Zone R-A except as otherwise expressly provided for in this Part 10.~~

~~**22.40.470 – Accessory uses.**~~

~~Property in Zone A-C may be used for:~~

~~A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):~~

~~Accessory buildings and structures.~~

~~Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.~~

~~Building materials, storage of.~~

~~B. Signs, as provided in Part 10 of Chapter 22.52.~~

~~22.40.480~~ ~~Uses subject to director's review and approval.~~

~~A. If site plans are first submitted to and approved by the director, premises in Zone A-C may be used for:~~

~~Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.~~

~~Crops—Field, tree, bush, berry and row, including nursery stock. All sales, advertising and structures shall be limited to the restrictions of this section.~~

~~B. Signs, as provided in Part 10 of Chapter 22.52.~~

~~22.40.490~~ ~~Uses subject to permits.~~

~~Property in Zone A-C may be used for:~~

~~A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:~~

~~1. Arts and Crafts Uses.~~

~~Antiques. Restoration and sale of genuine antiques.~~

~~Architecture and building design.~~

~~Art needlework.~~

~~Art studio, including painting and sculpturing.~~

~~Basket weaving.~~

- ~~_____ Block printing.~~
- ~~_____ Bookbinding.~~
- ~~_____ Cartooning and animation.~~
- ~~_____ Ceramics, the making of.~~
- ~~_____ Clothing, the design and sewing of.~~
- ~~_____ Commercial art.~~
- ~~_____ Costume designing.~~
- ~~_____ Dance and drama studios, not including recitals or any dance requiring a license under the provisions of Title 7 of this code.~~
- ~~_____ Engraving of metal products.~~
- ~~_____ Fine arts gallery.~~
- ~~_____ Furniture, the crafting and assembly of, including custom upholstering.~~
- ~~_____ Glass, the hand production of, including glass blowing, glass, crystal, and art novelties, and the assembly of stained art glass.~~
- ~~_____ Graphic design and display studio.~~
- ~~_____ Interior decorating.~~
- ~~_____ Jewelry, the creation of.~~
- ~~_____ Lapidary.~~
- ~~_____ Leatherwork, using previously tanned leather.~~
- ~~_____ Music, composing of.~~
- ~~_____ Music, the teaching of.~~

~~_____ Musical instruments, the creation and assembly of.~~

~~_____ Ornamental metal, provided that there are no forging works
or any process used in bending or shaping which produces an annoying or disagreeable
noise.~~

~~_____ Photography studio.~~

~~_____ Picture mounting and framing.~~

~~_____ Pottery, the throwing of.~~

~~_____ Printing and publishing.~~

~~_____ Recording studios.~~

~~_____ Shoes, footwear, the fabrication of.~~

~~_____ Signs, as provided in Part 10 of Chapter 22.52.~~

~~_____ Silk screen processing.~~

~~_____ Taxidermy.~~

~~_____ Textile weaving, hand looms only.~~

~~_____ Toys, the production of.~~

~~_____ Transcription studios.~~

~~_____ Watchmaking.~~

~~_____ Woodcarving.~~

~~_____ Wood products, the crafting of.~~

~~_____ Writing, professional studio.~~

~~_____ 2. Other similar arts and crafts uses which, in the opinion of the
hearing officer are consistent with the intent and purpose of the zone, as set forth in~~

~~Section 22.40.450, and are neither more obnoxious nor detrimental to the public welfare than those uses listed in this section.~~

~~B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:~~

~~Temporary uses, as provided in Part 14 of Chapter 22.56.~~

~~**22.40.500 Development standards.**~~

~~Premises in Zone A-C shall be subject to the following standards of development:~~

~~A. That there be automobile parking space as required by Part 11 of Chapter 22.52.~~

~~B. Premises in Zone A-C shall provide the required area as specified in Part 2 of Chapter 22.52.~~

~~C. A residence shall exist or shall be constructed on the premises prior to the establishment of an arts and crafts use.~~

~~D. Materials and products shall be stored within an enclosed building or buildings.~~

~~E. Premises in Zone A-C shall provide the required setbacks, and shall be subject to the height limits as specified in Part 2 of Chapter 22.20.~~

~~F. The total volume of kiln space shall not exceed 16 cubic feet, and no individual kiln shall exceed eight cubic feet.~~

~~G. The combined floor area of the premises used for the production and sale shall not be more than 1,000 square feet.~~

~~H. Not more than two persons, other than residents occupying the dwelling on such premises, shall be employed on the site.~~

~~I. Loading platforms shall be located and screened in such a way so as to not adversely affect surrounding residents.~~

~~J. The sale of any item, except antiques, shall be limited to those lawfully produced on the premises.~~

~~K. Power shall be limited to electrically operated motors of not more than two horsepower each. The total capacity shall not exceed 10 horsepower, excluding portable hand tools.~~

~~L. No offensive noise, vibration, smoke, dust, odor, heat or glare shall be produced which is detectable at any point on adjacent property so as to produce a nuisance or hazard.~~

~~M. Except as otherwise provided in this section, any building established or premises maintained in conjunction with an arts and crafts use shall be so conducted that the use of such lot or parcel of land shall be in harmony with the rural character of the area.~~

SECTION 22. Part 10 of Chapter 22.40 is hereby added to read as follows:

Part 10

MXD MIXED USE DEVELOPMENT ZONE

Sections:

22.40.450 **Established – Purpose.**

22.40.460 **Permitted Uses.**

- 22.40.465 Accessory Uses.**
- 22.40.470 Uses Subject to Director's Review and Approval.**
- 22.40.475 Uses Subject to Permits.**
- 22.40.480 Project Review and Evaluation.**
- 22.40.485 Development Standards.**
- 22.40.490 Performance Standards.**
- 22.40.495 Lot Consolidation.**
- 22.40.450 Established – Purpose.**

The Mixed Use Zone (MXD) allows for a mixture of residential, commercial, and limited light industrial uses and buildings in close proximity to bus and rail transit stations. The zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians and consumers. Compact development is encouraged to promote walking, bicycling, recreation, transit use, and community reinvestment, to reduce energy consumption, and to offer opportunities for employment and consumer activities in close proximity to residences.

22.40.460 Permitted Uses.

Premises in Zone MXD may be used for the following uses:

A. Commercial uses. The following commercial uses, provided all sales are retail only and all goods sold, except genuine antiques and items sold at secondhand stores, are new:

- 1. Sales.
 - Antique shops, genuine antiques only.

- Appliance stores, household.
- Art galleries.
- Art supply stores.
- Bakery shops, including baking only when incidental to retail sales from the premises.

- Bicycle shops.
- Bookstores.
- Ceramic shops, including manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet.

- Clothing stores.
- Confectionary or candy stores, including making only when incidental to retail sales from the premises.

- Delicatessens.
- Department stores.
- Dress shops.
- Drugstores.
- Florist shops.
- Furniture stores.
- Furrier shops.
- Gift shops.
- Glass and mirror sales, household only.

- Grocery stores.
- Hardware stores, in a commercial-only building if paint and other flammable materials are sold on premises.
- Health food stores.
- Hobby supply stores.
- Ice cream shops.
- Jewelry stores.
- Leather goods stores.
- Mail order houses, limited to 10,000 square feet in floor area.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Music stores.
- Notions or novelty stores.
- Nurseries, including the growing of nursery stock.
- Office machines and equipment sales.
- Paint and wallpaper stores, in a commercial-only building.
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.
- Photographic equipment and supply stores.
- Radio and television stores.
- Retail stores.

- Secondhand stores, subject to the applicable development standards set forth in subsection F of Section 22.28.170.

- Shoe stores.
- Silver shops.
- Sporting goods stores.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Yarn and yardage stores.

2. Services.

- Art schools.
- Banks, savings and loans, credit unions, and finance companies.
- Barbershops.
- Beauty shops.
- Bicycle rentals.
- Comfort stations.
- Community gardens.
- Dental clinics, including accessory laboratories.
- Dry cleaning drop-off and pick-up services, provided that all processing is conducted off-site.
- Employment agencies.

- Family child care homes, small.
- Fire stations.
- Interior decorating studios.
- Libraries.
- Locksmith shops.
- Medical clinics, including accessory laboratories.
- Offices, business or professional.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.
- Photography studios.
- Police stations.
- Post offices.
- Printers and publishers, limited to 10,000 square feet in floor

area.

- Public utility service centers.
- Real estate offices.
- Repair shops, household and fix-it, including electricity and

plumbing. If it is part of a mixed-use development, the service fleet shall have no more than two service vehicles stored on-site.

- Restaurants and other eating establishments including food take-out and outdoor dining.

- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California.

- Schools, business and professional, limited to art, cooking, dance, drama, martial arts, music, and professional education.

- Shoe repair shops.

- Shoeshine stands.

- Tailor shops.

- Tourist information centers.

- Watch repair shops.

3. Recreation and Amusement.

- Parks, playgrounds, and beaches, with all accessory facilities customarily found in conjunction therewith.

- Riding and hiking trails, excluding trails for motor vehicles.

- Swimming pools.

B. Residential uses:

- Adult residential facilities, six or fewer.

- Apartment houses.

- Foster family homes.

- Group homes for children, six or fewer.

- Mixed-use developments with residential and commercial

components.

- Residences, single-family, limited to lots of less than 5,000 square feet.

- Residences, two-family, limited to lots of less than 5,000 square feet.

- Rooming and boarding houses.
- Small family homes, children.
- Townhouses.

22.40.465 Accessory Uses.

Premises in Zone MXD may be used for:

A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H):

- Accessory buildings and structures.
- Building materials, storage of.

B. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.090 (Zone C-1):

- Rental, leasing and repair of articles sold on the premises.
- Used merchandise, retail sale of, taken as trade-in.

C. The following additional accessory uses:

- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.

- Parking lots and parking buildings.
- Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.

– Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts, in conjunction with a residential use.

22.40.470 Uses Subject to Director's Review and Approval.

A. If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone MXD may be used for the following uses:

- Access to property lawfully used for a purpose not permitted in Zone MXD.
- Child care centers.
- Christmas trees and wreaths, the sale of.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Family child care homes, large.
- Farmers' markets, as provided in Part 25 of Chapter 22.52.
- Grading projects, off-site transport with not more than 100,000 cubic yards subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752, and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Joint live and work units, as provided in Part 19 of Chapter 22.52.
- Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.

- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

- Real estate tract offices, temporary.

B. The following additional uses:

- Signs, subject to the regulations for signs in Zone C-3 provided in Part 10 of Chapter 22.52.

22.40.475 Uses Subject to Permits.

Premises in Zone MXD may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect and in conformity with the conditions of such permit:

A. The following uses may be in either a mixed use or a commercial-only development:

- Adult day care facilities.

- Adult residential facilities, seven or more.

- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.

- Bars and cocktail lounges.

- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.

- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

- Grading projects, on-site, but excluding projects where the Hearing Officer, Commission, or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Group homes for children, seven or more.

- Health centers and clubs, including accessory swimming pools, saunas, and steam baths.

- Hotels.

- Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not been, or cannot be, met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge, or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.

- Museums.

- Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not been, or cannot be, met.

- Recreation clubs, commercial, as a primary use, including tennis, polo, swimming, and similar outdoor recreational activities, together with accessory clubhouse.

- Signs, subject to regulations set forth in Part 10 of Chapter 22.52 for signs in Zone C-3.

- Solid fill projects.

- Stations, bus, railroad, and taxi.

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses, for a period not to exceed one year.

- Veterinary clinics, small animal, with no overnight boarding.

B. The following uses are limited to commercial-only development projects or properties:

- Arcades, game or movie.

- Billiard halls.

- Bowling alleys.

- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.

- Community assembly.

- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that such establishments comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.

- Earth stations.

- Games of skill.

- Hospitals.

- Laundries, self-service.

- Massage parlors.

- Motels.

- Motion picture processing, reconstruction and synchronizing of film with sound tracks.

- Nightclubs.

- Observatories.

- Pool halls.

- Publicly-owned uses necessary for the maintenance of the public health, convenience, or general welfare in addition to those uses listed in this Section.

- Theaters and other auditoriums.

- Youth hostels.

B. Premises in Zone MXD may be used for the following uses, provided the appropriate permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Qualified projects, as provided in, and permitted by, Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Temporary uses, as provided in, and permitted by, Part 14 of Chapter 22.56.

22.40.480 Project Review and Evaluation.

A. An application for new construction or expansion of development in Zone MXD may be referred to the Department of Public Works for review of the project's impacts on infrastructure. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of the Department of Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and
3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of the Department of Public Works finds that based on the traffic, water, or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant to construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of the Department of Public Works, may require that the applicant demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the project site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.

22.40.485 Development Standards.

All new development projects in Zone MXD shall be subject to the following development standards:

A. Maximum density. The maximum density for residential-only and mixed-use developments shall be 150 dwelling units per net acre.

B. Floor area ratio (FAR). The maximum allowable FAR shall be 3.0 for commercial-only, mixed-use, and joint live and work developments.

C. Yards. Side and rear yards abutting parcels located within Zone R-1 or R-2 shall have a minimum depth of 15 feet. If the side or rear lot line of the MXD-zoned parcel is separated from the other zone by a highway, street, alley, or an easement of at least 20 feet in width, this requirement regarding side or rear yard depth shall not apply.

D. Height. Except as otherwise provided by an applicable Community Standards District, a building or structure shall not exceed 65 feet above grade,

excluding chimneys, rooftop antennas, and rooftop recreational spaces, except that the portion of any building sharing a common side or rear lot line with property located within Zone R-1 or R-2 shall have a setback from the common or side rear lot line so that the height of the building in the MXD Zone is no greater than 45 feet at the edge of the building wall facing that common lot line, and shall be recessed back one foot for every one-foot increase in building height, up to a maximum height of 65 feet.

E. Ground floor retail in mixed-use developments.

1. Minimum width. The street-facing retail component of the ground floor within a mixed-use development shall be a minimum of 20 feet; and

2. Minimum height. The floor-to-ceiling height of the ground floor for a street-facing retail component of a mixed-use development shall be a minimum of 14 feet.

F. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52 for signs in Zone C-3, the following signs shall be prohibited in the MXD Zone:

1. Roof signs;
2. Freestanding signs; and
3. Outdoor advertising signs.

G. Parking.

1. Parking facilities, including bicycle parking and bicycle storage facilities, shall be provided in compliance with Part 11 of Chapter 22.52, however the number of required vehicle parking spaces as provided therein may be reduced by up to 25 percent except for required guest parking for residential uses. Parking for

commercial and residential uses shall be separately designated by posting, pavement marking, and/or physical separation. These standards may be modified through a parking permit;

2. With the exception of subterranean parking, all vehicle parking areas shall be:

a. Located in the rear of the structure(s) or at the rear of the parcel or parcels, except that up to 25 percent of required parking may be located along one side of the building if an access driveway is provided; and

b. Completely screened with walls and/or landscaping so that the parking areas are not visible from a major or secondary highway, unless the parking areas are located along access driveways, in which case walls and/or landscaping may be placed only if they do not impede adequate line of sight to the public right of way.

3. Accessible vehicle parking. Accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to the 25 percent reduction authorized by this subsection G.

4. Loading Areas.

a. Loading areas shall comply with the standards and conditions set forth in Section 22.52.1084. However, the loading area requirements may be modified or waived for non-residential projects of less than 20,000 square feet in floor area by a Director's Review pursuant to Part 12 of Chapter 22.56.

b. Loading areas shall be located away from primary pedestrian ingress and egress areas by at least 20 feet. Whenever feasible, loading areas shall be located at the rear of the building.

H. Landscaping. A minimum of 5 percent of the lot shall be landscaped with drought-tolerant lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. Such landscaping may be a part of the building, and may include features such as atriums and ground-floor planters.

I. Screening.

1. Facades and windows. In addition to complying with subsection k.1, below, if the building's frontage faces a major or secondary highway, not more than 25 percent of landscaping shall screen from public view the façade or windows on the ground floor of the building's frontage.

2. Trash bin enclosures. Trash enclosures for refuse and recycling bins shall be:

a. Located within parking structures, at the rear or side of buildings, or between buildings, and shall not be located between a building and a street or highway;

b. Located not farther than 150 feet from the building;

c. Not placed in any public right-of-way; and

d. Screened by solid masonry walls between five and six feet in height, if located outside.

3. Mechanical equipment. Mechanical equipment shall be completely screened from view through the use of walls and/or landscaping.

J. Security.

1. Chain-link, barbed, and concertina wire fences are prohibited;

2. Security bars and accordion folding grilles installed on the exterior of a storefront are prohibited; and

3. Building security grilles may be placed within the interior of the building if the grilles are concealed so that they are not visible from the exterior of the building when not in use during business hours.

K. Pedestrian character.

1. Transparency. At least 50 percent of any building's ground floor façade that is oriented towards a street or highway with the greatest right-of-way width shall be composed of entrances and display windows or other displays;

2. Glass. All glass utilized in windows or entrances on the first two stories shall be either clear or lightly tinted to maximize pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass or densely tinted glass shall be prohibited for use in windows and entrances;

3. Entry orientation. The primary entrance to a commercial use in a building shall face the sidewalk in front of, or at the corner of, a street or highway with the greatest right-of-way width, or face an interior courtyard if the courtyard's entrance is located on such a street or highway;

4. Façade. At least 50 percent of the building façade facing the street, highway, or corner shall include design features such as recessed windows, balconies, offset planes, stepbacks, vertical or horizontal modulations or articulations, or other architectural or decorative accents that create visual interest in lieu of a long unarticulated wall. If the frontage of the first three stories of a building is flush to the street or highway, then the frontage above the third story shall be stepped back a minimum of two feet from the frontage of the first three stories; and

5. Rooflines. Buildings having 100 feet or more of street frontage shall be designed to provide roofs of varying heights, materials, textures, and/or motifs.

L. Outdoor display. Except in conjunction with the following uses, all display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Community gardens.
- Christmas trees and wreaths, the sale of.
- Newsstands.
- Parking lots.
- Restaurants and other eating establishments, including food take-

out and outdoor dining.

M. Recreational space for residential and mixed-use developments:

1. Areas defined.

a. Common recreational space. Recreational space for the exclusive use of residents of the development, and may include:

- Atriums.
- Barbecue and picnic areas.
- Community or multipurpose rooms.
- Courtyards.
- Gardens, including rooftop gardens.
- Indoor or outdoor exercise areas and rooms.
- Lawns.
- Playgrounds.
- Pool decks.
- Swimming pools and spas.
- Tennis, volleyball, and other ball courts.
- Terraces.
- Yards, interior side and rear, exclusive of vehicular

access.

b. Private recreational space. Recreational space attached to, and accessed from within an individual dwelling unit, and may include an atrium, balcony, patio, porch, or terrace .

c. Excluded from recreational space. Off-street parking and loading areas, driveways and other vehicular access areas, service areas, and perimeter landscaping with no more than two feet in width, shall not count as useable recreational space.

2 Minimum dimensions required for recreational space.

a. For all new residential and mixed use developments up to 60,000 square feet of total floor area, at least 10 percent of the project area shall be provided and maintained as recreational space, either for common or private use of the residents of the development. Landscaping required for the development may count towards this requirement as long as the landscaping is useable recreational space.

b. For all new residential and mixed-use developments with over 60,000 square feet of total floor area, a minimum of 100 square feet per dwelling unit shall be provided for private or common recreational space. Landscaping required for the development may count towards this requirement as long as the landscaping is useable recreational space.

3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the unit it serves, and shall be available exclusively for the use of all residents of the development.

b. Roof top common recreational space. Where a roof top is used for common recreational space, the roof top shall incorporate landscaping, decorative paving and materials, and recreational amenities listed in subsection M.1.a, above. Mechanical equipment storage areas on rooftops shall not be counted towards recreational space.

N. Other residential amenities. Any development that includes dwelling units shall provide adequate private or common laundry facilities reserved for the exclusive use of the residents residing in the development.

O. Modifications. With the exception of a height bonus granted through lot consolidation in Section 22.40.495, below, requests for modifications to the requirements listed in subsections D (Height), E (Ground floor retail in mixed-use developments), K (Pedestrian character) and/or M (Recreational space) of this Section shall require a conditional use permit. In addition to the findings required by Section 22.56.090, findings shall be made that any modifications to the proposed standards above would result in a better quality development that will meet the objectives of this Section, by, for example, providing:

1. Adequate light, air, and privacy to adjacent R-1 and R-2-zoned properties by preventing casting of a permanent shadow on adjacent residences;
2. Adequate common and private recreation space accessible to all residents of the development; and/or
3. A variety of architectural elements and landscaping to contribute to or improve an active pedestrian-oriented streetscape, and prevent casting a towering or monotonous effect on the streetscape.

22.40.490 Performance Standards.

All developments in the MXD Zone shall comply with the following performance standards:

- A. Hours of operation. The hours of operation for commercial uses shall be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily, unless modified by a conditional use permit.

B. Loading. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation noted in subsection A above, and in such fashion to prevent annoyance to adjacent residents and tenants.

C. Noise. Noise generated by activities on the premises shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.

D. Operating activities prohibited. The following operating activities shall be prohibited in commercial uses within mixed-use developments:

1. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and

2. Welding, machining, or open flame work.

E. Graffiti. To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties:

1. All structures, walls, and fences open to public view shall remain free of graffiti; and

2. In the event of such graffiti occurring, the property owner, tenant, or their agent shall remove or cover said graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.

22.40.495 Lot Consolidation.

To encourage consolidation of two or more small lots to make it economically viable to build a mixed use development, the applicant may be granted an incentive bonus on FAR and height per the following table:

Total Lot Size After Consolidation	FAR Bonus	Height Bonus*
0.5 acre to 1.0 acres	0.10	-
1.0 acres to 2 acres	0.25	5 feet
2 acres or more	0.50	10 feet

* The height bonus shall comply with the stepback requirement for lots abutting Zones R-1 or R-2 per subsection D of Section 22.40.485 unless modified per subsection O of Section 22.40.485.

SECTION 23. Part 11 of Chapter 22.40 (MXD Mixed Use Development Zone) is hereby deleted in its entirety.

~~Part 11 – MXD MIXED USE DEVELOPMENT ZONE~~

~~22.40.510 Established Purpose.~~

~~A. Zone MXD is established to provide for planned mixed use developments which may contain residential, commercial, industrial and other such uses. By allowing greater flexibility in design and encouraging innovative and creative planning, Zone MXD provides the opportunity to combine various land uses in well-planned developments which may contain multi-use buildings or several single purpose buildings each containing a different use. It is the intent of the mixed use development zone to:~~

- ~~1. Integrate a variety of housing densities with commercial, industrial or other uses, thus reducing transportation costs, energy consumption and air pollution,~~

~~preserve precious land resources, and foster varied human environments through unified planning, design and control of development;~~

~~2. Implement the land use and special management area policies of the countywide General Plan; and~~

~~3. Implement the policies and provisions of adopted coastal, community and redevelopment plans.~~

~~B. Approval by the hearing officer shall be based upon findings that the plan complies with the intent of planned mixed use development as set forth in subsection A of this section, and provides as well or better for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed as a Zone R-A use as provided in subsection A of Section 22.40.520.~~

~~**22.40.520 Uses and development standards.**~~

~~Property in Zone MXD may be used for:~~

~~A. Any use listed as permitted, accessory, subject to director's review or subject to permit in Zone R-A under the same limitations, conditions and development standards including, but not limited to: accessory and transitional uses; yard, height, parking and area requirements;~~

~~B. A mixed use development if a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56. The hearing officer may approve any use or combination of uses listed as permitted, accessory, subject to director's review or subject to permit in Zones R-4, M-1, A-C and SR-D. In granting a conditional use permit,~~

~~the hearing officer may impose any condition, in addition to those authorized by Section 22.56.100, which it believes necessary to foster the harmonious development of mixed land uses and to prevent any adverse impacts of uses internal or external to the development. Unless specifically waived or modified by the hearing officer, mixed use developments shall be subject to all of the following requirements:~~

~~1. Area.~~

~~a. The proposed development plan shall include, as a condition of use, a parcel of land containing not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when:~~

~~i. Such property is in Zone MXD and has a common boundary with property which has been developed under an approved plan pursuant to this subsection B;~~

~~ii. Such development plan is appropriate and necessary to implement land use and special management areas policies of the countywide General Plan; or~~

~~iii. Such development plan is appropriate and necessary to implement provisions of an adopted coastal, community or redevelopment plan.~~

~~b. In cases involving a parcel of less than five acres, the plan shall indicate that the proposed development will constitute an appropriate and orderly extension and/or arrangement of buildings, facilities and open space, in addition to all the other requirements for approval of a conditional use permit.~~

~~2. Building Coverage and Density. Buildings shall not occupy more than 50 percent of the net area, nor shall the floor area ratio for a lot or parcel of land exceed 2.0.~~

~~3. Design and Development Features. Site plans and preliminary architectural plans shall show that the arrangement of uses and buildings, the architectural design of all structures, and the development features of the proposed project constitute a well-planned development which does not detract from or have any adverse impacts on the residents or land in the surrounding area. To accomplish this, such plans shall include yards, walls, walks, landscaping, open space, buffer areas and other similar features.~~

~~4. Open Space. Open space shall comprise not less than 30 percent of the net area; provided, however, that where the applicant submits evidence to the satisfaction of the hearing officer that the particular development will contain compensatory characteristics which will provide as well or better for planned mixed use development within the intent of this section, the hearing officer may modify said requirements.~~

~~Subject to the approval of the hearing officer, open space may include one or more of the following, provided that they are designated for the use and enjoyment of all the occupants of the planned mixed use development or appropriate phase thereof:~~

~~a. Common open space developed for recreational purposes;~~

~~_____ b. Areas of scenic or natural beauty forming a portion of the proposed development;~~

~~_____ c. Present or future recreational areas of a noncommercial nature, including parks, playgrounds and beaches. Where specifically approved by the hearing officer, green fees or similar charges related to use of a golf course or similar open recreational use may be permitted, provided such charges are incidental to operation of said facilities, are not primarily commercial in nature, and do not alter the character of said recreational facility;~~

~~_____ d. Present or future hiking, riding or bicycle trails;~~

~~_____ e. Landscaped portions adjacent to streets or highways which are in excess of minimum required rights-of-way;~~

~~_____ f. Other similar areas determined appropriate by the hearing officer.~~

~~_____ In approving said open space, the hearing officer shall give consideration to the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and such other information as the hearing officer deems pertinent. Reservation of open space shall be made a condition of approval. Such reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to ensure the permanent reservation of, and where appropriate perpetual maintenance of, required open space.~~

~~5. Building Design. Buildings may be designed for single or multiple use. Buildings designed for multiple use shall provide adequate separation between different uses to ensure their compatibility. There shall also be adequate spacing between buildings to ensure safety and compatibility. Special attention shall be given where residential uses are developed in proximity to commercial or industrial uses. Building heights shall be established to conserve land, enhance solar access, create visual landmarks, and protect privacy.~~

~~6. Landscaping.~~

~~a. All portions of the lot or parcel of land exclusive of structures, access roads and other similar facilities shall be landscaped and maintained in a neat, clean and healthful condition. Special attention shall be given to landscaping and screening of parking lots and loading areas. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to insure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.~~

~~_____ b. A landscaping plan shall be submitted to and approved by the hearing officer. Native and/or fire and drought resistant plant materials shall be used to the greatest extent possible.~~

~~_____ 7. Residential Density. When property in Zone MXD is developed pursuant to this subsection B, the number of units for each acre of the net area shall be equal to the number preceding the letter "U" in the suffix to the zoning symbol.~~

~~_____ 8. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.~~

~~_____ 9. Parking and Access.~~

~~_____ a. The provisions of Part 11 of Chapter 22.52 which specify the number and/or location of required parking spaces relating to dwelling units, places of public assembly, commercial or industrial uses and other uses shall not apply when property in Zone MXD is developed pursuant to this subsection B and where the hearing officer specifies different parking standards.~~

~~_____ Where the hearing officer specifies different parking standards in granting a conditional use permit for a planned mixed use development, the hearing officer shall require parking for such development in an amount adequate to prevent traffic congestion and excessive on-street parking; provided, however, in no event shall less than one parking space per dwelling unit, or less than 50 percent of the required~~

~~number of parking spaces for public assembly, commercial or industrial uses specified in said Part 11 of Chapter 22.52 be permitted. Special attention shall be given to the parking needs of residents, visitors, employees, customers and other persons using the site.~~

~~_____ b. _____ Where the hearing officer fails to specifically designate different parking requirements, the requirements of Part 11 of Chapter 22.52 shall be deemed to have been specified.~~

~~_____ c. _____ There shall be adequate provision for and separation of different transportation modes including pedestrian, bicycle, automobile and truck. Provision shall also be made for public transportation facilities where appropriate.~~

~~_____ 10. _____ Signs. The hearing officer, in granting the conditional use permit, may allow specific signs which it finds will be in keeping with the concept of planned mixed use development.~~

~~_____ 11. _____ Outside Activities.~~

~~_____ a. _____ Except for the following uses or where specifically authorized by the hearing officer, all operations, storage and display shall be conducted within a completely enclosed building:~~

~~_____ Amusement rides and devices.~~

~~_____ Arts and crafts products.~~

~~_____ Automobile sales, limited to automobiles and trucks under two tons held for sale or rental only.~~

~~Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.~~

~~Beer gardens.~~

~~Boat sales, limited to boats held for sale or rental only.~~

~~Carnivals, commercial.~~

~~Christmas trees and wreaths, the sale of.~~

~~Crops—Field, tree, bush, berry and row, including nursery stock.~~

~~Electric distribution substations.~~

~~Gas metering and control stations, public utility.~~

~~Mobilehome sales, limited to mobilehomes held for sale or rental only.~~

~~Parking lots.~~

~~Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.~~

~~Restaurants and cafes.~~

~~Trailer sales, box and utility, limited to trailers held for sale only.~~

~~b. Outside storage is permitted on the rear of a lot or parcel of land in Zone MXD when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no~~

~~storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line.~~

~~_____ c. _____ Special attention shall be given to screening outside storage from view of properties and uses which are higher in elevation than the proposed storage area.~~

~~_____ d. _____ Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56.~~

~~_____ 12. _____ Use Restrictions. The location of all uses shall be approved by the hearing officer. When it is not possible to indicate specific uses, the hearing officer may establish locations for broad categories of use types which have similar characteristics. In exercising its discretion, the hearing officer may prohibit certain uses, such as those involving hazardous materials, from the development when he finds that such uses would be detrimental to the safety or general welfare of persons and property. The hearing officer may establish hours of operation, operating restrictions, performance standards or other conditions necessary to promote a well planned development which is compatible with the surrounding area. Uses may be added, changed, expanded, moved or otherwise altered under the following situations:~~

~~_____ a. Upon approval of the director, provided such change does not increase the occupant load, increase the parking requirement, or constitute a change in the use category; or~~

~~_____ b. Upon approval of the hearing officer, those changes that do not qualify for director's review under subsection B12a above. The hearing officer's action does not require a public hearing if such change is approved by the property owners' association or similar organization of the development and all adjoining property owners; or~~

~~_____ c. All other situations require a filing of a new conditional use permit.~~

~~_____ 13. General Performance Standards. Any existing or proposed use, or portion thereof, shall conform to the following performance standards:~~

~~_____ a. Noise shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.~~

~~_____ b. The emission of odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.~~

~~_____ c. The emission of pollutants from stationary sources shall be subject to the standards and regulations of the South Coast Air Quality Management District.~~

~~_____ d. Heat or glare which is perceptible at any point beyond the lot boundaries shall not be allowed.~~

~~_____ e. Vibration which is perceptible, without instruments, at any point beyond the lot boundaries shall not be allowed.~~

~~_____ f. Loading, unloading and all maintenance activities shall be conducted at such times and in such a fashion so as to prevent annoyance to adjacent residents and property owners.~~

~~_____ 14. Development Schedule.~~

~~_____ a. The hearing officer shall approve a progress schedule indicating the development of open space, utilities, roads, and other necessary features related to the construction of the mixed use development, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the hearing officer, be coordinated between phases as approved in subsection B14b of this section. The hearing officer may modify, without a hearing, this condition pertaining to the development schedule based upon a written affirmative showing of hardship.~~

~~_____ b. Planned mixed use development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the satisfaction of the hearing officer that the proposed development will provide as well~~

or better for planned unit development within the intent of this section, the hearing officer may approve a division of open space encompassing more than one phase.

~~c. Where a division of open space will encompass more than one phase, the applicant shall provide the hearing officer with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application.~~

~~15. Division of Land. The applicant shall comply with the provisions of Title 21 (Subdivision Ordinance).~~

SECTION 24. Part 13 of Chapter 22.40 is hereby deleted in its entirety.

~~Part 13 () PO UNLIMITED RESIDENCE PROFESSIONAL OFFICE ZONE~~

~~**22.40.600** Established for certain zones.~~

~~For Zone R-4 ()U listed in Section 22.12.010, there shall be an additional zone designated by the respective zoning symbol plus the letters PO; for example R-4 ()U-PO. The zone designated prior to the letters PO shall be known as the "basic" zone for the purposes of this Part 13.~~

~~**22.40.610** Intent and purpose.~~

~~Zone () PO is established to encourage low intensity professional offices in conjunction with residential structures to augment specialized or large scale commercial and institutional uses located in proximity thereto. The combination of employment and housing within one project is intended to reduce transportation costs, energy consumption and air pollution.~~

~~**22.40.620** Permitted uses.~~

~~Premises in Zone (-) PO may be used for the following uses:~~

~~Any principal use permitted in the basic zone subject to the same limitations and conditions.~~

~~**22.40.630 Accessory uses.**~~

~~Premises in Zone (-) PO may be used for the following accessory uses:~~

~~Any accessory use permitted in the basic zone, provided said lot or parcel of land is used exclusively for a permitted principal use.~~

~~**22.40.640 Uses subject to director's review.**~~

~~If site plans are first submitted to and approved by the director, premises in Zone (-) PO may be used for the following uses:~~

~~Any use subject to director's review and approval permitted in the basic zone, subject to the same limitations and conditions.~~

~~**22.40.650 Uses subject to permits.**~~

~~Premises in Zone (-) PO may be used for any use permitted in the basic zone and/or any professional office use, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit.~~

SECTION 25. Part 13 of Chapter 22.40 is hereby added as follows:

Part 13

()-IP Industrial Preservation Zone

Sections:

22.40.600 **Established for Certain Zones.**

22.40.610 **Purpose.**

22.40.620 **Prohibited Uses.**

22.40.600 **Established for Certain Zones.**

Zone ()-IP (Industrial Preservation) is established as a combining zone to pair with certain Zone M-1, M-1.5, M-2, M-2.5, M-3, MPD, B-1, B-2, and P-R properties.

22.40.610 **Purpose.**

Zone ()-IP is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. The combining zone serves to expressively prohibit uses that do not align with the purpose of this zone.

22.40.620 **Prohibited Uses.**

In addition to uses prohibited in Section 22.32.032, premises in Zone ()-IP shall not be used for the following uses:

- Amphitheaters, theaters and other auditoriums, as primary uses.

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment for recreational use.

- Animal breeding facilities.

- Animal kennels, shelters and pounds.

- Antique shops.

- Appliance stores, household.

- Aquaria, menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals.

- Arboretums and horticultural gardens.

- Arcades, game or movie.

- Archery ranges.

- Art galleries.

- Art supply stores.

- Athletic fields and stadiums.

- Auction houses.

- Barbershops.

- Bars and cocktail lounges.

- Baseball parks.

- Beauty shops.

- Bicycle, motorcycle, and motorscooter sales and rentals.

- Billiard halls.

- Boat and other marine sales and rentals.
- Body-piercing parlors.
- Bookstores.
- Bowling alleys.
- Boxing arenas.
- Candy stores and confectioneries.
- Car washes, automatic, coin-operated, and hand-wash.
- Cardrooms or clubs.
- Carnivals, commercial or otherwise.
- Cattle sales yards.
- Ceramics shops, retail only.
- Christmas trees and wreath sales.
- Churches, temples, or other places of religious worship.
- Circuses and wild or domestic animal exhibitions.
- Clothing stores.
- Comfort stations.
- Community centers.
- Community gardens.
- Correctional institutions, including jails, farms, and camps.
- Costume rentals.
- Crops.
- Dairies.

- Dance halls and pavilions.
- Dental clinics.
- Department stores.
- Dog training schools.
- Domestic violence shelters.
- Dress shops.
- Drugstores.
- Escort bureaus.
- Farmers' markets.
- Feed and grain sales.
- Florist shops.
- Furniture and appliance sales and rentals.
- Furrier shops.
- Games of skill.
- Gift shops.
- Glass and mirror sales.
- Golf courses and driving ranges, including miniature golf courses.
- Grange halls.
- Greenhouses.
- Gymnasiums.
- Health food stores.
- Hobby supply stores.

- Homeless shelters.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice sales, retail only.
- Jail or honor farms.
- Jewelry stores.
- Juvenile halls.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Leather goods stores.
- Libraries.
- Live entertainment, accessory.
- Livestock breeding, feeding, grazing, keeping and raising, including pigs
and hogs.
- Locksmith shops.
- Lodge halls.
- Massage parlors.
- Millinery shops.
- Mobilehome sales.
- Model home display centers and sales offices.
- Mortuaries.

- Museums.
- Music stores.
- Nightclubs.
- Notions or novelty stores.
- Observatories.
- Outdoor dance pavilions.
- Outdoor festivals.
- Outdoor skating rinks.
- Paint and wallpaper stores.
- Pawnshops.
- Permanent cosmetics parlors.
- Pet cemeteries and crematories.
- Pet grooming services.
- Pet stores, including supply sales.
- Photographic equipment and supply stores.
- Plant nurseries, including the growing of nursery stock.
- Pool halls.
- Race tracks of any kind.
- Radio and television stores.
- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish,

bees, earthworms, and other similar animals of comparable nature, form, and size,

including hatching, fattening, marketing, sale, and including eggs, honey, or similar products derived therefrom.

- Recreation clubs, including tennis, polo, swimming, and similar outdoor recreational activities.

- Recreational vehicle sales and rentals.
- Retail stores, as primary uses.
- Revival meetings in tents.
- Riding academies.
- Riding and hiking trails.
- Rifle, pistol, skeet, or trap ranges.
- Secondhand stores.
- Self-service storage facilities.
- Shoe repair shops.
- Shoe stores.
- Shooting galleries.
- Sightseeing agencies.
- Silver shops.
- Skating rinks, ice or roller.
- Sporting goods stores.
- Stables for the boarding, raising, or training of horses.
- Stamp redemption centers.
- Stationary stores.

- Steam or sauna baths.
- Swap meets.
- Swimming pools.
- Tasting rooms, remote.
- Tattoo parlors.
- Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.
- Theaters, drive-in.
- Tobacco shops.
- Tourist information centers.
- Toy stores.
- Watch repair shops.
- Wedding chapels.
- Yarn and yardage stores.

SECTION 26. Part 8 of Chapter 22.44 (Transit Oriented Districts) is hereby deleted in its entirety.

~~Part 8 TRANSIT ORIENTED DISTRICTS~~

~~22.44.400 Intent and Purpose.~~

~~Transit-oriented districts are established as supplemental districts in order to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion, and to improve air quality. To achieve these goals, the following transit-oriented districts are established to create and apply unique development standards and case processing procedures to geographic areas within an~~

~~approximately one-quarter to one-half mile radius around specific light rail transit stations in unincorporated areas:~~

- ~~• Blue Line Transit Oriented Districts~~
- ~~• Slauson Station Transit Oriented District~~
- ~~• Florence Station Transit Oriented District~~
- ~~• Firestone Station Transit Oriented District~~
- ~~• Imperial Station Transit Oriented District~~
- ~~• Green Line Transit Oriented Districts~~
- ~~• Vermont Station Transit Oriented District~~
- ~~• Hawthorne Station Transit Oriented District~~

~~———— The exact geographic boundary of each transit-oriented district is depicted on its respective map at the end of this Part 8.~~

~~———— The transit-oriented districts implement the objectives of the Transit Village Development Planning Act of 1994, Government Code section 65460, et seq. They also implement the "Land Use and Economic Development Strategies Blue Line Transit Oriented Districts Study" and the "Draft Green Line Transit Oriented Districts Land Use, Housing and Economic Development Strategy Report" (hereinafter referenced respectively as the Blue Line Strategy Report and Green Line Strategy Report), on file with the department of regional planning.~~

~~———— **22.44.410** ————— **Context and Nature of Transit Oriented Districts.**~~

~~———— A. ——— Relationship to other zoning regulations.~~

~~Except as otherwise expressly provided in this Part 8, property within a transit oriented district may be used in any manner allowed in the basic zone, subject to the same standards, limitations, and conditions contained in this Title 22. Where the regulations of a transit oriented district provided in this Part 8 differ from any other provisions in this Title 22, including those of a community standards district, the transit oriented district regulations shall supersede any such differing provisions. In the event there are conflicting provisions in this Part 8 with respect to properties within a transit oriented district, the more specific provision shall apply.~~

~~_____ B. _____ Categories of transit oriented district regulations. Transit oriented district regulations within this Part 8 are divided into the following categories:~~

~~_____ 1. _____ Development standards, case processing procedures, and allowable uses that apply within all transit oriented districts countywide. This category of regulations includes the following:~~

~~_____ a. _____ Development standards and case processing procedures that are applicable to properties within all of the transit oriented districts countywide irrespective of their specific zone classifications; and~~

~~_____ b. _____ Allowable uses and development standards that are applicable only within specific individual zones within all of the transit oriented districts countywide.~~

~~_____ 2. _____ Transit line development standards, case processing procedures, and allowable uses. This category of regulations includes the following:~~

~~_____ a. _____ Development standards and case processing procedures that are applicable to properties within all of the transit oriented districts along a specific transit line—the Blue Line or the Green Line irrespective of their specific zone classifications;~~

~~_____ b. _____ Zone specific listings of allowable uses and development standards that are applicable only to properties within specific individual zones in all transit oriented districts along a specific transit line—the Blue Line or the Green Line; and~~

~~_____ c. _____ Station specific development standards that are applicable only to properties within specific individual transit oriented districts.~~

~~_____ **22.44.420 _____ Development Standards and Case Processing Procedures**~~

~~_____ Applicable in all Transit Oriented Districts.~~

~~_____ A. _____ Development Standards.~~

~~_____ 1. _____ Graffiti. To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties within all transit oriented districts:~~

~~_____ a. _____ All structures, walls, and fences open to public view shall remain free of graffiti; and~~

~~_____ b. _____ In the event of such graffiti occurring, the property owner, tenant, or their agent shall remove or cover said graffiti within 72 hours, weather~~

~~permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.~~

~~2. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52, the following standards shall apply to all signs:~~

~~a. Window signs. Window signs shall not exceed the maximum area of ten percent per glass area (total window or door glass area visible from the exterior of the building); and~~

~~b. Prohibited signs. The following signs shall be prohibited:~~

~~i. Roof signs; and~~

~~ii. Outdoor advertising signs.~~

~~3. Residential Uses.~~

~~a. Relationship of residential development to existing structures.~~

~~i. Size of residential structures. Residential buildings and structures shall be generally consistent and compatible in terms of size, scale, and proportion with adjacent buildings and structures, to the satisfaction of the director, and their height shall not exceed that provided in this Part 8, except with a variance approved pursuant to the provisions of Part 2 of Chapter 22.56.~~

~~ii. Aesthetics of residential structures. Residential buildings and structures shall be generally consistent and compatible in terms of color, architectural style, and construction materials with adjacent buildings and structures, to the satisfaction of the director.~~

~~_____ b. Fences, walls, and landscaping.~~

~~_____ i. Fences and walls shall:~~

~~_____ (A) Be composed of materials and colors that are generally consistent and compatible with the buildings and structures in the development.~~

~~_____ (B) Where part of a multiple family development which adjoins a single family residence:~~

~~_____ (1) Be at least six feet in height;~~

~~_____ (2) Be located along the common property line; and~~

~~_____ (3) Where the properties share a side property line, extend from the rear property line to at least the minimum front yard setback.~~

~~_____ (C) Where the properties share a rear property line, extend from side lot line to side lot line.~~

~~_____ ii. All mechanical equipment, trash containers, and dumpsters shall be completely screened from view from adjacent streets, walkways, and residences through the use of walls and/or landscaping.~~

~~_____ iii. For the purposes of this Part 8, mechanical equipment shall mean air conditioners, television antennae, and other accessory equipment customarily utilized in connection with residential uses.~~

~~_____ 4. Commercial and Mixed Uses (commercial/residential).~~

~~_____ a. Compatibility with residential parcels. Commercial or mixed-use (commercial/residential) structures on parcels adjoining residentially-zoned parcels shall be located and designed to minimize their impact on the residentially-zoned parcels with respect to light, air, noise, and privacy, to the satisfaction of the director.~~

~~_____ b. Pedestrian character.~~

~~_____ i. Continuity and interest for pedestrians. In order to promote continuity among the various retail and service businesses and an interesting walking experience for pedestrians, at least 50 percent of any building's ground floor facade that is approximately parallel to and facing the street shall be composed of entrances and show windows or other displays;~~

~~_____ ii. Use of glass. All glass utilized at and near the street level shall be either clear or lightly tinted in order to promote maximum pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass or densely tinted glass shall be prohibited, except as an architectural or decorative accent limited to 20 percent of the entire building front facade area;~~

~~_____ iii. Walk-up facilities. Walk-up facilities shall be recessed and provide enough queuing space to ensure that pedestrians walking along the sidewalk will not be obstructed;~~

~~_____ iv. Principal building entrance. Where feasible, the principal building entrance shall be located facing the sidewalk in front of the building;~~

~~_____ v. _____ Parking access. The width of the parking access from the street to a lot shall be limited to 28 feet of the commercial frontage, and no customer drive-through facilities shall be permitted;~~

~~_____ vi. _____ Architectural and decorative accents. At least 50 percent of the building facade above the first story shall be composed of recessed windows, balconies, offset planes, or other architectural or decorative accents;~~

~~_____ vii. _____ Roof Design. Proposed new buildings or additions having 100 feet or more of street frontage shall be designed to provide roofs of varying materials, textures, and motifs; and~~

~~_____ viii. _____ Paving Material. Pedestrian circulation areas and driveway entrances within the property boundaries shall be developed with decorative paving materials such as brick or paver tile.~~

~~_____ c. _____ Awnings. Awnings shall be:~~

~~_____ i. _____ The same color and style for each opening on a single storefront or business;~~

~~_____ ii. _____ Complimentary in color and style for each storefront in a building;~~

~~_____ iii. _____ Designed to coordinate with the architectural divisions of the building including individual windows and bays;~~

~~_____ iv. _____ In compliance with building code and fire department requirements; and~~

~~_____ v. Repaired or removed within 30 days of receipt of notification that a state of disrepair exists.~~

~~_____ d. Mechanical Equipment.~~

~~_____ i. Individual air conditioning units for a building or storefront shall be located as unobtrusively as feasible within the overall design of the building to the satisfaction of the director.~~

~~_____ ii. If air conditioning window units must be located in the storefront:~~

~~_____ (A) The window units shall be neutral in appearance and the units shall not project outward from the facade. Their housing color shall be the same as those of the storefront; or~~

~~_____ (B) If possible, the unit shall be completely screened with an awning or landscaping so that it will not be visible from the street.~~

~~_____ iii. Mechanical equipment located on roofs shall be completely screened by parapet walls or other materials so that the equipment will not be visible from any point six feet above ground level within 300 feet.~~

~~_____ iv. Notwithstanding subsection iii, above, any structures on the roof, such as air conditioning units, antennas, and other equipment, shall be completely screened from view from any adjacent residential property.~~

~~_____ e. Security.~~

~~_____ i. Chain link, barbed, and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted;~~

~~_____ ii. All security bars or grilles shall be installed within the interior of the building;~~

~~_____ iii. Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited; and~~

~~_____ iv. Building security grilles shall be side-storing, concealed interior grilles that are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.~~

~~_____ f. Lighting. On-site exterior lighting shall:~~

~~_____ i. Be focused on the subject property and shielded or hooded to prevent illumination of adjacent properties; and~~

~~_____ ii. Utilize lighting fixtures that are screened or designed to compliment the use and architecture of the subject property and adjacent properties from which they are visible.~~

~~_____ g. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or exclusively residential use, a five foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.~~

~~_____ h. Parking Areas. With the exception of fully subterranean structures, all parking areas shall:~~

~~_____ i. Be located in the rear of the structure(s); and~~

~~_____ ii. _____ Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage, except from the access driveway.~~

~~_____ i. _____ Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Such plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area, and required irrigation infrastructure.~~

~~_____ j. _____ Trash Enclosure. The required trash bin shall be completely enclosed by a five- to six-foot high decorative wall with solid doors.~~

~~_____ 5. _____ Public Space.~~

~~_____ a. _____ Definition of Public Space. For the purposes of this Part 8, "public space" means those areas provided for passive and active outdoor recreational use and the enjoyment of community residents, employees, and visitors.~~

~~_____ b. _____ Types of public space. Public spaces shall include, but not be limited to, the following as long as the uses are consistent with the design, scale, and area standards specified in subsections c and d, below:~~

~~_____ Athletic fields.~~

~~_____ Arboretums and horticultural gardens.~~

~~_____ Courtyards.~~

~~_____ Historical monuments and cultural heritage sites.~~

~~_____ Outdoor public assembly.~~

~~_____ Parks.~~

~~_____ Playgrounds.~~

~~_____ Plazas.~~

~~_____ School yards.~~

~~_____ Swimming pools.~~

~~_____ Tennis, volleyball, badminton, croquet, lawn bowling, and courts designed for similar outdoor activities.~~

~~_____ Village greens and squares.~~

~~_____ c. Design and Location. Public spaces within transit oriented districts shall be developed at a scale to encourage pedestrianism and provide for efficient land use. Development shall be "space making" rather than "space occupying," i.e., forming boundaries around the public space rather than being sited in the middle of the space.~~

~~_____ d. Size. Public spaces shall range from one half up to three acres in size.~~

~~_____ 6. Streets and Sidewalks.~~

~~_____ a. Pedestrian-friendly design. In order to create safe, convenient, and comfortable pedestrian routes, new street and sidewalk construction shall:~~

~~_____ i. Provide for sidewalks on both sides of the street;~~

~~_____ ii. Include pedestrian amenities such as those listed in subsection d, below;~~

~~_____ iii. Include street trees that:~~

~~_____ (A) Line the sidewalks so as to provide a shade canopy at maturity.~~

~~_____ (B) Are of a shade producing variety; and~~

~~_____ (C) Are planted within the planting strip, where a planting strip is required, at intervals not to exceed 30 feet.~~

~~_____ b. Pedestrian Accessibility. Streets, sidewalks, and pathways shall be aligned:~~

~~_____ i. To facilitate easy pedestrian access across streets and between buildings, to public spaces and to the transit station, to the satisfaction of the director; and~~

~~_____ ii. To provide all new development with easy pedestrian access, to the satisfaction of the director.~~

~~_____ c. Street, sidewalk, and planting strip dimensions.~~

~~_____ i. Sidewalks. New sidewalk construction shall:~~

~~_____ (A) In residential zones, be not less than six feet in width; and~~

~~_____ (B) In all other zones, be not less than 15 feet in width.~~

~~_____ ii. Planting strips. Required planting strips shall be at least six feet in width.~~

~~_____ iii. Pedestrian amenities in sidewalk areas. In non-residential zones, the amenities identified in subsection d, below, may encroach upon up to 50 percent of the required sidewalk width.~~

~~_____ d. _____ Types of pedestrian amenities. Pedestrian amenities shall be provided within or adjacent to the required sidewalk area in front of commercial and mixed-use development, to the satisfaction of the director. Such amenities may include, but are not limited to:~~

- ~~_____ Benches.~~
- ~~_____ Bicycle racks.~~
- ~~_____ Bus shelters.~~
- ~~_____ Decorative street and sidewalk lights.~~
- ~~_____ Drinking fountains.~~
- ~~_____ Landscaped buffers.~~
- ~~_____ Newsstands.~~
- ~~_____ On sidewalk dining.~~
- ~~_____ Planter boxes.~~
- ~~_____ Special paving materials, such as treated brick, for sidewalks or crosswalks.~~
- ~~_____ Trash receptacles.~~

~~_____ B. _____ Case Processing Procedures.~~

~~_____ 1. _____ Director's review.~~

~~_____ a. _____ Except as otherwise provided in this Part 8, or where a minor variation is required, a director's review, as provided in Part 12 of Chapter 22.56, shall be required to establish, operate, and maintain any use, except that a director's review shall not be required for a change in ownership or occupancy. Director's review shall not~~

~~be required for additional construction, maintenance, or repairs conducted within any 12-month period, provided the total cost of such construction, maintenance and repairs does not exceed 25 percent of the current market value or assessed valuation of the existing building, whichever is less.~~

~~_____ b. _____ Applicants shall pay 25 percent of the fees specified by Section 22.60.100 for site plan reviews.~~

~~_____ c. _____ When considering a site plan under director's review, the director shall apply the principles and standards required by Section 22.56.1690, consistent with the policies contained in the Blue Line Strategy Report or Green Line Strategy Report, as applicable.~~

~~_____ 2. _____ Minor variations. Minor variations from certain specified standards may be granted, subject to the procedures set forth below, as follows:~~

~~_____ a. _____ Required findings by the director. Under exceptional circumstances, the director may permit minor variations from the standards specified in the requirements for fence or wall, awning, mechanical equipment, and pedestrian character of this Part 8. Such variations shall be supported by findings made by the director that:~~

~~_____ i. _____ The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the general plan and/or the Blue Line Strategy Report or Green Line Strategy Report, as applicable;~~

~~_____ ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply generally to other properties in the transit oriented district;~~

~~_____ iii. Permitting a variation will not be materially detrimental to property or improvements in the area;~~

~~_____ iv. That no more than two property owners have expressed any opposition to the minor variation; and~~

~~_____ v. Permitting a variation will be consistent with the goals of the Blue Line Strategy Report or Green Line Strategy Report, as applicable.~~

~~_____ b. Application materials. The materials required for filing a minor variation will be the same as that for the director's review, except that the applicant shall also submit:~~

~~_____ i. A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 100 feet from the exterior boundaries of the parcel of land to be occupied by the use;~~

~~_____ ii. Two sets of mailing labels for the above stated owners within a distance of 100 feet of the parcel of land to be occupied by the use;~~

~~_____ iii. A map drawn to a scale specified by the director indicating where all such ownerships are located; and~~

~~_____ iv. _____ A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size as specified in Section 22.60.100.~~

~~_____ c. _____ Case processing procedures. The application for a minor variation from standards shall be processed by the director as follows:~~

~~_____ i. _____ Initial notice. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record specified in subsection B.2.b.i, above, using the mailing labels supplied by the applicant. The notice shall state that within ten days of its receipt, any interested person may file a written expression of opposition to the proposed minor modification of standards with the director for his consideration in making a determination on the applicant's request.~~

~~_____ ii. _____ Notice after determination. The director shall send notice of the decision to the owners of record cited above, including any person who expressed opposition to the request. The notice shall state that any interested person dissatisfied with the action of the director may file an appeal from such action with the hearing officer within ten days of the receipt of the notification.~~

~~_____ 3. _____ Conditional use permits.~~

~~_____ a. _____ Conditional use permits shall be required for those uses which otherwise require such permit under the provisions of this Title 22, with the additions and deletions listed in this Part 8.~~

~~_____ b. _____ In addition to the findings for approval of conditional use permits required by Section 22.56.090, a conditional use permit shall not be approved unless~~

~~the information submitted by the applicant and/or presented at the public hearing substantiates that the proposed use is consistent with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.~~

~~_____ c. Applicants shall pay 50 percent of the fees specified by Section 22.60.100 for conditional use permits for the following uses:~~

~~_____ Grocery stores.~~

~~_____ Offices, businesses or professional.~~

~~_____ Restaurants or other eating establishments, excluding drive-through facilities.~~

~~_____ Retail stores.~~

~~_____ 4. Nonconforming uses, buildings, and structures. In addition to the findings required by Section 22.56.1550 for approval of a nonconforming use, building, or structure review in a transit oriented district, an application for a nonconforming use or structure review shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that proposed use, building or structure will not be in substantial conflict with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.~~

~~**22.44.430 Allowable Uses and Development Standards Applicable Within Specific Zones in All Transit Oriented Districts.**~~

~~_____ A. Zone R-2 (Two-Family Residence Zone). Structures and residences in zone R-2 shall be subject to the following development standards:~~

~~1. Lot coverage. The maximum lot coverage permitted in zone R-2 shall be 50 percent.~~

~~2. Yard requirements. Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.~~

~~B. Zone R-3 (Limited Multiple Residence Zone).~~

~~1. Uses. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.280, if site plans therefore are first submitted to and approved by the director, density bonuses may be obtained for parcels in zone R-3 subject to the following:~~

~~a. Infill development. Where development is proposed for vacant lots or on lots containing legal nonconforming uses, a density bonus of 25 percent shall be granted, subject to a director's review, to ensure that the proposed development conforms with the character of the area.~~

~~b. Lot consolidation. Where lot consolidation is proposed, a range of density bonuses shall be granted subject to the provision of amenities, such as but not limited to, recreation facilities, laundry facilities, and extra landscaping as follows:~~

~~i. Consolidation of lots totaling 15,000 square feet or more—ten percent density bonus.~~

~~ii. Consolidation of lots totaling 25,000 square feet or more—15 percent density bonus.~~

~~2. Development standards.~~

~~_____ a. Yard requirements. Not more than 25 percent of the required front yard shall be utilized for vehicle access and storage.~~

~~_____ b. Lot coverage. The maximum lot coverage in zone R-3 shall be 50 percent.~~

~~_____ C. Zone C-2 (Neighborhood Commercial Zone).~~

~~_____ 1. Uses.~~

~~_____ a. Permitted uses. Parcels in zone C-2 may be used for any uses listed as a permitted use in Section 22.28.130, except that the following uses shall require a conditional use permit:~~

~~_____ i. Sales.~~

~~_____ Automobile sales, sale of new motor vehicles.~~

~~_____ Boat and other marine sales.~~

~~_____ Recreational vehicle sales.~~

~~_____ Trailer sales, box and utility.~~

~~_____ ii. Services.~~

~~_____ Air pollution sampling stations.~~

~~_____ Automobile rental and leasing agencies.~~

~~_____ Automobile service stations.~~

~~_____ Electric distribution substations, including microwave facilities.~~

~~_____ Gas metering and control stations, public utility.~~

~~_____ Lodge halls.~~

~~_____ Rental services.~~

~~_____ b. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for the following:~~

~~_____ Adult day care facilities.~~

~~_____ Mixed commercial/residential developments.~~

~~_____ Outdoor dining, subject to the conditions listed in subsection G of Section 22.28.070.~~

~~_____ Rooming and boarding houses.~~

~~_____ Senior citizens and disabled persons housing developments.~~

~~_____ Signs, subject to the restrictions contained in subsection A.2 of Section 22.44.420.~~

~~_____ c. Uses subject to permit. Except for the uses listed in subsection C.1.b of Section 22.44.430 as allowed subject to director's review, provided a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for any use listed as subject to permit in subsection A of Section 22.28.160, subsections C.1.a.i and C.1.a.ii of this Section 22.44.430, and temporary uses as provided in Part 14 of Chapter 22.56.~~

~~_____ 2. Development standards.~~

~~_____ a. Floor area.~~

~~_____ i. _____ The total gross commercial floor area in all buildings on any one parcel of land shall not exceed two times the total net area of such parcel of land.~~

~~_____ ii. _____ The total gross mixed use (commercial/residential) floor area on any one parcel of land shall not exceed three times the total net area of such parcel of land. The residential portion of a mixed use structure shall constitute at least 33 percent of total gross floor area.~~

~~_____ iii. _____ One hundred percent of the ground floor space in a multi-story mixed use (commercial/residential) building shall be devoted to commercial use.~~

~~_____ b. _____ Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the property line if one or more of the following are located within the setback area:~~

~~_____ Display windows, highly visible.~~

~~_____ Landscaping.~~

~~_____ Outdoor dining facilities, subject to the conditions of subsection G of Section 22.28.070.~~

~~_____ Outdoor display/sales.~~

~~_____ Street furniture.~~

~~_____ D. _____ Zone C-3 (Unlimited Commercial Zone).~~

~~_____ 1. _____ Uses.~~

~~_____ a. Permitted uses. Parcels in zone C-3 may be used for any use listed as a permitted use in Section 22.28.180, except that the following uses shall require a conditional use permit:~~

~~_____ i. Sales.~~

~~_____ Auction houses.~~

~~_____ Automobile sales, sale of new and used motor vehicles.~~

~~_____ Boat and other marine sales.~~

~~_____ Ice sales.~~

~~_____ Mobilehome sales.~~

~~_____ Motorcycle, motor scooter, and trail bike sales.~~

~~_____ Recreational vehicle sales.~~

~~_____ Trailer sales, box and utility.~~

~~_____ ii. Services.~~

~~_____ Air pollution sampling stations.~~

~~_____ Automobile battery service.~~

~~_____ Automobile brake repair shops.~~

~~_____ Automobile muffler shops.~~

~~_____ Automobile radiator shops.~~

~~_____ Automobile rental and leasing agencies.~~

~~_____ Automobile repair garages, excluding body and fender work, painting, and upholstery.~~

- ~~_____ — Automobile service stations.~~
- ~~_____ — Bakery goods distributors.~~
- ~~_____ — Car washes, automatic, coin operated, and hand wash.~~
- ~~_____ — Dog training schools.~~
- ~~_____ — Electric distribution substations, including microwave facilities.~~
- ~~_____ — Furniture transfer and storage.~~
- ~~_____ — Gas metering and control stations, public utility.~~
- ~~_____ — Laboratories, research, and testing.~~
- ~~_____ — Lodge halls.~~
- ~~_____ — Mortuaries.~~
- ~~_____ — Motion picture studios.~~
- ~~_____ — Parcel delivery terminals.~~
- ~~_____ — Radio and television broadcasting studios.~~
- ~~_____ — Recording studios.~~
- ~~_____ — Recreational vehicle rentals.~~
- ~~_____ — Taxidermists.~~
- ~~_____ — Tool rentals, including roto tillers, power mowers, sanders and saws, cement mixers, and other equipment.~~
- ~~_____ — Trailer rentals, box and utility.~~

~~_____ Truck rentals, excluding trucks with a capacity greater than two tons.~~

~~_____ iii. Recreation and amusement.~~

~~_____ Amusement rides and devices.~~

~~_____ Carnivals.~~

~~_____ b. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.200, if site plans therefore are first submitted to and approved by the director, parcels in zone C-3 may be used for the following:~~

~~_____ Adult day care facilities.~~

~~_____ Health clubs or centers.~~

~~_____ Hotels.~~

~~_____ Mixed commercial/residential developments.~~

~~_____ Outdoor dining subject to the conditions listed in subsection G of Section 22.28.070.~~

~~_____ Rooming and boarding houses.~~

~~_____ Senior citizens and disabled persons housing developments.~~

~~_____ Signs, subject to the restrictions contained in subsection A.2 of Section 22.44.420.~~

~~_____ c. Uses subject to Permit. Except for the uses listed in subsection D.1.b of Section 22.44.430 as allowed subject to director's review, provided a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56,~~

~~parcels in zone C-3 may be used for any use listed as subject to permit in subsection A of Section 22.28.210, subsections D.1.a.i, D.1.a.ii and D.1.a.iii of this Section 22.44.430, and temporary uses as provided in Part 14 of Chapter 22.56.~~

~~2. Development standards.~~

~~a. Floor area.~~

~~i. The total gross commercial floor area in all buildings on any one parcel of land shall not exceed two times the total net area of such parcel of land.~~

~~ii. The total gross mixed-use (commercial/residential) floor area on any one parcel of land shall not exceed three times the total net area of such parcel of land. The residential portion shall constitute at least all floor area exceeding two times the total net area of such parcel.~~

~~b. Setbacks. Structures shall be constructed on the front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following are maintained within the setback area:~~

~~Display windows, highly visible.~~

~~Landscaping.~~

~~Outdoor dining subject to the conditions of subsection G of Section 22.28.070.~~

~~Outdoor display/sales.~~

~~Street furniture.~~

~~E. Zone R-3-P (Limited Multiple Residence Parking Combining Zone).~~

~~_____ 1. Uses.~~

~~_____ a. Those uses and standards applicable in zone R-3, as modified by subsection B of this Section 22.44.430, and as further modified by subsection C.2 of Section 22.44.440 for all Blue Line TOD's, and by subsection C.2 of Section 22.44.450 for all Green Line TOD's.~~

~~_____ b. Those uses and standards applicable in the () P (Parking) combining zone in Part 4 of Chapter 22.40, except that zone R-3, as above, shall be considered the basic zone.~~

~~**_____ 22.44.440 Development Standards, Case Processing Procedures, and Allowable Uses Applicable within Blue Line Transit Oriented Districts.**~~

~~_____ A. Development standards.~~

~~_____ 1. Parking.~~

~~_____ a. Except as otherwise provided in subsection b, below, the automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 40 percent for new construction, additions, alterations, and changes of use. This percentage reduction shall not apply to additions and alterations, of existing single-family detached structures which shall continue to be subject to the full requirements of Part 11 of Chapter 22.52.~~

~~_____ b. For the following uses, the automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 60 percent:~~

~~_____ Banks.~~

~~_____ Barber shops.~~

~~— Beauty shops.~~

~~— Child care centers.~~

~~————— Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the state board of education or other recognized accrediting agency, but excluding trade schools.~~

~~— Community centers.~~

~~— Day care centers.~~

~~— Delicatessens.~~

~~— Drug stores/pharmacies.~~

~~————— Dry cleaning establishments, excluding wholesale dry cleaning plants.~~

~~— Employment agencies.~~

~~— Grocery stores.~~

~~— Ice cream shops.~~

~~— Libraries.~~

~~— Restaurants.~~

~~————— Schools, business or professional, including art, barber, beauty, dance, drama, and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.~~

~~————— 2. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52, the following standards shall apply to all signs:~~

~~_____ a. Window signs. Window signs shall be displayed on the interior of windows or door windows only; and~~

~~_____ b. Freestanding signs. Freestanding signs shall:~~

~~_____ i. Be permitted only on lots with street frontage of at least 100 feet;~~

~~_____ ii. Have a solid base that rests directly on the ground;~~

~~_____ iii. Not exceed five feet in height measured vertically from ground level at the base of the sign;~~

~~_____ iv. Not exceed 40 square feet in area per sign face; and~~

~~_____ v. Not be located in nor extend above any public right-of-way or public sidewalk area.~~

~~_____ c. Awning signs. The following standards shall apply to awning signs:~~

~~_____ i. The allowance for wall signs shall not be applicable to or include awning signs;~~

~~_____ ii. Awning signs shall:~~

~~_____ (A) For the ground floor, not exceed 20 percent of the exterior surface area of each awning;~~

~~_____ (B) For the second floor, not exceed ten percent of the exterior surface area of each awning;~~

~~_____ (C) Not be permitted above the second floor; and~~

~~_____ (D) Be limited to a maximum letter height of ten inches.~~

~~_____ 3. Residential uses fences. Where fences are to be located in required front and corner side yards in residential zones, the following standards shall apply:~~

~~_____ a. If chain link or wrought iron style fences are utilized, such fences may be constructed up to a height of four feet;~~

~~_____ b. With a director's review, wrought iron style fences of up to six feet in height shall be allowed. The director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with all applicable development standards for residential uses; and~~

~~_____ c. Those portions of fences more than 42 inches high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view obscuring materials may be inserted into or affixed to such fences.~~

~~_____ 4. Commercial and mixed use (commercial/residential) buildings.~~

~~_____ a. Pedestrian character. At least 20 percent of the total building facade shall be composed of recessed windows, balconies, offset planes, or other architectural or decorative features.~~

~~_____ b. Mixed use (commercial/residential) development. The provisions of subsections A, B, C, and E of Section 22.40.590 (Development Standards~~

~~for zone [] CRS) shall apply to mixed commercial/residential developments irrespective of the specific zone classification of the particular parcel.~~

~~_____ c. _____ Landscape plan. Street furniture and related paving of up to 25 percent of the landscaped area, to a maximum of 250 square feet, may be substituted for required landscaped area.~~

~~_____ 5. _____ Street, sidewalk, and planting strip standards.~~

~~_____ a. _____ Planting strip. All streets shall be designed so that a minimum six foot wide, landscaped planting strip separates the sidewalk from the street.~~

~~_____ b. _____ Street and sidewalk dimensions. In order to insure pedestrian safety by slowing vehicular traffic and narrowing crosswalk lengths, new commercial and mixed use developments shall include a narrowing of adjoining streets at pedestrian crossings, if acceptable to the department of public works.~~

~~_____ B. _____ Case processing procedures for nonconforming buildings, uses, and structures. All nonconforming buildings and structures nonconforming due to use, and buildings and structures nonconforming due to standards are subject to regulation as specified by Section 22.56.1540, except as modified herein. The effective date which commenced the running of the amortization periods contained in subsection B.1.f of Section 22.56.1540 for all Blue Line transit oriented districts, shall be August 5, 1999, the effective date of Ordinance No. 99-0057, and the listing of periods for discontinuance and removal below shall supersede those set forth in subsections B.1.f.i through iv of Section 22.56.1540 for the following building types as follows:~~

~~_____ 1. _____ Type IV and Type V buildings used as:~~

~~_____ a. Three family dwellings, apartment houses, and other buildings used for residential occupancy, 35 years;~~

~~_____ b. Stores and factories, ten years; and~~

~~_____ c. Any other building not herein enumerated, ten years;~~

~~_____ 2. Type III buildings used as:~~

~~_____ a. Three family dwellings, apartment houses, offices, and hotels, 40 years;~~

~~_____ b. Structures with stores below and residences, offices or a hotel above, 40 years;~~

~~_____ c. Warehouses, stores, and garages, 15 years; and~~

~~_____ d. Factories and industrial buildings, 15 years.~~

~~_____ 3. Type I and II buildings used as:~~

~~_____ a. Three family dwellings, apartment houses, offices, and hotels, 50 years;~~

~~_____ b. Theaters, warehouses, stores, and garages, 20 years; and~~

~~_____ c. Factories and industrial buildings, 15 years.~~

~~_____ 4. The termination periods enumerated in subsections B.1, B.2, and B.3 of this Section 22.44.440, above, shall not apply to apartment houses which are rendered nonconforming due to subsection c.2.a.ii of Section 22.44.440.~~

~~_____ C. Uses and standards applicable in specific zones.~~

~~_____ 1. Zone R-2 (Two Family Residence Zone).~~

~~_____ a. Uses.~~

~~i. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.200, provided that a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56, parcels in zone R-2 may be used for the following:~~

~~_____ Grocery stores.~~

~~_____ Offices, business or professional.~~

~~_____ Restaurants and other eating establishments, excluding drive-through facilities.~~

~~_____ Retail stores.~~

~~b. Development Standards. Notwithstanding the yard requirements in Section 22.20.220, parcels in zone R-2 shall be subject to the following:~~

~~i. Corner side and rear yards setbacks are subject to the provisions of Section 22.20.320.~~

~~ii. Front yard setbacks shall be at least ten feet in depth; and~~

~~iii. Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.~~

~~2. Zone R-3 (Limited Multiple Residence Zone).~~

~~a. Uses.~~

~~_____ i. _____ Additional uses subject to director's review. In addition the uses listed in Section 22.20.280, if site plans are first submitted to and approved by the director, parcels in zone R-3 may be used for:~~

~~_____ (A) _____ Restaurants and incidental service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.~~

~~_____ ii. _____ Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.290, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-3 may be used for the following:~~

~~_____ Apartment houses containing five or more dwelling units within a single structure.~~

~~_____ Grocery stores.~~

~~_____ Offices, business or professional.~~

~~_____ Restaurants or other eating establishments, excluding drive-through facilities.~~

~~_____ Retail stores.~~

~~_____ b. _____ Development Standards. Notwithstanding the yard requirements in Section 22.20.320, parcels in zone R-3 shall be subject to the following:~~

~~_____ i. Front yard setbacks shall be at least ten feet in depth;~~
and

~~_____ ii. Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.~~

~~_____ 3. Zone R-4 (Unlimited Residence Zone).~~

~~_____ a. Uses.~~

~~_____ i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.360, if site plans therefore are first submitted to and approved by the director, parcels in zone R-4 may be used for the following uses:~~

~~_____ (A) Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.~~

~~_____ (B) Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in hotel developments having not less than 20 guest rooms.~~

~~_____ ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.370, provided a conditional use permit has first~~

~~been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-4 may be used for the following:~~

~~_____ Grocery stores.~~

~~_____ Offices, business or professional.~~

~~_____ Restaurants and other eating establishment, excluding drive-through facilities.~~

~~_____ Retail stores.~~

~~_____ b. Development Standards.~~

~~_____ i. Height limits. No building or structure in zone R-4 shall exceed 40 feet in height above grade, except for chimneys and rooftop antennas.~~

~~_____ ii. Yard requirements. Notwithstanding the yard requirements in Section 22.20.380, parcels in zone R-4 shall be subject to the following:~~

~~_____ (A) Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that at least ten feet in distance is maintained between the subject buildings and the buildings on the adjoining lot.~~

~~_____ (B) Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.~~

~~_____ 4. Zone C-2 (Neighborhood Commercial Zone).~~

~~_____ a. Uses.~~

~~_____ i. _____ Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for:~~

~~_____ Apartment houses.~~

~~_____ Residences, single-family.~~

~~_____ Residences, two-family.~~

~~_____ Theaters and auditoriums.~~

~~_____ ii. _____ Additional uses subject to permit. Except for the uses listed in subsection C.4.a.i of this Section 22.44.440 as allowed subject to directors review, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for any use listed as a use subject to permit in subsections C.1.a and C.1.c of Section 22.44.430.~~

~~_____ b. _____ Development standards. Parcels in zone C-2 shall be subject to the following development standards:~~

~~_____ i. _____ Height limits. Mixed-use (commercial/residential) buildings in which residential portions constitute as least 33 percent of total gross floor area may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.~~

~~_____ ii. _____ Floor area. At least 50 percent of the floor space of a single-story mixed-use building must be devoted to commercial use.~~

~~_____ 5. _____ Zone C-3 (Unlimited Commercial Zone).~~

~~_____ a. _____ Uses.~~

~~_____ i. _____ Additional uses subject to director's review. In addition to the uses listed in Section 22.28.200 and subsection D.1.b of Section 22.44.430, if site plans are first submitted to and approved by the director, parcels in zone C-3 may be used for the following:~~

- ~~_____ Apartment houses.~~
- ~~_____ Residences, single family.~~
- ~~_____ Residences, two family.~~
- ~~_____ Theaters and other auditoriums.~~

~~_____ ii. _____ Additional uses subject to permit. Except for the uses listed as subject to director's review in subsection C.5.a.i of Section 22.44.430, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-3 may be used for any use listed as subject to permit in subsections D.1.a and D.1.c of Section 22.44.430.~~

~~_____ b. _____ Development standards.~~

~~_____ i. _____ Height limits.~~

~~_____ (A) _____ Commercial buildings may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.~~

~~_____ (B) _____ Mixed use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area may be constructed to a maximum height of 60 feet above grade, excluding chimneys and rooftop antennas.~~

~~_____ ii. _____ Floor area. At least 50 percent of the floor space of a single-story structure and 100 percent of the ground floor space of a multi-story structure in a mixed-use building must be devoted to commercial uses.~~

~~_____ 6. _____ Zone C-M (Commercial Manufacturing Zone).~~

~~_____ a. _____ Uses.~~

~~_____ i. _____ Permitted uses. Parcels in zone C-M may be used for any use listed as a permitted use in Section 22.28.230, except that the following uses shall require a conditional use permit:~~

~~_____ (A) _____ Sales.~~

~~_____ Auction houses.~~

~~_____ Automobile sales, sale of new and used motor vehicles.~~

~~_____ Boat and other marine sales.~~

~~_____ Ice sales.~~

~~_____ Mobile home sales.~~

~~_____ Motorcycle, motor scooter, and trail bike sales.~~

~~_____ Recreational vehicle sales.~~

~~_____ Trailer sales, box and utility.~~

~~_____ (B) _____ Services.~~

~~_____ Air pollution sampling stations.~~

~~_____ Automobile battery service.~~

- ~~— Automobile brake repair shops.~~
- ~~— Automobile muffler shops.~~
- ~~— Automobile radiator shops.~~
- ~~— Automobile rental and leasing agencies.~~
- ~~— Automobile repair garages, excluding body and fender work, painting, and upholstering.~~
- ~~— Automobile service stations.~~
- ~~— Car washes, automatic, coin-operated, and hand wash.~~
- ~~— Electric distribution substations, including microwave facilities.~~
- ~~— Furniture transfer and storage.~~
- ~~— Gas metering and control stations, public utility.~~
- ~~— Laboratories, research, and testing.~~
- ~~— Lodge halls.~~
- ~~— Mortuaries.~~
- ~~— Motion picture studios.~~
- ~~— Parcel delivery terminals.~~
- ~~— Radio and television broadcasting studios.~~
- ~~— Recording studios.~~
- ~~— Recreational vehicle rentals.~~

~~— Revival meetings, tent, temporary.~~

~~— Taxidermists.~~

~~— Tire retreading or recapping.~~

~~_____ — Tool rentals, including roto tillers, power mowers, sanders and saws, cement mixers, and other equipment.~~

~~_____ — Trailer rentals.~~

~~_____ — Truck rentals.~~

~~_____ (C) All uses listed under subsections B and C of Section 22.28.230.~~

~~_____ ii. Accessory uses. Parcels in zone C-M may be used for any use listed as an accessory use under subsections A and B of Section 22.28.240.~~

~~_____ iii. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.250, if site plans are first submitted to and approved by the director, parcels in zone C-M may be used for the following:~~

~~— Adult day care facilities.~~

~~— Apartment houses.~~

~~— Health clubs or centers.~~

~~— Hotels.~~

~~— Mixed commercial/residential developments.~~

~~_____ — Outdoor dining, subject to the conditions listed in subsection G of Section 22.28.070.~~

~~_____ — Residences, single family.~~

~~_____ Residences, two family.~~

~~_____ Rooming and boarding houses.~~

~~_____ Senior citizen and disabled persons housing
developments.~~

~~_____ Signs as provided in subsection A.2 of Section
22.44.420 and subsection A.2 of this Section 22.44.440.~~

~~_____ Theaters and other auditoriums.~~

~~_____ iv. Uses subject to permit. Provided a conditional use
permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-
M may be used for the following:~~

~~_____ (A) Any use listed as a use subject to permit in
subsection A of Section 22.28.260, excluding uses subject to director's review pursuant
to subsection C.6.a.iii of this Section 22.44.440; and~~

~~_____ (B) Any use listed as a use subject to permit in
subsection C.6.a.i of this Section 22.44.440.~~

~~_____ b. Development standards.~~

~~_____ i. Height limits. No commercial building shall exceed 40
feet in height excluding chimneys and rooftop antennas.~~

~~_____ ii. Floor area.~~

~~_____ (A) Commercial floor area. The total gross
commercial floor area in all the buildings on any one parcel of land shall not exceed 1.8
times the total net area of such parcel of land.~~

~~_____ (B) Mixed use (commercial/residential) buildings.~~

~~_____ (1) The total gross mixed use floor area on any one parcel of land shall not exceed 2.7 times the total net area of such parcel of land.~~

~~_____ (2) The residential portion shall constitute at least all floor area exceeding 1.8 times the total net area of such parcel of land.~~

~~_____ (3) At least 50 percent of the floor space of a single story structure and 100 percent of the ground floor space of a multistory structure in a mixed use building must be devoted to commercial or manufacturing uses.~~

~~_____ iii. Lot coverage. The maximum lot coverage shall be 80 percent of the net area of such parcel of land.~~

~~_____ iv. Setbacks. Structures shall be built on a front property line, except that they may be constructed up to 15 feet back from the front property line if one or more of the following are maintained within the setback area:~~

~~_____ Display windows.~~

~~_____ Landscaping.~~

~~_____ Outdoor dining facilities.~~

~~_____ Outdoor display/sales.~~

~~_____ Street furniture.~~

~~_____ D. _____ Development standards applicable in individual Blue Line Transit Oriented Districts.~~

~~_____ 1. _____ Slauson Station Transit Oriented District.~~

~~_____ a. _____ Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with textured and/or colored pavement.~~

~~_____ 2. _____ Florence Station Transit Oriented District.~~

~~_____ a. _____ Colors. For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.~~

~~_____ b. _____ Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with colored and/or textured pavement.~~

~~_____ 3. _____ Firestone Station Transit Oriented District.~~

~~_____ a. _____ Colors. For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.~~

~~_____ b. _____ Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private commercially developed property shall be developed with colored and/or textured pavement.~~

~~_____ c. Wall finish. In order to preserve and enhance a mixed urban use environment on Firestone Boulevard, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.~~

~~_____ 4. Imperial Station Transit Oriented District.~~

~~_____ a. Reserved.~~

~~**_____ 22.44.450 Development Standards, Case Processing Procedures and Allowable Uses Applicable within Green Line Transit Oriented Districts.**~~

~~_____ A. Development standards.~~

~~_____ 1. Parking.~~

~~_____ a. Automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 25 percent for new construction, additions, alterations, and changes of use for the following commercial uses:~~

~~_____ Bakeries.~~

~~_____ Banks/check cashing establishments.~~

~~_____ Barber shops.~~

~~_____ Beauty shops.~~

~~_____ Child care centers.~~

~~_____ Coffee houses/Juice bars.~~

~~_____ Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the state board of education or other recognized accrediting agency, but excluding trade schools.~~

~~_____ Community centers.~~

~~— Copy/mail services, retail.~~

~~— Day care centers.~~

~~— Delicatessens.~~

~~— Donut shops.~~

~~— Drug stores and/or pharmacies.~~

~~_____ — Dry cleaning establishments, excluding wholesale dry
cleaning plants.~~

~~— Employment agencies.~~

~~— Flower shops.~~

~~— Grocery stores.~~

~~— Hardware stores.~~

~~— Ice cream shops.~~

~~— Libraries.~~

~~— Restaurants.~~

~~_____ — Schools, business and professional, including art,
barber, beauty, dance, drama, and music, but not including any school specializing in
manual training, shop work, or in the repair and maintenance of machinery or
mechanical equipment.~~

~~_____ — Shoe repair/alterations.~~

~~_____ — Stationary stores.~~

~~_____ — Video sales and rentals.~~

~~_____ b. Any commercial use may receive up to a five percent reduction in required parking spaces when open leisure areas with benches and other streetscape furniture appropriate for relaxing and eating are provided to the satisfaction of the director. This five percent reduction may be added to the reduction allowed in subsection A.1.a of this Section 22.44.450.~~

~~_____ c. Parking for handicapped persons shall be calculated based on the total number of parking spaces required prior to any reduction allowed by subsections A.1.a and A.1.b of this Section 22.44.250, or based on the total number of parking spaces actually provided if greater.~~

~~_____ 2. Signs. Freestanding signs, including pole signs and A-frame sandwich signs, shall be prohibited.~~

~~_____ 3. Residential uses. With the exception of fully subterranean structures, all parking shall:~~

~~_____ a. Where related to multiple family structures, be located in the rear of the housing development; and~~

~~_____ b. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage except from the access driveway.~~

~~_____ 4. Commercial and mixed use (commercial/residential) buildings.~~

~~_____ a. Mixed uses (commercial/residential).~~

~~_____ i. Single story mixed use buildings are prohibited.~~

~~_____ ii. The ground floor space in a mixed-use (commercial/residential) building shall be devoted solely to commercial uses.~~

~~_____ iii. Retail uses shall be prohibited on all floors except the ground floor.~~

~~_____ iv. Where office commercial and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies.~~

~~_____ v. Where office commercial and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration between the uses.~~

~~_____ vi. Separate commercial and residential parking spaces must be provided and specifically designated by posting, pavement marking and/or physical separation.~~

~~_____ b. Pedestrian character. The following standards shall apply in the interest of achieving a pedestrian character:~~

~~_____ i. Recessed stories. Third and fourth stories of commercial and mixed-use buildings shall be recessed a successive minimum of at least ten feet on each story; and~~

~~_____ ii. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private property may be developed with colored stamped concrete.~~

~~iii. Types of pedestrian amenities. In addition to the amenities listed in subsection A.6.d of Section 22.44.420, pedestrian amenities may also include leisure areas, open, with benches and other street furniture appropriate for relaxation and eating.~~

~~5. Public spaces.~~

~~a. Types of public spaces. In addition to the uses listed in subsection A.5.b of Section 22.44.420, the following types of public spaces may also be provided:~~

~~Leisure areas, open, including benches and other street furniture appropriate for relaxation and eating.~~

~~b. Amenities in public spaces. In order to create pleasing and convenient leisure areas, public space shall be furnished with amenities such as trees, landscaping, benches, trash containers, and water fountains.~~

~~B. Case processing procedures.~~

~~1. Nonconforming buildings, uses, and structures. All buildings, uses and structures that are nonconforming due to use, and buildings and structures that are nonconforming due to standards are subject to regulation as specified by Section 22.56.1540, except that where a nonconforming use is carried on in a conforming structure, a ten-year amortization period shall apply, except where the provisions of subsection C of Section 22.56.1540 apply.~~

~~2. Conditional use permits. Applicants shall pay 50 percent of the fees specified by Section 22.60.100 for conditional use permits, if required, for the following uses:~~

~~Child care centers.~~

~~Community centers.~~

~~Libraries.~~

~~C. Uses and standards applicable in specific zones.~~

~~1. Zone R-2 (Two-Family Residence Zone).~~

~~a. Uses.~~

~~i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.190, if site plans are first submitted to and approved by the director, parcels in zone R-2 may receive the following density bonuses:~~

~~(A) Infill development. Where there are vacant lots or nonconforming uses in zone R-2, infill development is encouraged. A density bonus of 25 percent shall be allowed for development on such lots, subject to a director's review to ensure that the proposed development is compatible with the height, bulk, and colors of existing surrounding development.~~

~~(B) Lot consolidation. If amenities such as, but not limited to, recreation facilities, laundry facilities, and significant landscaping are provided to the satisfaction of the director, a lot consolidation may qualify for the following density bonuses:~~

~~_____ (1) Consolidation of lots with a combined total of 15,000 square feet up to 24,999 square feet: ten percent density bonus.~~

~~_____ (2) Consolidation of lots with a combined total of 25,000 square feet or more: 15 percent density bonus.~~

~~_____ (C) Total of combined density bonus grants. In the event that a project may qualify for more than one category of density bonuses pursuant to this subsection C.1.a.i the total combined density bonus granted under these provisions shall not exceed 50 percent.~~

~~_____ ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.200, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-2 may be used for the following:~~

~~_____ Grocery stores, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.~~

~~_____ Restaurants, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.~~

~~_____ Restaurants, incidental, and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.~~

~~_____ iii. Prohibited uses. The following uses shall be prohibited:~~

- ~~_____ Airports.~~
- ~~_____ Cemeteries.~~
- ~~_____ Earth stations.~~
- ~~_____ Electric distribution substations.~~
- ~~_____ Explosives storage.~~
- ~~_____ Gas metering and control stations, public utility.~~
- ~~_____ Heliports.~~
- ~~_____ Helistops.~~
- ~~_____ Landing strips.~~
- ~~_____ Oil wells.~~
- ~~_____ Radio and television stations and towers.~~
- ~~_____ Sewage treatment plants.~~
- ~~_____ Surface mining operations.~~
- ~~_____ Water reservoirs.~~

~~_____ b. _____ Development standards.~~

~~_____ i. _____ Signs for commercial uses in multiple family residential buildings. Notwithstanding the provisions of Part 10 of Chapter 22.52, signs shall be subject to the following standards:~~

~~_____ (A) _____ Incidental restaurants and service commercial uses.~~

~~Where incidental restaurants and service commercial uses within apartment houses are authorized by this Part 8, related signs shall:~~

~~_____ (1) Be limited to 12 inches in height and 18 inches in width; and~~

~~_____ (2) Not be visible from any public right-of-way.~~

~~_____ (B) Small grocery and restaurant establishments. Small grocery and restaurant establishments for corner and corner adjoining lots authorized by this Part 8, may be allowed either one wall sign or one projecting sign subject to the following:~~

~~_____ (1) Wall signs. Wall signs shall:~~

~~_____ (a) Be limited to 15 square feet in size; and~~

~~_____ (b) Contain letters of not more than 18 inches in size.~~

~~_____ (2) Projecting signs. Projecting signs, including awning signs, shall:~~

~~_____ (a) Be limited to seven and one-half square feet in size;~~

~~_____ (b) Contain letters of not more than ten inches in height; and~~

~~_____ (c) Not project beyond the face of the building in excess of 50 percent of the limitations set forth in diagram A of subsection C.1 of Section 22.52.900.~~

~~ii. Street, sidewalk and planting strip development standards. Streets shall be designed so that a minimum six foot wide, landscaped planting strip separates the sidewalk from the street.~~

~~2. Zone R-3 (Limited Multiple Residence Zone).~~

~~a. Uses.~~

~~i. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.290, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-3 may be used for the following:~~

~~_____ Grocery stores, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.~~

~~_____ Restaurants, excluding drive through facilities, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.~~

~~_____ Restaurants, incidental, and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.~~

~~ii. Prohibited uses. The following uses shall be prohibited:~~

~~_____ Airports.~~

~~_____ Cemeteries.~~

- ~~_____ Earth stations.~~
- ~~_____ Electric distribution substations.~~
- ~~_____ Explosives storage.~~
- ~~_____ Gas metering and control stations, public utility.~~
- ~~_____ Heliports.~~
- ~~_____ Helistops.~~
- ~~_____ Landing strips.~~
- ~~_____ Oil wells.~~
- ~~_____ Radio and television stations and towers.~~
- ~~_____ Sewage treatment plants.~~
- ~~_____ Subsurface mining operations.~~
- ~~_____ Water reservoirs.~~

~~_____ b. _____ Development standards. The development standards set forth in subsection C.1.b of this Section 22.44.450 shall apply.~~

~~_____ 3. _____ Zone C-2 (Neighborhood Commercial Zone).~~

~~_____ a. _____ Uses.~~

~~_____ i. _____ Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for:~~

~~_____ Newsstands.~~

~~ii. Additional uses subject to permit. Provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for the following:~~

~~(A) Any use listed as a use subject to permit in subsections C.1.a and C.1.c of Section 22.44.430.~~

~~(B) The following additional uses:~~

~~Automobile repair and installation, when incidental to the sale of new automobiles, automobile service stations, and automobile supply stores;~~

~~Automobile supply stores.~~

~~Automobile washing, waxing, and polishing, when incidental to the sale of new automobiles and automobile service stations.~~

~~Trailer rentals, box and utility only, accessory to automobile service stations.~~

~~b. Development standards.~~

~~i. Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:~~

~~(A) The amenities listed in subsection C.2.b of Section 22.44.430; and~~

~~(B) Leisure areas, open, with benches and other street furniture appropriate for relaxing and eating.~~

~~4. Zone C-3 (Unlimited Commercial Zone).~~

~~_____ a. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.28.210, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-3 may be used for the following:~~

~~_____ Automobile body and fender repair and painting and upholstery, when incidental to new automobile sales.~~

~~_____ Boat repair, minor repairs incidental to the sale of boats.~~

~~_____ b. Development standards.~~

~~_____ i. Height limits.~~

~~_____ (A) Mixed Use (commercial/residential) buildings in which residential portions constitute less than 33 percent of all floor area shall be restricted to a height of 35 feet above grade, excluding chimneys and roof antennas.~~

~~_____ (B) Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area may be constructed to a maximum of 45 feet in height, excluding chimneys and roof antennas.~~

~~_____ ii. Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:~~

~~_____ (A) Those amenities listed in subsection D.2.b of Section 22.44.430; or~~

~~_____ (B) Leisure areas, open, with benches and other street furniture appropriate for relaxation and eating.~~

~~_____ D. _____ Development standards applicable in individual Green Line Transit Oriented Districts.~~

~~_____ 1. _____ Vermont Station Transit Oriented District.~~

~~_____ a. _____ Reserved.~~

~~_____ 2. _____ Hawthorne Station Transit Oriented District.~~

~~_____ a. _____ Reserved.~~

SECTION 27. Section 22.52.2010 is hereby amended to read as follows:

22.52.2010 Permitted aAreas.

A. Subject to the limitations set forth in subsection B below, and the standards set forth in this Chapter, joint live and work units shall be permitted in zZones C-H (Commercial Highway), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), ~~and~~ C-M (Commercial Manufacturing), C-MJ (Major Commercial), and MXD (Mixed Use Development), provided that the applicant obtains one of the following:

1. A ministerial Director's Review and approval, as provided in Part 12 of Chapter 22.56, for joint live and work units in zZones C-H, C-1, C-2, ~~or~~ C-3, C-MJ, or MXD; or

2. A minor conditional use permit as provided in Section 22.56.085 for joint live and work units in zZone C-M.

SECTION 28. Section 22.56.215 is hereby amended to read as follows:

22.56.215 Hillside Management and Significant Ecological Areas –

Additional Regulations.

A. 1. ~~Permit Required.~~ Except as specified in subsection C, below, prior to the issuance of any building or grading permits, the relocation of two or more property lines between three or more contiguous lots in a coordinated effort as determined by the Director of Planning regardless of the ownership of the involved lots and regardless of whether the relocations are applied for concurrently or through multiple successive applications, approval of a minor land division or subdivision, or the commencement of any construction or enlargement of any building or structure on a lot which is in or partly in an area designated in the General Plan and related maps as a significant ecological area ~~or within a hillside management area as specified herein~~, a conditional use permit shall be applied for and approved as provided by this ~~s~~Section only when.

2. ~~A conditional use permit is required in hillside management areas when:~~

a. ~~The property contains any area with a natural slope of 25 percent or more in an urban hillside management area proposed to be developed with residential uses at a density exceeding the midpoint of the range of densities established by an adopted areawide, community or specific plan covering the areas in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the applicable density range shall be established by the land use element of the General Plan.~~

~~b. The property contains any area with a natural slope of 25 percent or more in a nonurban hillside management area proposed to be developed, with residential uses at a density exceeding the low density threshold established for such property pursuant to subsection E.~~

~~3. Unless a conditional use permit is otherwise required by this Title 22, a conditional use permit shall be required to allow development in significant ecological areas only in the following cases:~~

~~a. For property located in the unincorporated Santa Clarita Valley as identified in the Santa Clarita Valley Area Plan, where the property contains an area that, on or after January 1, 2012, was designated in the General Plan as a significant ecological area, whereand if the proposed project includes development on the portion of that ~~lot~~property that is located in the significant ecological area; ~~or.~~~~

~~b. For property located in the unincorporated Antelope Valley as identified in the Antelope Valley Area Plan, where the property contains an area that, on or after the effective date of the Antelope Valley Area Plan, was designated in the General Plan as a significant ecological area, where the proposed project includes development on the portion of that lot that is located in the significant ecological area; ~~or.~~~~

~~c. For property located outside the unincorporated Antelope Valley and unincorporated Santa Clarita Valley, as depicted on their respective area plans, where the property contains an area that, prior to January 1, 2012, was designated in the General Plan as a significant ecological area, and remained listed as~~

~~a significant ecological area after the effective date of the Antelope Valley Area Plan, where the proposed project includes development anywhere on that lot which contains a significant ecological area.~~

B. Intent and Purpose of Regulations.

~~1. A conditional use permit is required in order to protect resources contained in significant ecological areas and in hillside management areas as specified in the county General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property. In extending protection to these environmentally sensitive areas, it is intended further to provide a process whereby the reconciliation of potential conflict within these areas may equitably occur. It is not the purpose to preclude development within these areas but to ensure, to the extent possible, that such development maintains and where possible enhances the remaining biotic resources of the significant ecological areas, and the natural topography, resources and amenities of the hillside management areas, while allowing for limited controlled development therein.~~

C. Exemptions from Permit. Permit exemptions include:

1. Accessory buildings and structures as defined in this ~~title~~;
2. Additions or modifications to existing residences; provided, however, that such additions or modifications do not increase the number of families that can be housed in said residences;
3. Individual single-family residences where not more than one such residence is proposed to be built by the same person on contiguous lots or parcels of

land. This exemption shall not apply to the relocation of two or more property lines between three or more contiguous parcels as described in subsection A.1. of this ~~s~~Section;

~~4. In hillside management areas only (these provisions shall not apply where the subject property is also within a significant ecological area):~~

~~a. Issuance of building permits pursuant to a final map where project grading has commenced in accordance with an approved grading permit;~~

~~b. Development proposals which are so designed that all areas within the project which have a natural slope of 25 percent or greater remain in a completely natural state. the director shall make this determination using the proposed development plan, slope maps and any other material he deems necessary;~~

~~5. Final maps and development approvals (permits) related thereto which are in substantial conformance with a tentative map approved or extended by the ~~e~~County of Los Angeles since December 31, 1978, except as California ~~s~~State law may otherwise specify;~~

~~6. Complete applications for development proposals which were filed for approval prior to February 5, 1981, except at the specific request of the applicant. This exemption shall also apply to the refiling of applications which were denied solely by reason of ~~s~~Sections 65950 through 65967 of the Government Code and were originally filed prior to February 5, 1981. Any development proposals within this exemption still must be consistent with the county of Los Angeles' adopted General Plan;~~

~~76. Property located in both a significant ecological area and a sensitive environmental resource area; provided, however, that this exception applies only to the significant ecological area regulations and does not apply to the provisions related to hillside management.~~

D. Additional Contents of Application. In addition to the material specified in Section 22.56.030, an application for a conditional use permit for ~~hillside management~~ or significant ecological areas shall contain the following information:

1. ~~In all applications:~~

~~a. Panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property;~~

~~b2. A Mmaps showing the existing topography of the subject property. Commercially available maps may be deemed acceptable.~~

~~i. One copy of sSuch map shall identify the locations of all drainage patterns, watercourses, and any other physical features ~~which~~that are customarily found on topographical maps prepared by the United States Geological Survey,~~

~~ii. A second copy shall delineate all property having a natural slope of 25 to 49.99 percent, and a natural slope of 50 percent or more;~~

~~c3. A grading plan to a scale satisfactory to the dDirector indicating all proposed grading, including the natural and finished elevations of all slopes to be graded;~~

d4. The following, if the construction of dwelling or other structures are part of the proposed project:

ia. Exterior elevation drawings, to a scale satisfactory to the dDirector, indicating proposed building heights and major architectural features, and

ii**b**. Plans for decorative landscaping, showing the location of proposed groundcover areas, shrub mass, and existing and proposed tree locations for common or open space areas not left in a natural state. Such plans shall also include botanical and common names of all planting materials;

~~2. In hillside management areas, the following additional information:~~

~~a. Geology and soil reports indicating active or potentially active faults at and near the proposed site and the stability of the area within the various slope categories used in this section;~~

~~b. For proposed residential uses in areas identified as nonurban hillside management areas in the General Plan, the number of acres within the following slope categories, as determined by a licensed civil engineer, licensed land surveyor or a registered geologist:~~

~~i. Zero to 24.99 percent natural slope;~~

~~ii. 25 to 49.99 percent natural slope;~~

~~iii. 50 percent or greater natural slope;~~

~~3. In significant ecological areas, the following additional information:~~

a5. Identification and location of the resources constituting the basis for classification of such area as a significant ecological area where not provided by the environmental assessment or the initial study for an environmental document;

b6. Proposed natural open areas, buffer areas, or other methods to be used to protect resource areas from the proposed use;

7. Such other information as the ~~planning~~ Director determines to be necessary for adequate evaluation. The ~~planning~~ Director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

~~E. Calculation of Thresholds in Nonurban Hillside Management Areas. Density thresholds for residential uses in nonurban hillside management areas shall be calculated using the analysis of slope categories required by subsection D2b, as follows:~~

~~1. Low density Threshold. The low density threshold for a proposed development shall be determined by:~~

~~a. Multiplying the number of acres to the nearest tenth acre in the following slope categories by the density threshold indicated as follows:~~

~~i. One dwelling unit per five acres of land within the zero to 24.99 percent natural slope category;~~

~~ii. One dwelling unit per 10 acres of land within the 25 to 49.99 percent natural slope category; and~~

~~iii. Zero dwelling units for any acreage within the 50 percent and above natural slope category.~~

~~b. The resulting total number of dwelling units to the nearest tenth acre obtained by adding the above categories is then divided by the total acreage of the project to the nearest tenth acre, and rounded down to obtain the low density threshold applicable to such project.~~

~~2. Determination if Conditional Use Permit Required. If the density per acre of the proposed development exceeds the low density threshold of such development obtained in subsection E1 above, a conditional use permit is required.~~

~~3. Maximum Density Permitted. The maximum density for a proposed development shall be that permitted by the adopted areawide, community, or specific plan for the area in which the proposed development is located. Where there is no adopted areawide, community, or specific plan, the maximum density shall be that established by the land use element of the General Plan.~~

~~FE. Burden of Proof. In addition to information required in Section 22.56.040, the application for a conditional use permit-hillside management and for significant ecological areas shall substantiate to the H Hearing o Officer the following facts:~~

~~1. Hillside Management Areas.~~

~~a. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard, and~~

~~b. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area, and~~

~~c. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and~~

~~d. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;~~

~~2. Significant Ecological Areas.~~

~~a. That the requested development is designed to be highly compatible with the biotic resources present, including they setting aside of appropriate and sufficient undisturbed areas, and~~

~~b₂. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state, and;~~

~~c₃. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state, and;~~

~~d₄. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development, and;~~

~~e₅. That where necessary, fences or walls are provided to buffer important habitat areas from development, and~~

~~f~~6. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths.

~~g~~F. Hearings. In all cases where formal filing for a conditional use permit-~~hillside management and~~for significant ecological areas is submitted, a public hearing shall be held pursuant to current procedures. In all cases, however, where a conditional use permit ~~hillside management and~~for significant ecological areas is filed and processed as a single application with a land division case, such public hearings shall be held concurrently.

~~H~~G. Director's Report.

1. In all cases where a public hearing is required, the ~~d~~Director shall prepare a report to the ~~h~~Hearing ~~o~~Officer containing, but not limited to, the following:

a. Detailed review of the applicant's development proposal, including:

i. ~~Appraisal of measures proposed to avoid or mitigate identified natural hazards, and~~

ii. Appraisal of measures taken to protect scenic, biotic, and other resources, ~~and;~~

iii. Recommended changes in the proposed development necessary or desirable to achieve compliance with the findings required by subsection ~~H~~H of this ~~s~~Section and the provisions of the General Plan, ~~and;~~

iiiiv. Recommended conditions to be imposed to insure that the proposed development will be in accord with the findings required by subsection IH and the provisions of the General Plan;

b. In cases where the proposed development would impact a significant ecological area and where such information is not included in the environmental document, identification and location of the resources constituting the basis for classification of such area as a significant ecological area.

2. The Director, in developing such a report and recommendation, will consult with appropriate agencies and will compile the recommendations and comments of such agencies, including any recommendation of SEATAC. ~~Developments which are located in the Malibu Coastal Zone which are in both a significant ecological area and a sensitive environmental resource area shall be evaluated by the ERB pursuant to the provisions of Part 6 of Chapter 22.44 in lieu of SEATAC to assure the protection of the resources contained in these areas.~~

IH. Findings and Decision. The Hearing Officer shall not approve an application for a conditional use permit ~~hillside management and~~for significant ecological areas unless it finds that the proposal is consistent with the General Plan and

~~1. In hillside management areas:~~

~~a. That the burden of proof set forth in subsection F of this section has been met by the applicant, and~~

~~b. That the approval of proposed dwelling units exceeding the number permitted by the low-density threshold for the proposed development in~~

~~nonurban hillsides or the midpoint of the permitted density range in urban hillsides is based on the ability to mitigate problems of public safety, design and/or environmental considerations, as provided in this section and the General Plan;~~

~~2. In significant ecological areas, that the burden of proof set forth in subsection FE has been met by the applicant.~~

~~Jl. Conditions. Every conditional use permit hillside management and significant ecological areas shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every conditional use permit hillside management and significant ecological areas, whether such conditions are set forth in the permit or not. The Hearing Officer shall, as a condition of approval, require that the proposed development plan incorporates those measures necessary to protect identified resources and meet the burden of proof described in subsection E of this Section. The ~~H~~Hearing ~~o~~Officer, in granting the conditional use permit hillside management and for significant ecological areas, may impose additional conditions, but may not change or modify any of the following conditions except as otherwise provided herein and/or pursuant to the provisions of Part 2 of Chapter 22.56.~~

~~1. Hillside Management Areas~~

~~a. Open Space. Open space shall comprise not less than 25 percent of the net area of a residential development in an urban hillside management area, and not less than 70 percent of the net area of a residential development in a nonurban hillside management area. Subject to the approval of the hearing officer, such open space may include one or more of the following:~~

- ~~i. Undisturbed natural areas,~~
- ~~ii. Open space for passive recreation,~~
- ~~iii. Private yards, provided that certain construction rights~~

~~are dedicated,~~

- ~~iv. Parks and open recreational areas,~~
- ~~v. Riding, hiking and bicycle trails,~~
- ~~vi. Landscaped areas adjacent to streets and highways,~~
- ~~vii. Greenbelts,~~
- ~~viii. Areas graded for rounding of slopes to contour~~

~~appearance,~~

- ~~ix. Such other areas as the hearing officer deems~~

~~appropriate;~~

~~b. Landscaping. Where appropriate, a plan for landscaping common or open space areas not to be left in a natural state shall be submitted to and approved by the hearing officer. Where a landscaping plan has not been submitted to the hearing officer as part of this application, said plan shall be submitted to and approved by the director prior to the issuance of any grading or building permit. Appeal of the director's decision shall be as provided in Section 22.56.1750~~

~~c. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities~~

necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement;

d. — Residential Density. The hearing officer shall, as a condition of approval, designate the maximum number of dwelling units permitted in a residential development as follows:

i. — In urban hillside management areas, a number between the midpoint and the maximum number of dwelling units permitted by the range of densities established by an adopted areawide, community or specific plan covering the areas in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the applicable density range should be established by the land use policy map of the General Plan, but not to exceed the number permitted by this Title 22

ii. — In nonurban hillside management areas, a number between the low density threshold and the maximum number of dwelling units established for such property pursuant to subsection E of this section, but not to exceed the number permitted by this title 22

e. — Architectural Features. Where not submitted to the hearing officer as part of this application, exterior elevation drawings indicating building heights and major architectural features shall be submitted to and approved by the director prior to the issuance of any building permit. Appeal of the director's decision shall be as provided in Section 22.56.1750

~~2. Significant Ecological Areas. The hearing officer shall, as a condition of approval, require that the proposed development plan incorporates those measures necessary to protect identified resources and meet the burden of proof described in subsection F of this section.~~

SECTION 29. Section 22.56.217 is hereby added to read as follows:

22.56.217 Hillside Management Areas -- Additional Regulations.

A. Purpose.

1. This Section is established to ensure that development preserves and enhances the physical integrity and scenic value of Hillside Management Areas ("HMAs"), to provide open space, and to be compatible with and enhance community character. These goals are to be accomplished by:

- a. Locating development outside of HMAs to the extent feasible;
- b. Locating development in the portions of HMAs with the fewest hillside constraints; and
- c. Using sensitive hillside design techniques tailored to the unique site characteristics.

2. This Section does not determine maximum allowable density or intensity for a proposed development. Maximum allowable density or maximum intensity for a proposed development shall be determined as set forth in the applicable Area, Community, Neighborhood, or Specific Plan. Where there is no applicable Area, Community, Neighborhood, or Specific Plan, the maximum density or intensity for a

proposed development shall be determined using the methodology and parameters set forth by the Land Use Element of the General Plan.

B. Definitions. For purposes of this Section, the following definitions apply:

1. "Development" means on-site or off-site activity as follows:

a. Construction or expansion of any structure or impervious surface, such as hardscape;

b. Construction or expansion of any street, highway, or other access road;

c. Construction or expansion of any infrastructure, such as water and sewerage lines, drainage facilities, telephone lines, and electrical power transmission and distribution lines;

d. Grading, such as cut, fill, or combination thereof, including off-site grading;

e. Removal of any vegetation, including fuel modification;

f. A subdivision; or

g. A lot line adjustment.

2. "Hillside constraints" mean topographic features such as slopes, hilltops, and ridgelines that may contain hazards and, when developed, may cause visible alteration of the topographic feature and its views.

3. "Hillside Design Guidelines" means the provisions set forth as an appendix to this Section and as maintained in the office of the Director, that provides guidance for development in HMAs;

4. "Improved open space" means:
- a. Parks, playgrounds, golf courses, and other recreational facilities;
 - b. Riding, hiking, and mountain biking trails;
 - c. Pedestrian paseos;
 - d. Community gardens;
 - e. Vegetated swales;
 - f. Water quality basins and debris basins, provided that such basins are not concrete; or
 - g. Any open space that is subject to fuel modification.

5. "Natural open space" means any open space that will remain in an undisturbed natural state or any area that will be restored to a natural state to the satisfaction of the Director.

6. "Natural slope" means any slope created through or by natural erosion processes; any slope not previously altered by anthropogenic activities such as cut slopes due to grading, fill slopes constructed with native or import materials, and excavation; or, any slope not created as part of a development.

7. "Rural land use designation" means any designation in the General Plan or in any Area, Community, Neighborhood, or Specific Plan, such as an Open Space or National Forest land use designation, that allows residential uses at a maximum density of one dwelling unit per gross acre or allows rural or commercial uses.

8. "Rural transition site" means a project site where at least 51 percent of the project boundary adjoins land with a rural land use designation.

9. "Sensitive hillside design techniques" means any site planning, engineering, landscaping, and/or architectural design technique(s) that, individually or combined, minimize horizontal and vertical cut or fill hillside disturbance; minimize the total volume of grading; minimize impact to scenic hillside views; and, are compatible with or enhance community character. Such techniques may be found in the Hillside Design Guidelines.

C. Permit Required. A conditional use permit is required for any development located wholly or partially in an HMA, except for:

1. Development on a single lot or parcel of land, provided that grading in connection with the development does not exceed 15,000 cubic yards of total cut plus total fill material. Notwithstanding the foregoing, a Community Standards District may require a conditional use permit for a lesser amount of total cut plus fill material, in which case the Community Standards District controls. The exception to the conditional use permit requirement in this subsection 1 shall not apply when two or more lots or parcels of land are developed in a coordinated effort, regardless of the ownership of the involved lots or parcels of land, and regardless of whether the developments are applied for concurrently or through multiple successive applications.

2. Lot line adjustment(s) of property line(s) between two lots or parcels of land. The exception to the conditional use permit requirement in this subsection 2 shall not apply to the adjustment of two or more property lines between

three or more contiguous lots or parcels of land in a coordinated effort, regardless of the ownership of the involved lots or parcels of land and regardless of whether the adjustments are applied for concurrently or through multiple successive applications.

3. Activities undertaken as on-site or off-site mitigation for biota impacts from another development, such as restoration of natural habitat or planting of oak trees.

4. Development in one contiguous HMA, provided that the HMA is:

a. Within a rural land use designation, one-half acre or less in size (as measured from base of slopes to slopes 25 percent or greater) and not contiguous with any other terrain with a natural slope gradient of 25 percent or steeper; or

b. Within a land use designation other than rural, one-quarter acre or less in size (as measured from base of slopes to slopes of 25 percent or steeper) and not contiguous with any other terrain with a natural slope gradient of 25 percent or steeper.

5. Development designed such that all HMAs on the development site remain in a natural state or are restored to a natural state to the satisfaction of the Director, and are designated as Open Space – Restricted Use Areas on a recorded final map or parcel map waiver, or on a recorded covenant if not associated with a land division.

6. Development to be undertaken by or for the County, or a special district, provided that such development complies with subsection G of this Section.

7. Development located within any adopted Specific Plan, provided that such development complies with the provisions of that Specific Plan.

8. Development related to drilling for and production of oil and gas within the Baldwin Hills Community Standards District ("CSD"), provided that such development complies with the provisions of that CSD.

9. Development where the project's fuel modification affects slopes of 25 percent or greater to satisfy Los Angeles County Fire Department requirements. For this exemption to apply, there must be no accompanying grading activities, and only minimal disturbance to plant roots is allowed.

10. Any of the following activities required, requested, authorized, or performed by a governmental agency:

a. Removal or thinning of vegetation, including trees for fire/public/roadway/bridge safety (including under bridge hydraulic vegetation reduction) in response to an emergency;

b. Operations and maintenance of flood, water supply, water conservation, and roadway infrastructure that includes the removal or thinning of vegetation, including trees; or

c. Hazard management activities in response to an emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways or trails, bridges, soil erosion, or flood protection facilities involving adjacent slopes, shoulders, drains, and appurtenant structures (e.g., guardrail, rail and

timber walls, head walls, etc.), located near or within dedicated public right-of-way or associated easements.

D. Application Materials. If a conditional use permit is required by this Section, the applicant shall submit the following:

1. All materials and information required by Section 22.56.030 and a Burden of Proof statement that substantiates the findings required by subsection F of this Section.

2. Site Photographs. Six panoramic or composite color photographs taken from each corner of the development site and from the highest elevated points within the development site, taken no more than 90 days prior to application submission, along with a photograph key. Additional photographs may be required if the Director determines such materials are necessary for adequate evaluation.

3. Proposed Development Exhibits. The following exhibits, each of the same size and scale, showing the natural topography of the site in accordance with the Hillside Design Guidelines:

a. A slope map that includes the following:

i. The land use designation(s) and all existing and proposed development as defined in subsection B.1 of this Section;

ii. The following slope categories as determined by a licensed civil engineer, licensed land surveyor, or a registered geologist; and associated color for: Zero to 24.99 percent natural slope (green), 25 to 49.99 percent natural slope (yellow), and 50 percent or greater natural slope (red); and

iii. A table listing the number of gross and net acres, land use designation(s), proposed non-residential square footages and/or proposed number of units, and proposed grading amounts within each slope category and within the overall project boundary.

b. An open space exhibit that includes the following:

i. A site plan depicting proposed lot configuration, proposed streets, proposed grading design, and proposed open space areas. The site plan shall number and label each proposed open space area. The site plan shall also indicate natural open space or improved open space, and within an open space lot or within an Open Space – Restricted Use Area. The site plan shall also depict and describe the type of improved open space within each improved open space area, and

ii. A table listing the acreage and percentage of natural open space areas and improved open space areas on each proposed lot, the total acreage and percentage of natural open space areas, and the total acreage and percentage of improved open space areas.

c. A map showing hillside constraints as defined in subsection B.2.

d. A vegetation exhibit showing existing groundcover, shrubs, and trees.

4. Information on Proposed Structures. If a new structure is proposed, exterior elevation cross sections at a scale satisfactory to the Director,

indicating proposed building, retaining wall heights and proposed retaining wall construction materials; and

5. Additional Materials. The Director may request additional materials at the time of application submission or during review by the Department if the Director determines such materials are necessary for adequate evaluation. These materials may include the exhibits listed in the Hillside Design Guidelines.

E. Conditions of Approval. Every conditional use permit required by this Section shall be subject to the following requirements which shall be included as a condition of the permit. Each condition of an HMA conditional use permit shall specify whether it applies to the entire development, to the portion of the development within HMA(s), or to an individual lot or parcel of land. For a land division, the conditions may specify that any subsequent applications to modify the conditional use permit pursuant to Part 11 of Chapter 22.56 need only relate to the lots or parcels of land affected by such modification. The Hearing Officer, in granting the HMA conditional use permit may impose additional conditions as necessary so that an approved project meets the requirements of this subsection and subsection F of this Section. Other than as provided herein, any other modification to conditions required by this Section may be granted pursuant to Part 2 of Chapter 22.56:

1. Open Space Requirement.

a. Rural Land Use Designation.

i. Required Open Space. At least 70 percent of the net area of the development site shall be provided as required open space; and

ii. Type of Open Space. Up to 33 percent of total required open space may be provided as improved open space. The Hearing Officer may approve a greater percentage of improved open space if the Hearing Officer finds that improvement of open space is necessary for public safety or is aesthetically superior.

b. Other Land Use Designations.

i. Required Open Space. At least 25 percent of the net area of the development site shall be provided as required open space. Development in a residential planned development zone shall also comply with open space requirements in accordance with subsection B.4 of Section 22.20.460; and

ii. Type of Open Space. The Hearing Officer may approve up to 100 percent of total required open space as improved open space except that in a rural transition site, up to 50 percent of the required open space may be improved open space. In determining the required amount of improved open space, the Hearing Officer shall consider the characteristics of the development site and the surrounding area.

2. Open Space Use and Configuration.

a. Required open space areas shall not be used for residential, commercial, industrial or agricultural activities, except for community gardens and golf courses.

b. At least 51 percent of required natural open space shall be configured into one contiguous area. Land with hillside constraints shall be prioritized

for inclusion as required open space. The 51 percent natural area may be configured in two areas only if the County biologist determines that such configuration is environmentally superior to one contiguous area.

c. A street may be placed within the contiguous natural open space area if the Hearing Officer finds such street is necessary to ensure adequate circulation or access. Such a street shall not be counted as a portion of the total required open space provided.

d. The contiguous natural open space area shall be contiguous with dedicated natural open space area(s) on adjoining lots or parcels of land as feasible.

e. If the development is located on a rural transition site, the contiguous natural open space area shall also be contiguous with the portions of the site perimeter that adjoin land within a rural land use designation as feasible.

f. For a land division:

i. The following types of improved open space shall be configured into, or contained within open space lots, unless owned in common and maintained by a home owner's or property owner's association:

(a) Parks, playgrounds, golf courses, and other recreational facilities;

(b) Equine riding, hiking, and mountain biking trails;

(c) Pedestrian paseos; and

(d) Community gardens.

ii. Natural open space shall be configured into separate open space lots if the land division is a density-controlled development as defined by Section 22.08.040, or if the land division is in a rural land use designation with 20 or more dwelling units and residential lots of 15,000 square feet or smaller.

3. Open Space Recordation.

a. If the development is a land division, required open space areas shall be shown on the tentative map and the final map or parcel map waiver, and shall be subsequently recorded on the final map or parcel map waiver as a fee lot or as an Open Space – Restricted Use Area in the office of the County Registrar-Recorder/County Clerk.

b. If the development is not a land division, required open space areas shall be shown on the site plan or lot line adjustment exhibit. All required open space shall be labeled as Open Space – Restricted Use Area in a covenant recorded in the office of the County Registrar-Recorder/County Clerk.

4. Open Space Ownership and Management. If the development is a land division and open space lots are provided or required by subsection E.2.f of this Section, a condition of approval shall provide for ownership and management of the open space lots. This may be established through one or more of the following, listed in the order of County preference:

a. Dedication to a government entity, such as a county, city, state, federal, or joint powers authority;

b. Dedication to a non-profit land conservation organization that meets the qualifications of non-profits requesting to hold mitigation land pursuant to Government Code section 65965, et seq.;

c. A conservation easement recorded in the office of the County Registrar-Recorder/County Clerk as an irrevocable offer to dedicate or equivalent instrument that requires the open space to remain in perpetuity and extinguishes all future development rights; or

d. A maintenance agreement with a Home Owners' Association or Property Owners' Association.

5. Design. The Hearing Officer may impose additional conditions pertaining to sensitive hillside design techniques provided such conditions are consistent with the Hillside Design Guidelines.

F. Findings. The Hearing Officer shall approve an application for a conditional use permit if the Hearing Officer finds that the application substantiates, in addition to those required by Section 22.56.090, the following findings:

1. That the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in a lesser amount of impacts to hillside resources, by:

a. Locating development outside of HMAs to the extent feasible;

b. Locating development in the portions of HMAs with fewer hillside constraints; and

c. Using sensitive hillside design techniques tailored to the site requirements;

2. That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser amount of impacts to on-site and off-site scenic views of slopes and ridgelines as well as to views of other unique, site-specific aesthetic or significant natural features of the hillside, by:

a. Locating development outside of HMAs to the extent feasible;

b. Locating development in the portions of HMAs with the fewest hillside constraints; and

c. Using sensitive hillside design techniques tailored to the site requirements;

3. That the proposed development is compatible with or enhances community character, and provides open space as required in this Section;

4. Where open space requirements of this Section are modified:

a. For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or

b. For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access. In such cases, no portion of the street shall be counted as open space.

5. That the proposed development is in substantial compliance with the Hillside Design Guidelines.

G. Development by the County, or special district. The lead County department or the district shall prepare a written report that documents substantial compliance with the Hillside Design Guidelines. This report shall be included as part of the development's publicly available documents and included as part of any subsequent project reports to the Board of Supervisors and its attendant commissions. A report shall not be required for maintenance or operations activities or any activities listed in subsection C.9 above.

APPENDIX FOR SECTION 22.56.217

HILLSIDE DESIGN GUIDELINES

I. PURPOSE AND OVERVIEW

The policies of the Los Angeles County General Plan ("General Plan"), and area and community plans where applicable, seek to preserve significant natural features in hillside areas. These Hillside Design Guidelines ("Guidelines") are intended to implement those policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The Guidelines also help ensure that hillside development projects are designed in a manner that allows the project to meet the findings of the Hillside Management Areas Ordinance ("Ordinance"). To accomplish this goal, these Guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other types of projects.

Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, site constraints, and other design techniques incorporated into the project. The design techniques most appropriate for a project to achieve the purpose of the Ordinance shall be determined by the applicant and the Director.

The Guidelines are encouraged but optional for all other hillside projects not subject to the Ordinance. Hillside Management Areas ("HMAs") have 25 percent or greater natural slopes; however, development on 24 percent or "lesser" slopes can have negative impacts on hillside terrain that could be minimized by following these Guidelines.

II. SUBSTANTIAL COMPLIANCE

Finding 5 of the Ordinance requires that the projects subject to the Ordinance "substantially comply" with these Guidelines. The Guidelines are divided into five major design categories containing a variety of sensitive hillside design measures. The five major categories are:

- Site Planning
- Grading and Facilities
- Road Circulation
- Building Design
- Landscaping

For substantial compliance with the Ordinance, projects must use the design measures contained in the Guidelines that reasonably can be implemented in the

project design. The project applicant should consult and coordinate with County staff to determine the most appropriate design measures. While the design measures are not individually weighted in the Guidelines, more weight may be given to a particular design measure based on the location, context, size and/or complexity of the project. No individual design measure should be used as a sole means to deny or recommend denial of a project; rather, all characteristics of a project's design "as a whole" should be taken into consideration when making a final determination. The Hearing Officer, Regional Planning Commission or Board of Supervisors is the final authority in determining whether required Ordinance findings can be made for a project.

Due to the variety, size, geology, hydrology, and complexity of development projects, there is no set number of design measures required in a project to ensure that it, as stated in subsection A of Section 22.56.217 of Title 22, preserves and enhances the physical integrity and scenic values of HMAs, provides open space, and is compatible with and enhances community character. Staff and project applicants are advised that four design measures per category (Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping) is typically the appropriate number of design measures to be included in a project to allow the required Ordinance findings to be made for that project.

Staff and applicants are also advised that these numbers are general recommendations, and not absolute requirements. Because projects are tailored to the individual site requirements and conditions, it is possible that more or less measures may be appropriate. When considering whether to support a request for a lower

number of measures from an applicant, factors that staff may consider include density, the size of the project, or whether the project is able to meet several partial credit design measures.

In situations where it is unclear whether a design measure is being fully utilized, County staff will use its recommendation for whole or partial design measure "credit" towards satisfying the Ordinance findings. Half-credit may be given for a design measure if the project design does not fully meet the design measure but partially satisfies it to the satisfaction of the County. Staff will also work with project applicants to determine which design measures can be implemented as project conditions of approval.

III. OTHER STANDARDS

In addition to meeting Ordinance findings, all projects are also subject to applicable Plans, County policies, the Zoning Code and Subdivision Ordinance, Healthy Design standards, and the California Environmental Quality Act. These standards or policies could influence which design measures to use within a project.

IV. FACTORS AFFECTING RESIDENTIAL DENSITY

Sensitive hillside design techniques can be used to achieve a better project design while still maintaining a desired number of dwelling units. The General Plan land use designation ("plan category") establishes the appropriate residential density range for a project, including the density maximum. However, there are a number of other factors that can affect the project's density, such as:

- Land division standards (minimum lot size, lot width, street frontage and access)
- Zoning designation (minimum lot size/lot area per dwelling unit)
- Zoning standards (building setbacks, maximum lot coverage)
- Biological constraints (such as woodlands and wildlife habitats and corridors)
- Natural environmental hazards (such as geologic, seismic, fire, flood)
- Open space and parking requirements
- Public easements and dedications (such as for utilities)
- Community compatibility and neighbor concerns

V. LAND DIVISIONS

Past development patterns within the unincorporated County suggest that the largest hillside projects involve land divisions. Land divisions often have large amounts of grading along with the creation of new infrastructure and landscaping. While it should be expected that more design measures will be applicable to land divisions, quantity should not be confused with quality. Smaller land divisions and non-land division projects should be evaluated not only by the number of design measures utilized but also by how effectively they are used to achieve a sensitive hillside design.

VI. SENSITIVE HILLSIDE DESIGN MEASURES

1. Site Planning

Conserve land area and form, link open spaces, and promote a more attractive pattern of development that complements the hillside terrain.

1.1. Locate 50 percent or more of the project's buildings and developable lots within 500 feet of existing sewer, water, and roadway infrastructure.

1.2. Locate at least 50 percent of the development footprint on the flattest portions of the site¹ (i.e., those areas having slopes of less than 25 percent) when that area does not contain rare, sensitive, or State or federally listed threatened or endangered species.

1.3. Utilize all previously graded or disturbed areas on the site for new development to the greatest extent possible, before developing new areas, so that new development within undisturbed areas is reduced.

1.4. For new land divisions, contain at least 75 percent of developable lots within blocks that have a perimeter of one-quarter mile (1,320 feet) or less, measured from the roadway centerline. *(Note: The purpose of this design measure is to avoid unattractive "superblocks" of development on the hillside and instead use smaller block sizes that are more distinguishable from each other and can better fit in with the natural topography.)*

1.5. For new land divisions, where lot clustering is allowed and compatible with community character, reduce all single-family lot sizes to 15,000 square feet or less.

1.6. For new land divisions, utilize a variety of small, medium, and large lot sizes (such as 5,000, 10,000, and 20,000 square feet) in such a manner that it will produce different building layouts and sizes.

¹ "Site" referred to in the Design Measures means the "project site" or "subject property."

1.7. Throughout the project site, differentiate elevations so that elevations between adjacent pads, between adjacent blocks, or between adjacent streets, range from 1 to 30 feet.

1.8. Place the narrow side of the lot (or building pad) such that it allows the building façade to face the roadway.

1.9. Utilize terraced building pads in select areas within the site to preserve slopes that exceed 50 percent.

1.10. Preserve the most prominent and unique slopes, hilltops and ridgelines² on the site for recreational uses within dedicated (or common) open space areas.

1.11. Exceed the minimum Ordinance open space acreage requirements by 10 percent or more.

1.12. Preserve contiguous undisturbed open space throughout the site, utilizing segments of land that are at least 150 feet wide.

1.13. Utilize at least 25 percent of the overall project's disturbed (improved) open space for recreational purposes.

1.14. Locate and design improved open space as a buffer (recommended at least 50 feet wide) between undisturbed open space and development.

1.15. Create scenic vista points at prominent locations such as hilltops and ridgelines, providing amenities³ at the points and making them accessible to the public. When provided, this shall count as improved open space.

² When ridgelines are mapped as "significant ridgelines" by the County, the stricter regulations applicable to those ridgelines shall apply and staff shall determine whether it is appropriate to give credit for this Design.

1.16. Provide private (connector) trails or pedestrian paseos that link together all of the project's open space areas (one acre or larger) and connect to any onsite or offsite public trails.

1.17. For new land division blocks of development that exceed 800 feet between intersections, design mid-block through-paths such as trails or pedestrian paseos, that connect to intervening streets or open space areas, and make the paths accessible to the public.

1.18. Use any other site planning techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to allow the project to meet the findings required by subsection F of Section 22.56.217 of Title 22.

2. Grading and Facilities

Avoid mass landform alteration, preserve the physical shape of the hillside, and maintain pleasant views.

2.1. For projects with more than 100,000 cubic yards of onsite earthwork, avoid any mass cut and fill grading that would result in a change of 25 feet or greater in elevation from the existing natural grade to the finished manufactured grade at any one point on the site.

2.2. Use contoured grading lines that match or closely match the existing topography, generally avoiding lines that trace 45 to 90 degrees against the natural contour.

³ Such as decks, seating arrangements, overhead cover (trellis or gazebo), landscaping and shade trees, and information signs for landmarks or points of interest.

2.3. Utilize undulating banks for graded slopes to maintain the natural pattern of the topography to the greatest extent feasible.

2.4. Design the project's longer graded horizontal slope surfaces and slope increments (typically 300 or more feet in length) to be variable in terms of height and spacing to replicate natural topographical patterns, taking into account hydrology design and any sewer, water and storm drain infrastructure.

2.5. Locate water tanks and other similar types of structures that are 20 feet tall or taller so that their highest point is at least 50 feet below the crest of the highest hilltop or ridgeline, on or off the site, that is located within 500 feet of the water tank or similar structure.

2.6. Locate visually intrusive structures (such as water tanks) so that they are hidden from public view, placing them behind hills, buildings, landscaping, existing trees or other more appropriate and attractive screening objects.

2.7. Avoid berms and block walls that obstruct views from or to buildings; instead, locate and design the buildings in accordance with the other site planning, road circulation, building and landscaping design measures contained in these Guidelines.

2.8. Design drainage facilities as multi-purpose site features⁴ that are attractively landscaped, conserve water, improve water quality, and provide opportunity for recreational activity. *(Note: These features may be counted towards required open space acreage, as improved open space, if designed to the County's satisfaction. Such*

⁴ Subject to the approval of Los Angeles County Department of Public Works.

features should be located in areas already designated for improvement such as park sites, roadsides, or previously-graded flat areas.)

2.9. Build retaining walls to be less than six feet in exposed height, and terrace the walls where appropriate and in a manner that does not substantially increase visual impacts.

2.10. Use earth-tone colors and materials⁵ for exposed hardscape surfaces such as block walls, retaining walls, drainage terraces and storm gutters.

2.11. Use attractive designs and materials that are compatible with, or that enhance, community character for any walls or fencing used to enclose public facilities (such as debris and retention basins), especially when such facilities are in highly-visible locations and/or are designed as "multi-purpose" site features. *(Note: Safety and security shall be maintained for the facilities when using a more attractive wall or fence design.)*

2.12. Use any other grading and public facility design techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by subsection F of Section 22.56.217 of Title 22.

3. Road Circulation

Preserve the physical shape of the hillside, maintain good connectivity, and provide scenic roadway views.

⁵ Subject to the approval of Los Angeles County Department of Regional Planning.

3.1. Provide at least two points of paved roadway access⁶ to a County highway (major or secondary) for any project (or portion of development) greater than 50 dwelling units and 10 acres in size. *(Note: This practice should only be considered when the second road connection will not require a substantial amount of additional grading; special consideration may be given when connecting to an adjacent community or providing access to community services such as schools and parks.)*

3.2. Locate and design new roadways to follow the existing natural slope contours, avoiding mass landform alteration and excessive grading.⁷

3.3. Utilize private drives instead of public streets on 50 percent or more of the project road circulation system to allow slightly higher gradients (up to 15 percent) that result in less grading and better conformance to natural slope contours, taking into account hydrology design and any sewer, water, and storm drain infrastructure.

3.4. Use undulating patterns and varying grades⁸ for roadway segments exceeding 1,000 feet in length.

3.5. Connect roadways to form blocks wherever feasible (2,000 square feet or less block perimeter), such that at least 75 percent of the development footprint (to include public facilities) is contained within blocks. *(Note: The purpose of this is to provide good access and connectivity for safety reasons, and to use roadways to buffer development from natural vegetated areas.)*

⁶ May be a private roadway or fire lane but shall be un-gated, accessible by the public, and of sufficient width to meet Los Angeles County Fire Department requirements.

⁷ Subject to the sight distance, signing, striping, and marking requirements of Los Angeles County Department of Public Works.

⁸ Subject to the maximum allowed street grade requirements of Los Angeles County Department of Public Works.

3.6. Use cul-de-sacs in limited instances, such as where road connections would require grading into 50 percent or greater slopes or grading into 25 percent or greater slopes for a distance of more than 500 feet.

3.7. Provide unpaved trail or paved pedestrian path thru-connections (e.g., pedestrian paseos) for all cul-de-sacs. *(Note: Fee-dedicated strips are recommended instead of easements on private lots.)*

3.8. Utilize "edge" (single-loaded) roads along at least 50 percent of the development perimeter, in areas with steep hillside terrain, and to buffer development from undisturbed open space.

3.9. Place all new roadways and paved driveways at least 100 feet below the crest of the tallest hilltop or ridgeline located onsite, or offsite within 500 feet of the project boundary.

3.10. Design "split" roadways or landscaped medians to preserve unique or important natural features (such as oak trees or rock outcroppings).

3.11. Use bridge design techniques that are attractive, maximize the preservation of natural watercourses, and allow easy wildlife migration beneath the bridge (minimum six feet of vertical and horizontal clearance recommended).

3.12. Use private drives instead of public roadways when it will result in narrower roadway widths that create less grading. *(Note: Private drives should conform to the Los Angeles County Private Drives and Traffic Calming Manual, and should not eliminate sidewalks or reduce sidewalk connections throughout the development.)*

3.13. Use any other roadway circulation design techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by subsection F of Section 22.56.217 of Title 22.

4. Building Design.

Promote more attractive views through building siting and orientation, and use of building materials and colors that complement natural hillside features.

4.1. Place structures and/or limit their height so that their rooflines are equal to or below the elevation of the roadway grade of the development above.

4.2. Utilize terraced (split-level) or "cantilevered" building designs wherever feasible on 25 percent or greater slopes. *(Note: Split-level homes should have a second floor exterior that is visibly set-back from the first floor exterior so that a terraced profile can be seen from the public view.)*

4.3. Use a variety of house, garage, and other building placements that better responds to the hillside terrain and creates a more interesting and attractive streetscape.

4.4. Limit building heights to two stories (or 25 feet) when sited on 25 percent or greater slopes or when the building pad elevation is located less than 50 feet below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 feet.

4.5. Use a wider variety of architectural treatments and materials⁹ for the facades and exteriors of buildings that are located in highly-visible areas on the site

⁹ Such as metal, stone, wood, brick, plaster, and concrete.

(such as main entryways, higher elevations, and isolated lots or building pads that can be seen from public view).

4.6. Use pitched roofs (at least 1.5:1) and shingles for new residences.¹⁰

4.7. Utilize architectural design techniques to screen rooftop mechanical equipment from public view.

4.8. Design building exteriors with stonework and/or woodwork that matches rock and tree varieties found in visible locations on the site or in the surrounding community within a distance of one mile. *(Note: Materials shall not be sourced from sensitive or scarce local resources such as oak trees, unless the project design is already removing these materials on site due to other project constraints and reusing them).*

4.9. For business signs, use wood construction materials and painted lettering/logos, avoiding the use of metal and plastic, and with 18 square feet or less total sign surface area (10 square feet for projecting signs) per business establishment.

4.10. Design monument signs to be constructed with wood, stone, brick, and/or decorative concrete, and to be no more than six feet in height. *(Note: The placement of all monument signs shall accommodate an adequate line of sight to the adjacent roadway.)*

4.11. Limit all signs so that they project upward no higher than the roofline of the building (or nearest adjacent building), and do not disrupt sightlines to the horizon.

¹⁰ Subject to approval by the Los Angeles County Fire Department.

4.12. Illuminate signs from the exterior, with downward-projecting, hooded light fixtures that minimize light trespass.

4.13. Use any other building design techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow the project to meet the findings required by subsection F of Section 22.56.217 of Title 22.

5. Landscaping

Preserve existing vegetation, conserve water and provide more attractive and shaded settings within the developed areas of the hillside project.

5.1. Retain and incorporate 50 percent or more of existing on-site trees and woodlands (particularly native and drought-tolerant species, and oak woodlands) into the overall project landscaping plan.¹¹

5.2. Avoid all healthy¹² oak tree encroachments and removals through the sensitive location and design of development.

5.3. Landscape all graded slopes and improved open spaces in an attractive manner that accomplishes at least two or more of the following beyond a State or County-required minimum (whichever is more restrictive): (a) restores habitat; (b) conserves water or improves water quality; (c) provides shade for pedestrians and bicyclists; (d) enhances slope stability (must landscape all slopes \geq 5 feet high); (e) increases fire protection; and (f) provides recreational opportunities.

¹¹ May require consultation with the County biologist prior to conceptual landscaping plan approval.

¹² As determined by a qualified arborist. Only applies to oaks that are the minimum ordinance size or larger.

5.4. Utilize native and drought-tolerant trees, shrubs and ground cover over all exposed graded areas.

5.5. Landscape at least 50 percent of all graded slopes and improved open spaces at a minimum ratio of one new shrub per 100 square feet of total graded slopes and improved open space area and one new tree per 800 square feet of total graded slopes and improved open space area.

5.6. Vary the height, placement, and color of appropriate landscaping materials throughout the site.

5.7. Use a wide variety of local and non-invasive plant species within the project's improved open space areas, matching or exceeding the variety found onsite and listed in the project's plant surveys and biota reports.

5.8. Plant new native and drought-tolerant trees and shrubs of a sufficient interval, size and height to screen hardscape surfaces and unadorned features such as block walls, infrastructure, and exposed and prominently located building facades.

5.9. Use plant materials and irrigation systems that, combined, conserve water 20 percent or more beyond State and County requirements.

5.10. Reapply the graded topsoil to manufactured slopes and improved open space areas.

5.11. Use any other landscaping design techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by subsection F of Section 22.56.217 of Title 22.

VII. LIST OF DESIGN EXHIBITS.

Design exhibits are necessary to evaluate the proposed development in accordance with County policies, code requirements and case processing procedures. Some projects may not need to provide all exhibits listed below, but rather on an as-needed basis at the discretion of County staff when applicable.

- Site Plan (Exhibit "A") – A plan that shows existing contour intervals (10 feet or less), existing development and proposed development, to include lots, structures, roadways, driveways, grading, and building pads. Should also depict roadway and retaining wall cross sections.
- Site Profile – A scaled drawing that shows a cross-section view of the site from one edge to the other, showing the location of all development in the hillside and the overall extent of hillside encroachment and landform alteration. *(Note: More than one cross section may be required to accurately assess hillside impacts.)*
- Block Elevation – (For land divisions or larger multi-unit developments as applicable.) A drawing that shows a row of multiple house (or other building) elevations as they would appear to the public from a lower vantage point on or adjacent to the site. May also include depictions of landscape screening.
- Landscape Plan – A color plan that shows all proposed landscaped areas, to include plant materials and any pedestrian and aesthetic features such as walkways, recreation equipment, fountains, gardens, etc. Should also depict existing vegetation that will be preserved, as well as oak or other mitigation trees (if known).

- Fuel Modification Plan – A specific type of landscape plan that shows all fuel modification zone boundaries, distances between boundaries, and types of vegetation, as required by the Los Angeles County Fire Department. (Please refer to the Fire Department's separate guidelines when creating this plan.)
- Open Space Exhibit – A simplified site plan showing all proposed lots, roadways and grading only; also depicts, numbers and labels the restricted-use areas and separate lots to be preserved as Open Space; distinguishes between different types of Open Space and provides a legend that describes each type of Open Space; and provides a table listing the approximate acreage of the individual Open Space types and the quantity and percentage of improved (disturbed) and undisturbed Open Space within each lot, and for the overall project.
- Slope Map – A complete site plan (road and retaining wall cross sections excluded) that depicts the three different slope ranges (<25 percent, 25-49 percent, and ≥50 percent) according to a color scheme of green – yellow – red, respectively.
- Buildout Simulation – A color exhibit that shows how new development would impact existing hillside views. It typically depicts a "before" and "after" perspective view of the hillside(s), and includes realistic or semi-realistic photos or renderings of the actual buildings and landscaping that will be used in the development, showing how they will affect the hillside views.
- Viewshed Analysis – A site plan or cross section showing the specific degree angle of view from one or more vantage points on the site. The "sight-line" is drawn from the point of view to some object of observation (such as a road intersection

or ridge-top) depicted at some distance from the point of view on or off-site. The sight line will show any intervening features that may block the line of sight.

[2208050ELCC]

SECTION 30. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Mike Antonovich
Mayor

ATTEST:

Patrick Ogawa
Patrick Ogawa
Acting Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of October 6, 2015 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

<u>Ayes</u>		<u>Noes</u>	
Supervisors	<u>Hilda Solis</u>	Supervisors	<u>None</u>
	<u>Mark Ridley-Thomas</u>		
	<u>Sheila Kuehl</u>		
	<u>Don Knabe</u>		
	<u>Michael D. Antonovich</u>		

Effective Date: November 5, 2015

Operative Date: _____

Patrick Ogawa
Patrick Ogawa
Acting Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

PATRICK OGAWA
Acting Executive Officer
Clerk of the Board of Supervisors

By Patrick Ogawa
Deputy



APPROVED AS TO FORM:
MARY C. WICKHAM
Interim County Counsel

By Lester J. Tolnai
Lester J. Tolnai
Acting Chief Deputy County Counsel