

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code, to repeal Chapter 22.324, the Florence-Firestone Community Standards District, and replaces it with Chapter 22.418, the Florence-Firestone Transit-Oriented District Specific Plan Zones and Development Standards, which implements the Florence-Firestone Transit-Oriented District Specific Plan, and includes changes to land use and zoning regulations for execution of the Los Angeles County General Plan, relating to Zoned District Numbers 15, 41, 44, 58, 60, and 64.

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Requested: 09-14-2022

Revised: 01-25-2023

ORDINANCE NO. 2023-0013

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to repeal Chapter 22.324, the Florence-Firestone Community Standards District, and replace it with Chapter 22.418, the Florence-Firestone Transit-Oriented District Specific Plan Zones and Development Standards, which implements the Florence-Firestone Transit-Oriented District Specific Plan, and includes changes to land use and zoning regulations for execution of the Los Angeles County General Plan, relating to Zoned District Numbers 15, 41, 44, 58, 60, and 64.

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

SECTION 1. Section 22.300.030 is hereby amended to read as follows:

22.300.030 Community Standards Districts Established.

TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS		
Community Standards District	Chapter	CSD Adoption Date
Acton	<u>22.302</u>	11/21/1995
...		
Florence-Firestone	22.324	6/22/2004
...		

SECTION 2. Chapter 22.324 is hereby deleted in its entirety.

SECTION 3 Section 22.400.040 is hereby amended to read as follows:

22.400.040 List of Specific Plans.

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

Specific Plan Name	Ordinance of Adoption	Date of Adoption
La Vina	Adopted by Resolution	12/26/1989
Northlake	93-0014	2/9/1993
Newhall Ranch	Adopted by Resolution	5/27/2003
Universal Studios	2013-0010	4/30/2013
East Los Angeles Third Street Form-Based Code	2014-0049	11/12/2014
Willowbrook TOD	2018-0032	9/18/2018
West Carson	2019-0050	10/1/2019
Connect Southwest LA TOD	2020-0024	5/12/2020
Florence-Firestone TOD		

SECTION 4. Chapter 22.418 is hereby added to read as follows:

Chapter 22.418 Florence-Firestone Transit-Oriented District Specific

Plan Zones and Development Standards.

Sections:

22.418.010 Purpose.

22.418.020 Administration, Review, and Approvals.

22.418.030 Definitions.

22.418.040 TOD Zone Land Regulations.

22.418.050 TOD Mixed Use Zones.

22.418.060 TOD Residential Zones.

22.418.070 TOD Industrial Mix Zone.

22.418.080 Community-Wide Development Standards.

22.418.090 TOD Zone Additional Development Standards.

22.418.100 Circulation and Parking Standards.

22.418.110 Economic Development Incentives.

22.418.120 Modifications to Countywide Zones.

22.418.010 Purpose.

The provisions of this Regulating Code include the zone regulations intended to guide development and decision-making to achieve the vision and guiding principles of the Florence-Firestone TOD (FFTOD) Specific Plan. All zones implement the General Plan Land Use designations consistent with the Florence-Firestone Community Plan (FFCP)

While the FFTOD Specific Plan uses the General Plan's land use legend categories, it also establishes new zones as outlined in Table 22.418.010-A (Overview of All Specific Plan Zones) in select areas of the Specific Plan Area identified in Figure 22.418.010-1 (FFTOD Specific Plan Zoning Map). The new zones, referred to as FFTOD Zones, are designed to create a TOD Specific Plan for the Slauson, Florence, and Firestone A Line (Blue) Metro Transit Stations, an implementation action included in the General Plan and FFCP. Each TOD Zone within the Specific Plan Area has an accompanying list of allowed land uses, permit requirements, and required objective development standards for new development. The remainder of the zones in the Specific Plan Area are existing Countywide Zones regulated by Title 22.

A. TOD Zones. The standards of this Section shall apply to all new development in the FFTOD Zones identified in Table 22.418.010-A (Overview of All Specific Plan Zones); the zone specific standards of this Section shall be used in combination with development standards in Section 22.418.080 (Community-Wide

Development Standards) and Section 22.418.090 (TOD Zone Additional Development Standards).

B. Countywide Zones. All new development in existing Countywide Zones applied within the Florence-Firestone Community identified in Figure 22.418.010-1 (FFTOD Specific Plan Zoning Map) and Table 22.418.010-A (Overview of All Specific Plan Zones) shall be regulated consistent with the applicable Title 22 Chapter unless modified by Section 22.418.120 (Modifications to Countywide Zones) herein.

Figure 22.418.010-1: FFTOD Specific Plan Zoning Map

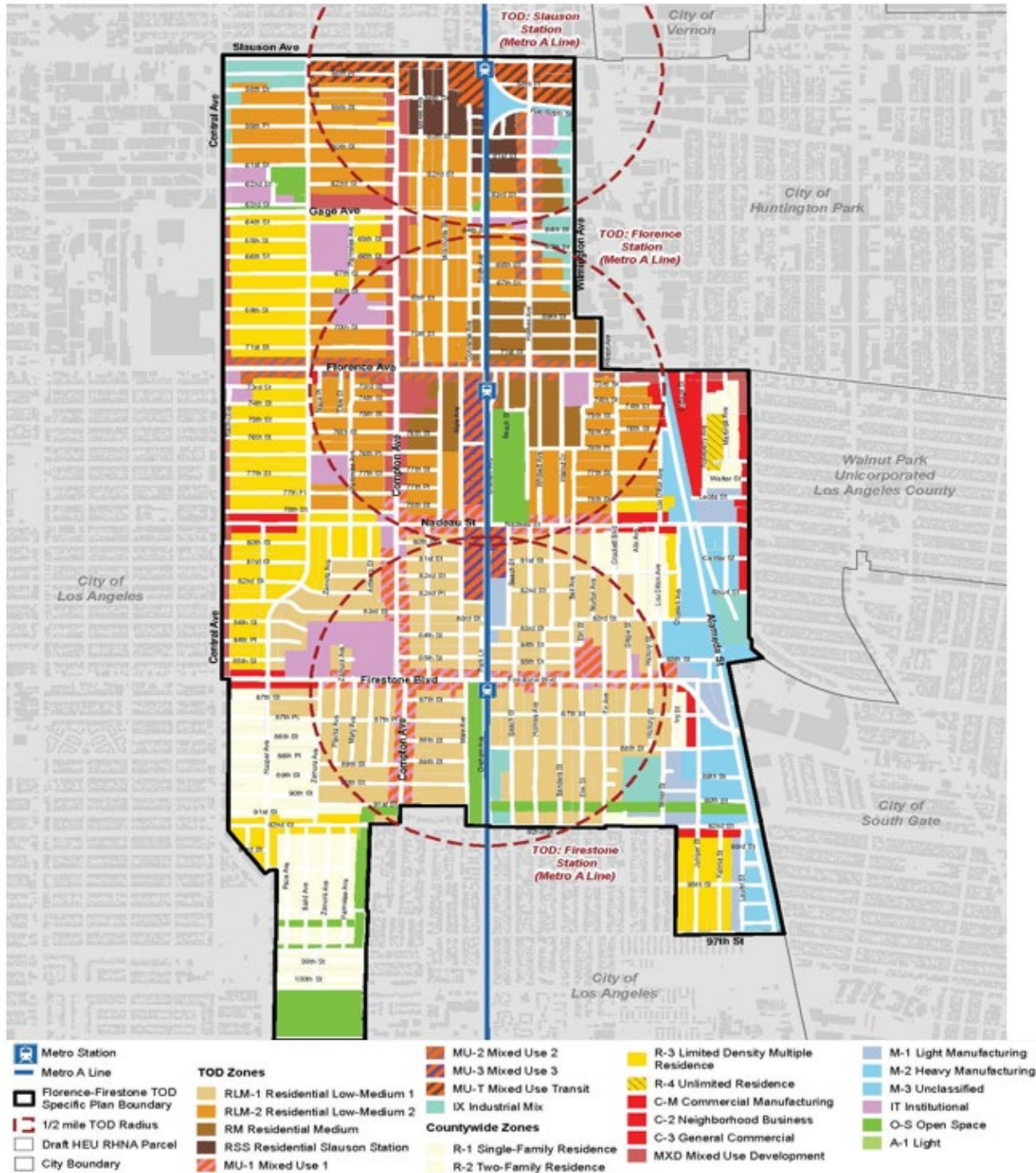


Table 22.418.010-A: Overview of All Specific Plan Zones		
Zone Abbreviation	Zone Name	Title 22 Reference
Florence-Firestone TOD Zones		
MU-1	Mixed-Use 1	-
MU-2	Mixed-Use 2	-
MU-3	Mixed-Use 3	-
MU-T	Mixed-Use Transit	-
RLM-1	Residential Low-Medium 1	-
RLM-2	Residential Low-Medium 2	-
RM	Residential Medium	-
RSS	Residential Slauson Station	-
IX	Industrial Mix	-
Countywide Zones, Subject to Title 22^		
A-1	Light Agricultural	Chapter 22.16
C-2	Neighborhood Commercial	Chapter 22.20
C-3	General Commercial	Chapter 22.20
C-M	Commercial Manufacturing	Chapter 22.20
IT	Institutional	Chapter 22.26
M-1	Light Manufacturing	Chapter 22.22
M-2	Heavy Manufacturing	Chapter 22.22
MXD*	Mixed-Use Development	Section 22.26.030
OS	Open Space	Chapter 22.44
R-1	Single-Family Residence	Chapter 22.18
R-2	Two-Family Residence	Chapter 22.18
R-3	Limited Density Multiple Residence	Chapter 22.18
R-4	Unlimited Density Multiple Residence	Chapter 22.18
<p>*The MXD Zone is regulated by Section 22.26.030 and modified by the standards of Section 22.418.080 and Section 22.418.090 herein.</p> <p>^ All Countywide Zones shall be regulated by the referenced Chapter in Title 22 and modified by the standards of Section 22.418.080 or Section 22.418.120 herein.</p>		

22.418.020 Administration, Review, and Approvals.

A. Applicability. The Specific Plan shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. Complete applications filed before the effective date of this Specific Plan shall comply with the regulations and

applicable Title 22 provisions in effect at the time that the respective complete applications were filed.

1. Relationship to Title 22. The provisions contained in the Specific Plan shall be considered in combination with the other applicable provisions of Title 22. Where provisions of this Specific Plan conflict with any other provision of Title 22, the Specific Plan shall govern. Where provisions of the Specific Plan are silent, the other applicable provisions of Title 22 shall govern.

2. Interpretation. The Director or designee has the authority to internally interpret the intent of this Specific Plan if ambiguity arises concerning the meaning or appropriate application of the provisions of the Specific Plan. In so doing, the Director shall consider the following factors (as applicable):

- a. The case is similar to previous interpretations of similar provisions.
- b. The interpretation satisfactorily reflects the vision, intent, and purpose of the Specific Plan.
- c. The resulting project is consistent with the General Plan.
- d. The decision constitutes sound precedent for other similar situations.

3. Enforcement. The Director is responsible for the overall administration and enforcement of the provisions of this Specific Plan.

4. Severability. If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be invalid by a court of competent

jurisdiction, such invalidity shall not affect the other Specific Plan provisions, clauses, or applications thereof, which can be implemented without the invalid provision, clause, or application, and to this end, the provisions and clauses of this Specific Plan are declared to be severable.

5. Amendment to the Specific Plan. A Specific Plan Amendment may be initiated by the Board of Supervisors, the Commission, or upon application by a property owner or their designated representative. An amendment to the Specific Plan shall be processed in accordance with Chapter 22.222 (Administrative Procedures).

B. Review and Approvals.

1. Applications. No new development or use shall be established under the Specific Plan, and no grading or building permits shall be issued for these uses, until an application has been approved for the required permit type listed in the Use Regulation tables in this Specific Plan, and pursuant to the applicable procedures set forth below.

2. Project Review. All zones established by this Chapter shall be subject to the Project review and evaluation requirements of Section 22.26.030.C (Project Review and Evaluation).

3. Type I Review. All applications shall be filed and processed in compliance with Chapter 22.186 (Site Plan Review, Ministerial) and this Section.

a. Review Authority. For uses that are permitted in the respective Use Regulation table, the Director shall have the authority to review projects

subject to a Ministerial Site Plan Review for compliance with the Specific Plan and other provisions of Title 22.

b. Application Requirements. A Ministerial Site Plan Review application shall include all information required by the Department, and the payment of the required fee established in Title 22.

c. Determination. If the project complies with the provisions of the Specific Plan and other applicable provisions of Title 22, the Director shall grant the Ministerial Site Plan Review approval. Otherwise, the Director shall deny the application for a Ministerial Site Plan approval.

d. Conditional Use Permit. When a conditional use permit is required under this Specific Plan or otherwise required under Title 22, the review procedures for a conditional use permit shall be the same as those prescribed in Chapter 22.158 (Conditional Use Permits).

C. Application Requirements.

1. Application Checklist Requirements. In addition to all of the materials required by this Chapter, the application submittal shall contain all of the following additional materials:

a. A site plan of the proposed privately owned public space design, detailing the required elements of this Subsection, including the proposed location, design of the required public space identification signage, and design of the required signage, as required by Section 22.418.080.E (Required Signage);

- b. A lighting plan, showing the location and orientation of lights for the illumination of the privately maintained open space;
- c. A landscaping plan, showing the location and plant palette for the privately maintained open space as may be required;
- d. A maintenance plan, showing trash receptacles and cleaning schedules for elements of the privately maintained open space; and
- e. An applicant's statement describing the proposed design and how the proposed privately owned public space would benefit or enhance the pedestrian character or use of the site by pedestrians and otherwise comply with the standards of Section 22.418.120.A.5 (Open Space and Parking Modifications).

2. Denial of Inactive Application by Hearing Officer. Notwithstanding the provisions of Section 22.222.100 (Denial of Inactive Application), the Hearing Officer shall deny, without a public hearing, any discretionary application, if such application has been deemed inactive by the Director for three months per Section 22.222.100.A (Inactive Application). Denial of an inactive application shall be issued in accordance with Section 22.222.220 (Notice of Action).

D. Minor Modifications to Development Standards (Type II Review).

1. Minor modifications to the standards of this Chapter shall be subject to the provisions below. Minor modifications, as defined herein, shall not require a Specific Plan Amendment, but will be subject to the outlined findings. See Table 22.418.020-A (Minor Modifications) for allowances.

a. Review Authority. The Hearing Officer shall have the authority to review projects requesting a modification to the development standards identified in Subsection d, below, for substantial compliance with the applicable requirements of the Specific Plan and other provisions of Title 22.

b. Application Requirements. A modification application shall include all information required by the Department, and the payment of the required fee.

c. Procedures. A modification request shall be subject to the public hearing procedures and requirements set forth in Title 22.

d. Determination. If the Hearing Officer determines that the request for a modification is consistent with the principles and standards of Section 22.228.050 (Findings and Decision) and the Findings per Subsection 2, below, the Hearing Officer may approve the modification. Notwithstanding the foregoing, only the following development standards may be modified:

Table 22.418.020-A: Minor Modifications	
Requirement	Maximum Variation
Setback	10%
Building Height	10%
Building Size / Massing	15%
Open Space Area / Landscaping	15%
Loading Areas	May be modified or waived

2. Findings. Findings and decision for minor modifications shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in this Section.

a. The use, development of land, and application of development standards comply with all applicable provisions of Title 22.

b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion; to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities; to protect public health, safety, and general welfare; to prevent adverse effects on neighboring property; and to conform with good zoning practice.

c. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

d. The application of these standards would alleviate practical difficulties or unnecessary hardships inconsistent with the goals of this Specific Plan.

e. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area.

f. Granting the requested minor modification will not be materially detrimental to properties or improvements in the area or contrary to the goals of this Specific Plan.

3. Appeals. The decision of the Hearing Officer may be appealed or called up for review, pursuant to the procedures and requirements of Chapter 22.240 (Appeals).

4. Revisions to Modifications. Revisions to a variation grant may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require approval of a new modification.

E. Specific Plan Modification Review (Type II Review).

1. Review Authority. The Hearing Officer shall have the authority to review projects subject to a Specific Plan Modification Review for substantial compliance with the applicable standards and implementing options of this Specific Plan and other applicable provisions of Title 22.

2. Application Requirements. A Specific Plan Modification Review application shall include all information required by the Department, and the payment of required fees established in Title 22.

3. Procedures. A Specific Plan Modification Review shall be subject to the public hearing procedures and requirements set forth in Section 22.222.120 (Public Hearing Procedure).

4. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer that:

a. Approval of the project conforms with the applicable provisions of this Specific Plan and other applicable provisions of Title 22.

b. Approval of the project is in the interest of the public health, safety, and general welfare.

c. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences encourage increased pedestrian activity compatible with neighboring land uses.

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are compatible with the Specific Plan and neighborhood character.

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting, are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment through maturity. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas.

f. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the urban heat-island effect, and ensure safety.

g. Exterior lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

5. Appeals. The decision of the Hearing Officer for the Specific Plan Modification Review may be appealed or called up for review, pursuant to the procedures and requirements of Chapter 22.240 (Appeals).

6. Revisions to Specific Plan Modification Review. Revisions to the Specific Plan Modification Review may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require the approval of a new Specific Plan Modification Review.

22.418.030 Definitions.

For the purposes of regulating this Specific Plan and development within Florence-Firestone, the following definitions are used:

Artisan Production/Custom Manufacturing. Manufacture of small-scale, or artisanal products of finished parts or products primarily from previously prepared materials. Allowed as a primary or accessory use; limited to a maximum gross floor area (GFA) of 5,000 square feet. Typical of independent jewelry manufacturing, custom products. It excludes basic industrial processing from raw materials, food processing, and vehicle/equipment services and commercial bakeries.

Directly Accessible to Pedestrians. Located within 10 feet of the public sidewalk abutting the property and where not more than 20 feet of path of travel is required from said public sidewalk.

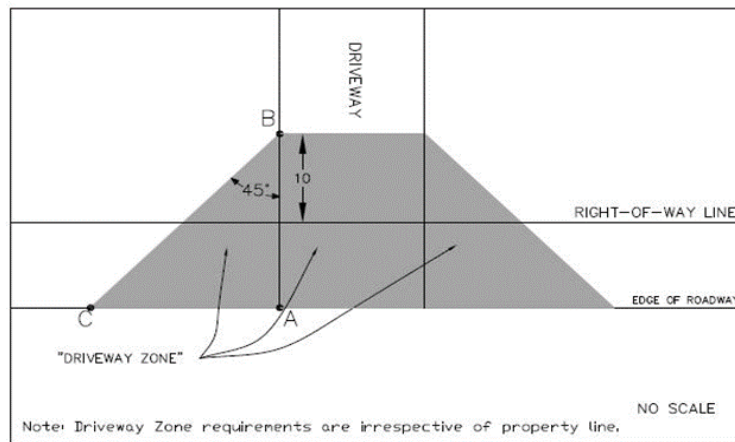
Driveway Zone. The triangular areas created on sides of a driveway delineated by the following three points, including the portion of the driveway located between the aforementioned triangular areas.

Point "A" is the point at which the existing edge of the driveway meets the edge of the roadway or top of the curb, if present;

Point "B" is the point along the edge of the driveway located 10 feet back from the right-of-way line towards the property; and

Point "C" is the point at which a line that is extended from Point "B" at a 45-degree angle meets the edge of the roadway or top of curb, if present, as illustrated by Figure 22.418.030-1, below.

Figure 22.418.030-1: Driveway Zone



Frontage Zone. The area on private property which abuts the public sidewalk.

Furniture Zone. The portion of the sidewalk which contains street lighting, utilities such as fire hydrants, traffic control equipment, and street trees, and may contain other landscaping or street furniture such as benches and waste receptacles. The Furniture Zone is sometimes referred to as a parkway when landscaped.

Micro-Unit Size. A micro-unit consists of one-room living space designed to include seating, a bed, a bathroom, storage, and a kitchenette.

Pedestrian Zone. The portion of the sidewalk, which is used for pedestrian passage, and should be kept clear of obstructions.

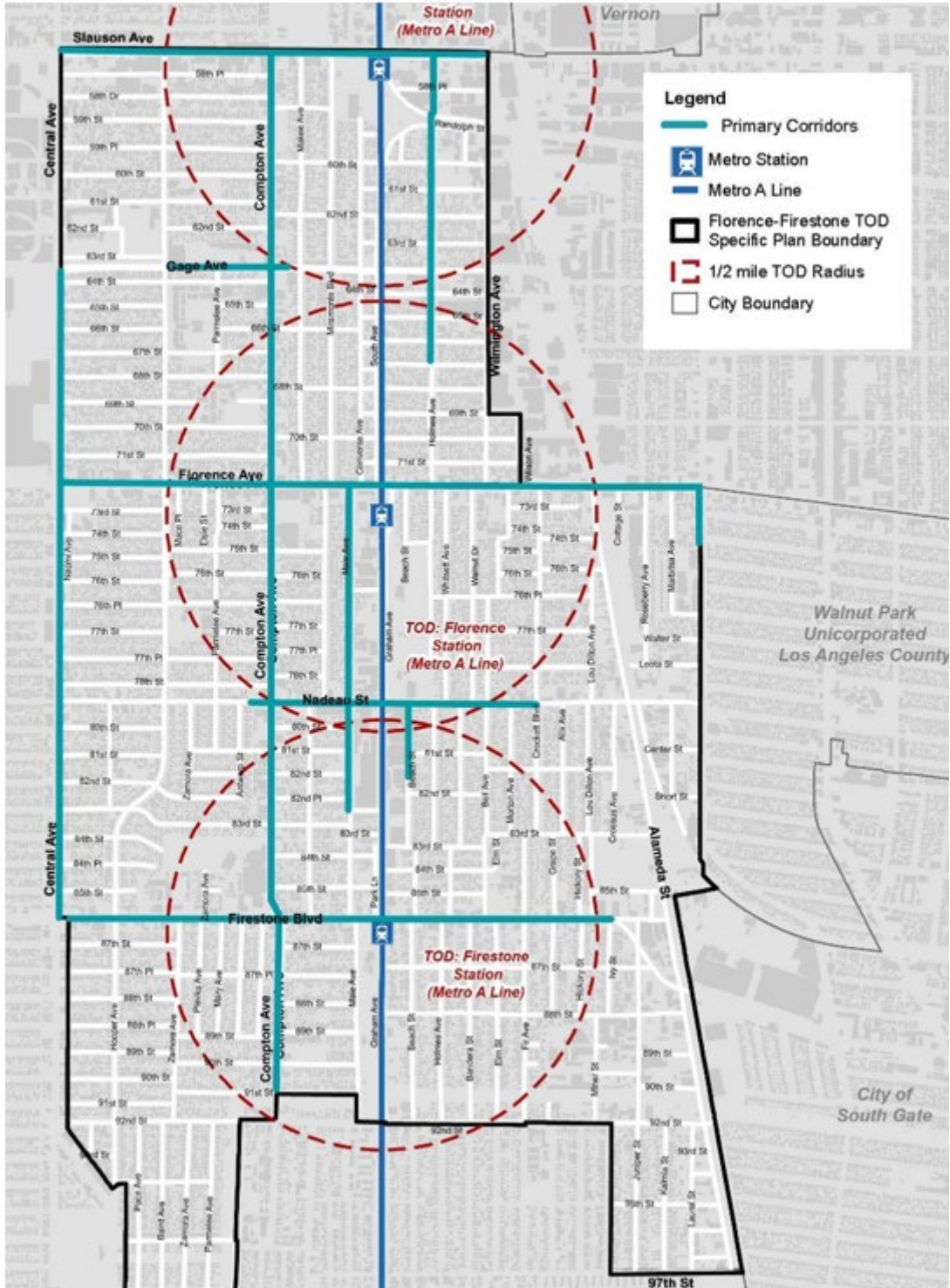
Primary Corridors. All streets identified in Figure 22.418.030-2 (Primary Corridors) shall be considered Primary Corridors. Certain pedestrian and design standards apply to Primary Corridors to improve the walkability of the community and access to the TOD stations.

Public Realm. The publicly-accessible space between the street curb face and the building. This area includes the Sidewalk Zones and the required street setback, if applicable.

Sidewalk Zones. The public sidewalk inclusive of the Frontage Zone, Pedestrian Zone, and Furniture Zone, collectively referred to as "Sidewalk Zones."

Stepback. Measurement of the required upper-story horizontal distance by which a development feature must be separated from the minimum required setback. Regulated as a horizontal distance above a defined vertical distance.

Figure 22.418.030-2: Primary Corridors



22.418.040 TOD Zone Land Regulations.

A. Applicability. The provisions in this Section are applicable to all parcels in the TOD Zones and shall supersede the provisions in Title 22. Where the development standards differ from provisions in Title 22, the provisions herein shall prevail. Where the standards of this Code are silent, the provisions of Title 22 shall apply.

B. Permit and Review Requirements. Table 22.418.040-A, below, identifies the permit or review required to establish each use as regulated by the applicable zone.

Table 22.418.040-A: Permit and Review Requirements		
Abbreviation	Permit or Review Requirement	Reference
-	Not Permitted	
P	Permitted	
ABP	Adult Business Permit	Chapter 22.150
AC	Accessory use only	
AP	Animal Permit	Chapter 22.152
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
SPR	Ministerial Site Plan Review	Chapter 22.186
SEP	Special Events Permit	Chapter 22.188
HP	Housing Permit	Chapter 22.140

1. Principal Uses. Tables 22.418.050-A (TOD Mixed Use Zones Principal Use Regulations), 22.418.060-A (TOD R Zones Principal Use Regulations), and 22.418.070-A (TOD IX Zone Principal Use Regulations) identify the allowed principal uses by zone.

2. Use Interpretations.

a. Unlisted Uses.

i. Prohibited Uses. Those uses not listed are prohibited, except as otherwise provided by Section 22.18.020 (Residential Zones Designated), Section 22.20.020 (Commercial Zones Designated), and Section 22.22.020 (Industrial Zones Designated).

ii. Unlisted Similar Compatible Uses. Any land use that is not specifically listed in the land use tables for the applicable zone is prohibited. However, the Director shall have the authority to ministerially determine whether the proposed use may be permitted when the use is substantially similar to a listed permitted use, similar in impact to a listed permitted use, or compatible with the purpose and intent of the applicable zone.

b. Use Modifications. This Specific Plan may modify the uses or development standards of the Countywide Zones listed in Table 22.418.010-A (Overview of All Specific Plan Zones); see Section 22.418.120 (Modifications to Countywide Zones) of this Specific Plan.

3. Additions, Repairs, or Modifications to Existing Structures. These standards shall apply to any new addition, repair, or modification to existing structures, for which a complete application has been filed on or after the effective date of the Specific Plan containing these new or revised regulations, except as otherwise provided for in this Section. When an addition, repair, or modification to an existing structure is subject to these new or revised regulations, only the actual addition, repair, or modification shall be required to comply with these regulations.

4. The following types of additions, repairs, or modifications to existing structures shall be exempt from new or revised regulations:

a. Normal maintenance or repair of an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use; and

b. The remodeling of interior space of a structure that does not cause elimination of any of the structure's windows and does not increase the gross square footage of the structure's nonresidential floor area, the number of rooms available for lodging uses, or the number of dwelling units in the structure.

C. Nonconforming Uses, Buildings, or Structures.

1. Existing uses that are made nonconforming by this Specific Plan shall not be expanded and are further subject to the provisions of Chapter 22.172 (Nonconforming Uses, Buildings, and Structures).

2. The nonconforming status of uses that were previously rendered nonconforming, and which will continue to be nonconforming in the Specific Plan zones, shall be considered uninterrupted for the purposes of complying with the nonconforming provisions of Chapter 22.172 (Nonconforming Uses, Buildings, and Structures). Legal single-family and two-family residences rendered nonconforming at any time may continue in perpetuity subject to the nonconforming provisions of Title 22.

Nonconforming apartments in MXD Zones are exempt from the nonconforming provisions of Title 22. For the purposes of this Specific Plan, they are considered conforming and, therefore, allowed by right in those zones.

D. Land Use Operations. All mixed use and non-residential zones within the Specific Plan Area shall comply with the following:

1. No operations conducted on any property shall create objectionable and/or obnoxious dust, light, matter, mud, noise, odor, refuse, smoke, steam, vibration, maintenance needs of grounds or buildings, or other nuisance(s).

2. No land use shall be detrimental to the health and welfare of the surrounding community. See applicable use standards for further requirements.

22.418.050 TOD Mixed Use Zones.

A. Purpose. The general purpose of the TOD Mixed Use Zoning Districts (MU Zones), as established by the FFTOD Specific Plan and shown in Figure 22.418.050-1 (TOD Mixed Use Zones), is to provide support for, and encourage, transit-oriented development that locates employment, homes, and services near transit stations. The specific purpose for each TOD MU Zone is as follows:

1. Mixed Use 1 Zone. The Mixed Use 1 (MU-1) Zone is intended to support mixed use corridors to provide a range of local neighborhood services and homes near transit. This zone implements the Major Commercial General Plan Land Use Designation, which allows 30-150 du/net acre for residential uses and a maximum Floor Area Ratio (FAR) of 3.0 for non-residential uses.

2. Mixed Use 2 Zone. The Mixed Use 2 (MU-2) Zone is intended to support "main street" retail, employment, and homes for the community near transit along existing commercial corridors surrounding the Slauson and Florence Transit Stations. This zone allows local neighborhood services and homes. The MU-2 Zone

encourages more housing and strengthens transit corridors to support transit use and accessibility, as well as business and workforce opportunities. This zone implements the Mixed Use (MU General Plan Land Use Designation, which allows 50-150 du/net acre for residential uses and a maximum FAR of 3.0 for non-residential uses).

3. The Mixed Use 3 (MU-3) Zone is intended to focus on employment and higher-density residential uses to create more jobs and homes for the community near transit. This zone is focused in existing industrial areas with large sites surrounding the Florence Station. The purpose is to create an employment-focused, high-intensity mixed use transit district that allows for the creation of transitions between industrial uses, such as offices, to buffer homes and support the goals of the County Green Zones Program. The MU-3 Zone encourages the additional business and workforce opportunities, as well as housing focused around the Florence Station. This zone implements the MU General Plan Land Use Designation, which allows 50-150 du/net acre for residential uses and a maximum FAR of 3.0 for non-residential uses.

4. Mixed Use Transit Zone. The Mixed Use Transit (MU-T) Zone is intended to create a higher-intensity mixed use transit district with a variety of housing, jobs, and neighborhood services within existing commercial and industrial areas surrounding the Slauson Station. This zone allows uses that foster a pedestrian-oriented setting with active uses to encourage walking, biking, and rolling. The MU-T Zone prioritizes multi-modal transportation, which promotes a healthier environment for community members by making it easier, safer, and more comfortable

to travel using alternative transportation. This zone implements the MU General Plan Land Use Designation.

B. Land Use regulations for TOD MU Zones.

1. Allowed Uses. Table 22.418.050-A (TOD Mixed Use Zones Principal Use Regulations) prescribes the land use regulations for Zones MU-1, MU-2, MU-3, and MU-T. See Table 22.418.040-A (Permit and Review Requirements) for permit or review required to establish each use listed in Table 22.418.050-A (TOD Mixed Use Zones Principal Use Regulations).

a. Use permissions shall be the same for mixed use or commercial-only development unless otherwise stated in Table 22.418.050-A (TOD Mixed Use Zones Principal Use Regulations).

b. Residential uses, as stand alone or in a mixed use configuration, shall be subject to locational standards/limitations.

2. Accessory uses. Accessory uses shall be regulated by Table 22.26.030-D (Accessory Use Regulations For Zone MXD).

3. Temporary Uses. Temporary uses shall be regulated by Table 22.26.030-E (Temporary Use Regulations For Zone MXD).

4. Project Review and Evaluation. All applications within the MU Zones shall be subject to Section 22.26.030.C (Project Review and Evaluation).

5. Performance Standards. Structures and uses in the TOD MU zones are subject to the standards of Section 22.418.080 (Community-Wide Development Standards) through Section 22.418.110 (Economic Development

Incentives) of this Specific Plan and the performance standards found in Section 22.26.030.F (Performance Standards).

a. All non-residential uses which are part of a mixed used project in the TOD MU zones shall be exempt from Residential Zone proximity use limitations per Section 22.140.410 (Outdoor Dining) or similar standards.

b. Ground Floor Residential Limitations. In the TOD MU Zones with parcel frontage along Slauson Avenue, Compton Avenue, Florence Avenue, Firestone Boulevard, and Nadeau Street, the location of residential units shall be limited as follows:

i. Residential units (with or without entryways) shall not be permitted on the ground floor within first 35 feet of a Primary Corridor, as shown in Figure 22.418.030-2 (Primary Corridors); common space (lobby, amenity space) is allowed where the ground floor height standards of Section 22.418.090.E (Height Regulation) of this Chapter are met.

ii. Residential units are allowed on upper floors at these locations.

iii. TOD MU Zones with frontage on any other street shall be permitted to have residential units with entries on the ground floor.

Figure 22.418.050-1: TOD Mixed Use Zones

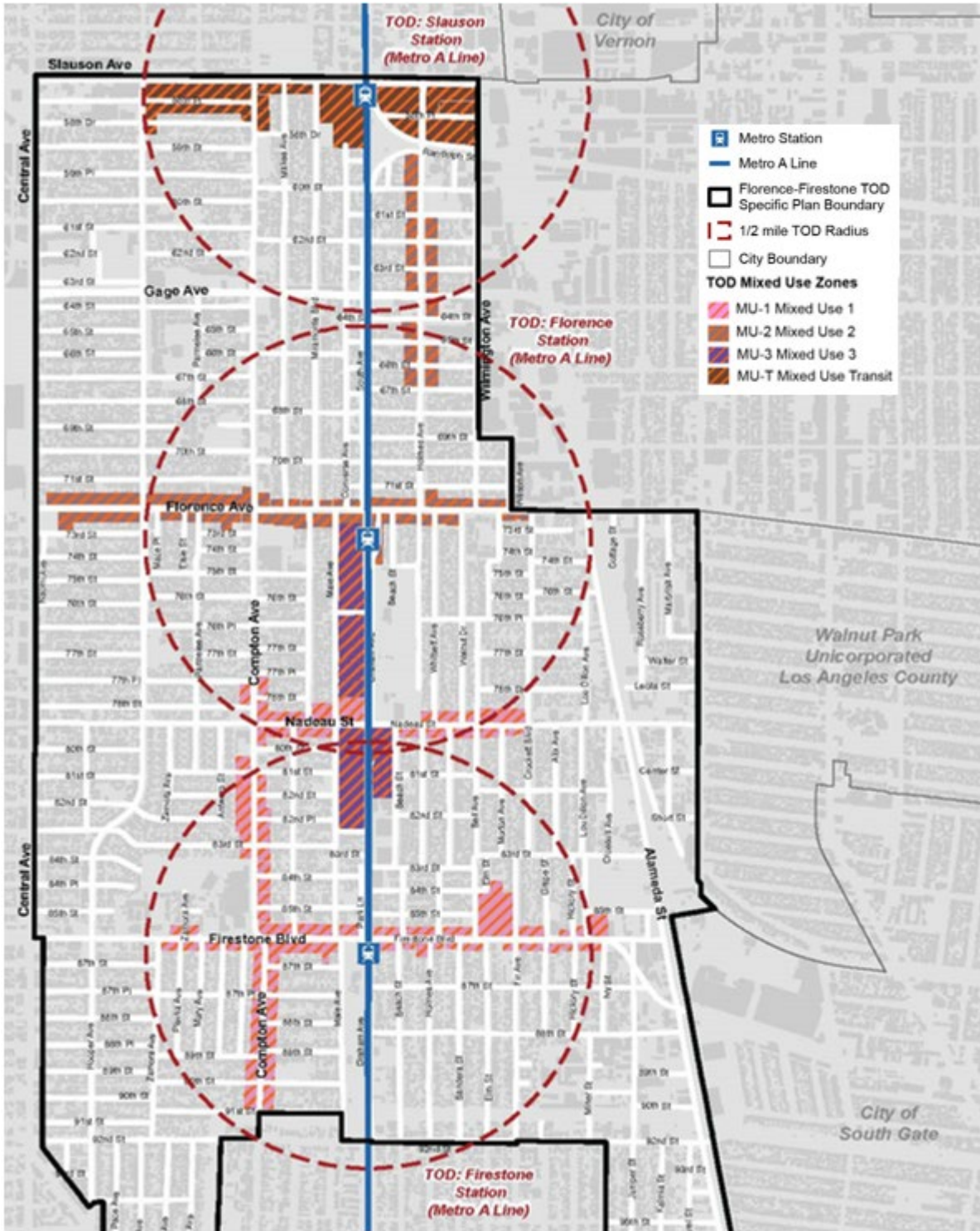


Table 22.418.050-A: TOD Mixed Use Zones Principal Use Regulations					
Use Category	MU1	MU2	MU3	MUT	Notes
Agricultural and Resource-Based Uses					
Community gardens	P	P	P	P	
Cannabis Uses					
Cannabis businesses and activities; including renting, leasing, and permitting	--	--	--	--	Section 22.140.134
Cannabis cultivation, personal; accessory to a legally established dwelling unit	See Table 22.16.030-C: Accessory Use Regulations				
Greenhouses	AC (SPR)	AC (SPR)	AC (SPR)	AC (SPR)	
Animal-Related Uses					
Dog training schools, excluding boarding	SPR	SPR	--	--	Prohibited in vertical mixed use
Veterinaries, small animal					
Clinics	SPR	SPR	--	--	Prohibited in vertical mixed use
Hospitals and veterinary consulting offices	SPR	SPR	--	--	
Hospitals	SPR	SPR	--	--	
Humane societies	CUP	CUP	--	--	
Cultural, Educational, and Institutional Uses					
Amphitheaters	CUP	AC (SPR)	AC (SPR)	AC (SPR)	
Arboretums and horticultural gardens	SPR	SPR	AC (SPR)*	AC (SPR)*	*Indoor only
Community centers	SPR	SPR	AC (SPR)	SPR	
Institutions of a philanthropic or charitable nature	P	P	P	P	
Libraries	SPR	SPR	SPR	SPR	
Museums	SPR	SPR	SPR	SPR	
Schools					
Business and professional schools	SPR	SPR	SPR	SPR	
Colleges and universities, accredited, excluding trade or commercial schools	SPR	SPR	SPR	SPR	Non-profit only
Schools, grades K–12, accredited by the State of California, excluding trade or commercial schools	SPR	SPR	SPR	SPR	
Theaters and other auditoriums	CUP	CUP	AC (SPR)*	AC (SPR)*	*Indoor only

Table 22.418.050-A: TOD Mixed Use Zones Principal Use Regulations					
Use Category	MU1	MU2	MU3	MUT	Notes
Theaters and other auditoriums having a seating capacity of up to 3,000 seats	--	--	AC*	AC*	*Indoor only
Industrial Uses					
Assembly and manufacture					
Artisan Production / Custom Manufacturing	SPR	SPR	SPR	SPR	Section 22.418.030 for definition
Breweries	--	SPR	SPR	SPR	
Craft products	SPR	SPR	SPR	SPR	
Glass, the production by hand of crystal glass art novelties within a closed building of fire-resistant construction	--	--	SPR	SPR	
Laboratories, research, and testing	--	--	SPR	SPR	
Motion picture processing, reconstruction, and synchronizing of film with sound tracks	SPR	SPR	SPR	SPR	
Motion picture studios and indoor sets	SPR	SPR	SPR	SPR	Section 22.140.060.A
Wineries, in compliance with Section 22.140.610.D3	--	CUP	CUP	CUP	Section 22.140.610
Lodging Uses					
Hotels	CUP	CUP	CUP	CUP	
Recreational Uses					
Arcades, game, or movie	CUP	CUP	CUP	CUP	
Bowling alleys	CUP	CUP	--	--	
Gymnasiums	SPR	SPR	AC (SPR)	AC (SPR)	
Parks, playgrounds, and beaches, including accessory facilities	SPR	SPR	SPR	SPR	
Recreation clubs, commercial	SPR	SPR	SPR	SPR	
Riding and hiking trails, excluding trails for motor vehicles	SPR	SPR	--	--	
Skating rinks, ice, or roller	CUP	--	--	--	
Residential Uses					
Accessory dwelling units (ADUs) / Junior ADUs (JADUs)	SPR	SPR	SPR	SPR	
Adult residential facilities					
Facilities serving 6 or fewer persons	P	P	P	P	
Facilities serving 7 or more persons	CUP	CUP	CUP	CUP	

Table 22.418.050-A: TOD Mixed Use Zones Principal Use Regulations					
Use Category	MU1	MU2	MU3	MUT	Notes
Day Care*					
Adult day care centers*	CUP	CUP	CUP	CUP	*Locational standards per Section 22.418.060.B
Child care centers, less than 50 children*	CUP	SPR	SPR	SPR	
Family child care homes, large and small, in an approved residential use	P	P	P	P	
Domestic violence shelters	SPR	SPR	SPR	SPR	Section 22.140.180
Foster family homes, in an approved residential use	P	P	P	P	
Group home for children					
Facilities serving 6 or fewer persons	P	P	P	P	Section 22.140.520
Facilities serving 7 or more persons	CUP	CUP	CUP	CUP	
Guest House	SPR	SPR			
Home occupation	P	P	P	P	Section 22.140.290
Joint live and work units (one)	SPR	SPR	SPR	SPR	Section 22.140.320
Multi-family housing					
Multi-family, all configurations consistent with development standards	SPR	SPR	SPR	SPR	Subject to location limitations
Residential substance use recovery facilities					
Facilities serving 6 or fewer persons	P	P	P	P	
Facilities serving 7 or more persons	CUP	CUP	CUP	CUP	
Rooming and boarding houses	SPR	SPR	--	SPR	
Supportive Housing	P	P	P	P	Section 22.128.100 / Section 8.04.345
Transitional Housing	P	P	P	P	Section 22.130.100
Retail/Commercial Uses					
Alcoholic beverage sales, for off-site consumption	CUP	CUP	CUP	CUP	Section 22.140.030
Alcoholic beverage sales, for on-site consumption	CUP	CUP	CUP	CUP	
Art galleries	SPR	SPR	SPR	SPR	
Bakery shops (full service or accessory to retail)	SPR	SPR	SPR	SPR	
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	SPR	SPR	SPR	SPR	

Table 22.418.050-A: TOD Mixed Use Zones Principal Use Regulations					
Use Category	MU1	MU2	MU3	MUT	Notes
Drugstores	SPR	SPR	SPR	SPR	
Farmers' markets	SPR	SPR	SPR	SPR	Section 22.140.220
Retail services (florist shops, newsstands, etc.)	SPR	SPR	SPR	SPR	
Grocery / food stores	SPR	SPR	SPR	SPR	
Health clubs and centers	SPR	SPR	SPR	SPR	
Food Service (cafés, delicatessens, ice cream shops, etc.)	SPR	SPR	SPR	SPR	
Catalog / Internet / Mail order business	SPR	SPR	SPR	SPR	
Meat markets, excluding slaughtering	SPR	SPR	SPR	SPR	
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish	SPR	SPR	SPR	SPR	
Recording studios	SPR	SPR	SPR	SPR	
Retail store / sales	SPR	SPR	SPR	SPR	
Tasting rooms, on-site or remote					
In compliance with Section 22.140.590.D.1	MCUP	MCUP	MCUP	MCUP	Section 22.140.590
In compliance with Section 22.140.590.D.2	CUP	CUP	CUP	CUP	Section 22.140.590
Tobacco shops	SPR	SPR	--	--	
Service Uses					
Banks, savings and loans, credit unions, and finance companies	SPR	SPR	SPR	SPR	Excludes alternative financial services Section 22.140.690
Barber / Beauty / Spa services and shops	SPR	SPR	SPR	SPR	
Bars and cocktail lounges	CUP	CUP	CUP	CUP	
Blueprint / Photocopying shops	SPR	SPR	SPR	SPR	
Body piercing parlors	SPR	SPR	SPR	SPR	
Catering services	SPR	SPR	SPR	SPR	
Contractor services (cesspool, locksmith, plumber, electricians, etc.)	SPR	SPR	SPR	SPR	Indoor only
Dance halls, indoor	CUP	CUP	--	CUP	
Dance pavilions, outdoor	AC (SPR)	AC (SPR)	AC (SPR)	AC (SPR)	
Massage establishment	CUP	CUP	CUP	CUP	

Table 22.418.050-A: TOD Mixed Use Zones Principal Use Regulations					
Use Category	MU1	MU2	MU3	MUT	Notes
Medical services					
Dental clinics, including associated laboratories	SPR	SPR	SPR	SPR	
Dental laboratories	SPR	SPR	SPR	SPR	
First-aid stations	SPR	SPR	SPR	SPR	
Hospitals	- -	- -	CUP	CUP	
Medical clinics, including associated laboratories and prescription pharmacies	SPR	SPR	SPR	SPR	
Medical laboratories	SPR	SPR	SPR	SPR	
Nightclubs	CUP	CUP	CUP	CUP	
Offices, business, or professional (all types)	SPR	SPR	SPR	SPR	
Parking lots and parking buildings, commercial	AC	AC	AC	AC	
Permanent cosmetics parlors	CUP	CUP	- -	- -	
Pet grooming services, excluding boarding	CUP	CUP	- -	- -	
Rental services					
Bicycle rentals	SPR	SPR	SPR	SPR	
Costume rentals	SPR	SPR	SPR	SPR	Indoor only
Hospital equipment and supply rentals	SPR	SPR	SPR	SPR	Indoor only
Party equipment rentals	SPR	SPR	SPR	SPR	Indoor only
Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, excluding heavy machinery or trucks exceeding two tons capacity	- -	- -	CUP	CUP	Indoor only
Repair shops	CUP	CUP	SPR	SPR	Indoor only
Restaurants and other eating establishments, including food take-out and outdoor dining					
In compliance with Section 22.140.410.B.1	SPR	SPR	SPR	SPR	Section 22.140.410
In compliance with Section 22.140.410.B.2	SPR	SPR	SPR	SPR	
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	SPR	SPR	SPR	SPR	
Tattoo parlors	CUP	- -	- -	CUP	

Table 22.418.050-A: TOD Mixed Use Zones Principal Use Regulations					
Use Category	MU1	MU2	MU3	MUT	Notes
Wedding chapels	SPR	SPR	--	--	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses					
Airports, heliports, helistops, and landing strips	CUP	CUP	CUP	CUP	
Communications equipment buildings	SPR	SPR	SPR	SPR	
Electric distribution substations, including related microwave facilities	SPR	SPR	SPR	SPR	Section 22.140.200
Electric transmission substations and generating plants, including related microwave facilities	SPR	SPR	SPR	SPR	
Electric transformer substations			SPR	SPR	
Fire stations	SPR	SPR	SPR	SPR	
Microwave stations	SPR	SPR	SPR	SPR	
Police stations	SPR	SPR	SPR	SPR	
Post offices	SPR	SPR	SPR	SPR	
Publicly owned uses necessary to maintain public health, convenience, or general welfare	CUP	CUP	CUP	SPR	
Public utility service centers	SPR	SPR	SPR	SPR	
Radio and television broadcasting studios	SPR	SPR	SPR	SPR	
Radio and television stations and towers, excluding studios	CUP	CUP	CUP	CUP	
Radio and television stations, studios, and towers	CUP	CUP	CUP	CUP	
Stations, bus, railroad, or taxi	SPR	SPR	--	--	
Stations and terminals; bus, railroad, and taxi	--	--	SPR	SPR	
Telephone repeater stations	SPR	SPR	SPR	SPR	
Vehicle-Related Uses					
Vehicle services					
Automobile battery services	SPR	--	--	--	Within an enclosed building only; prohibited in vertical mixed use
Automobile body and fender repair shops	CUP	--	--	--	
Automobile brake repair shops	CUP	--	--	--	
Automobile repair garages, excluding body and fender work, painting, and upholstery	CUP	--	--	--	

Table 22.418.050-A: TOD Mixed Use Zones Principal Use Regulations					
Use Category	MU1	MU2	MU3	MUT	Notes
Automobile supply stores	SPR	SPR	--	--	Section 22.140.100 Within an enclosed building only; parts installation is prohibited onsite
Notes: (1) Two or more attached units required; use may also be subject to Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits).					

C. Development Standards for TOD MU Zones.

1. All structures and uses in all TOD MU Zones (MU-T, MU-3, MU-2, and MU-1) shall be subject to the regulations of Table 22.418.050-B (TOD Mixed Use Zone Development Standards) and Sections 22.418.090 (TOD Zone Additional Development Standards), 22.418.100 (Circulation and Parking Standards), and 22.418.110 (Economic Development Incentives).

a. Required setbacks from streets are regulated by the locational standards of Table 22.418.090-A (Required Street Setback Ranges); these apply to any zone with frontage along that street. Setback standards for all structures and uses in the TOD Residential Zones are summarized in Figure 22.418.050-2, below.

b. Required setbacks are regulated by the locational standards of Table 22.418.090-B (Required Stepbacks).

Figure 22.418.050-2: TOD MU-1 and MU-2 Zone Standards Summary

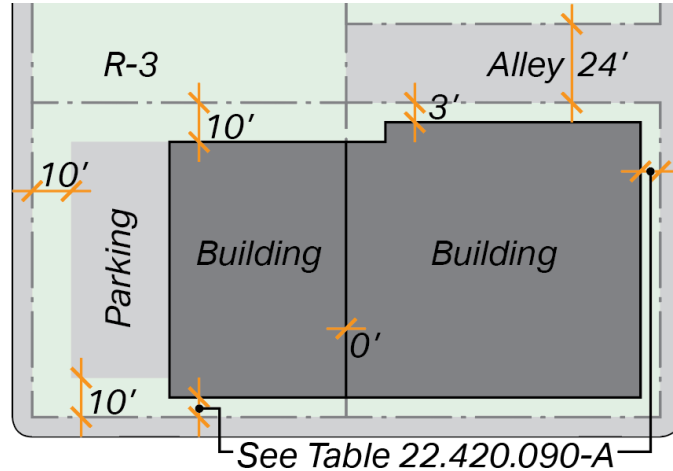


Table 22.418.050-B: TOD Mixed Use Zone Development Standards					
Standard	MU-1	MU-2	MU-3	MU-T	Notes
1. Intensity (Section 22.418.090.C) and Density (Section 22.418.090.D)					
Maximum FAR	3.0 for commercial only, mixed use, and joint live and work developments				Housing in a mixed use format shall be regulated by min. and max. densities, and subject to the max. FAR for the zone
Density (du/net ac.)	30 du/ac. min.; to 150 du/ac. max.	50 du/ac. min.; 150 du/ac. max			
2. Maximum Height (Section 22.418.090.E)					
Building (feet)	50'	North of Gage: 60'; Other locations: 50'	65'	72'	Fifth story (where applicable) limited to 50 percent of ground floor area
Number of Stories	4	5 north of Gage; 4 all other locations	5	6	
3. Minimum Setbacks (Section 22.418.090.F) Measured from Property Line (PL) unless otherwise noted					
Street PL Range	See Table 22.418.090-A (Required Street Setback Ranges)				Section 22.418.090.F
Interior PL	0'	0'	0'	0'	Section 22.418.090.F
Interior PL to R-3 zones	10'	10'	15'	10'	
Alley	3' to building; 24' minimum alley width				
Parking/Garage to Street	10' min.				Section 22.418.090.F landscaping required in all setbacks
Alley to Street	3' min.				
4. Upper Story Stepbacks (Section 22.418.090.G)					

Table 22.418.050-B: TOD Mixed Use Zone Development Standards					
Standard	MU-1	MU-2	MU-3	MU-T	Notes
Required	See Table 22.418.090-B (Required Stepbacks)				
5. Other Applicable Standards					
Development Standards	Sections 22.418.080 and 22.418.090				
Required Open Space	Section 22.418.090.N				
Circulation and Parking Standards	Sections 22.26.030.D.5 and 22.418.100				
Tree Requirements	Section 22.126.030				
6. Fence Standards (Section 22.418.090.M)					
Street Setback	Mixed use and non-residential: fences prohibited between building and public right-of-way; Residential uses where permitted: 0' for fences of 42" height or less; ≥50 percent transparency required				
Interior and Rear PL	0' setback fence to PL				
Fence Height	Adjacent to Residential Zone: 6' maximum; Adjacent to non-residential* projects: minimum 6' fence required; maximum 10' fence permitted for noise or privacy				*Includes mixed use and affordable housing projects

22.418.060 TOD Residential Zones.

A. Purpose. The general purpose of the TOD Residential Zoning Districts (Residential Zones), as established by the FFTOD Specific Plan and shown in Figure 22.418.060-1 (TOD Residential Zones), is to support a variety of housing options, types, configurations, and affordability levels within proximity to transit.

1. Residential Low-Medium 1 Zone. The Residential Low-Medium 1 (RLM-1) Zone is intended to maintain the existing residential neighborhood while supporting a broader range of housing types and configurations, such as single-family residential, townhomes, duplexes, and triplexes. The RLM-1 Zone provides individuals and households with affordable options in proximity to transit and services. This zone

implements the Residential 18 General Plan Land Use Designation, which allows 0-18 du/net acre for residential uses.

2. Residential Low-Medium 2 Zone. The Residential Low-Medium 2 (RLM-2) Zone is intended to maintain existing residential neighborhoods while supporting a broader range of housing types and configurations, such as townhomes, duplexes, triplexes, apartments, and multi-family residential. The RLM-2 Zone provides individuals and households with a variety of housing options, including types and configurations which are affordable and accommodating for lifestyles in proximity to transit and services. This zone implements the Residential 30 General Plan Land Use Designation, which allows 20-30 du/net acre for residential uses.

3. Residential Medium Zone. The Residential Medium (RM) Zone is intended to apply to existing residential neighborhoods where the purpose is to encourage medium density residential near transit. The RM Zone allows multi-family residential homes such as apartments and townhomes. This zone implements the Residential 50 General Plan Land Use Designation, which allows 20-50 du/net acre for residential uses.

4. Residential Slauson Station Zone. The Residential High (RH) Zone is intended to encourage the establishment of high density residential near transit in existing neighborhoods. The RH Zone seeks to provide a wider range of housing types and densities, supporting transit-oriented development near the Slauson Station. This approach encourages a mixture of housing types. This zone implements the

Residential 100 General Plan Land Use Designation, which allows 50-100 du/net acre for residential uses.

B. Land Use Regulations for TOD R Zones.

1. Allowed Uses.

a. Table 22.418.060-A (TOD R Zones Principal Use Regulations) prescribes the land use regulations for the Specific Plan TOD Residential Zones (RSS, RM, RLM-2, RLM-1). Table 22.418.040-A (R Zone Principal Use Regulations) lists the type of review required to establish various land uses.

b. All residential uses are subject to Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits), where applicable.

2. Allowed non-residential uses, per Table 22.418.060-A (TOD R Zones Principal Use Regulations), are intended to provide in-neighborhood daily services or needs such as small independent grocers or personal services. All non-residential uses shall be:

a. Located on a corner lot; non-residential uses are prohibited on interior lots;

b. Limited to a maximum of 5,000 square feet GFA; and

c. Designed consistent with the development standards of the applicable zone.

3. Accessory Uses. Accessory uses for TOD R Zones RLM-1, RLM-2, RM, and RSS shall be regulated by Table 22.18.030-C (Accessory Use

Regulations For Residential Zones), pursuant to accessory uses listed for Zones R-2, R-3, R-4, and R-5, respectively.

4. Temporary Uses. Temporary uses for TOD R Zones RLM-1, RLM-2, RM and RSS shall be regulated by Table 22.18.030-D (Temporary Use Regulations For Residential Zones), pursuant to temporary uses listed for Zones R-2, R-3, R-4, and R-5, respectively.

Figure 22.418.060-1: TOD Residential Zones

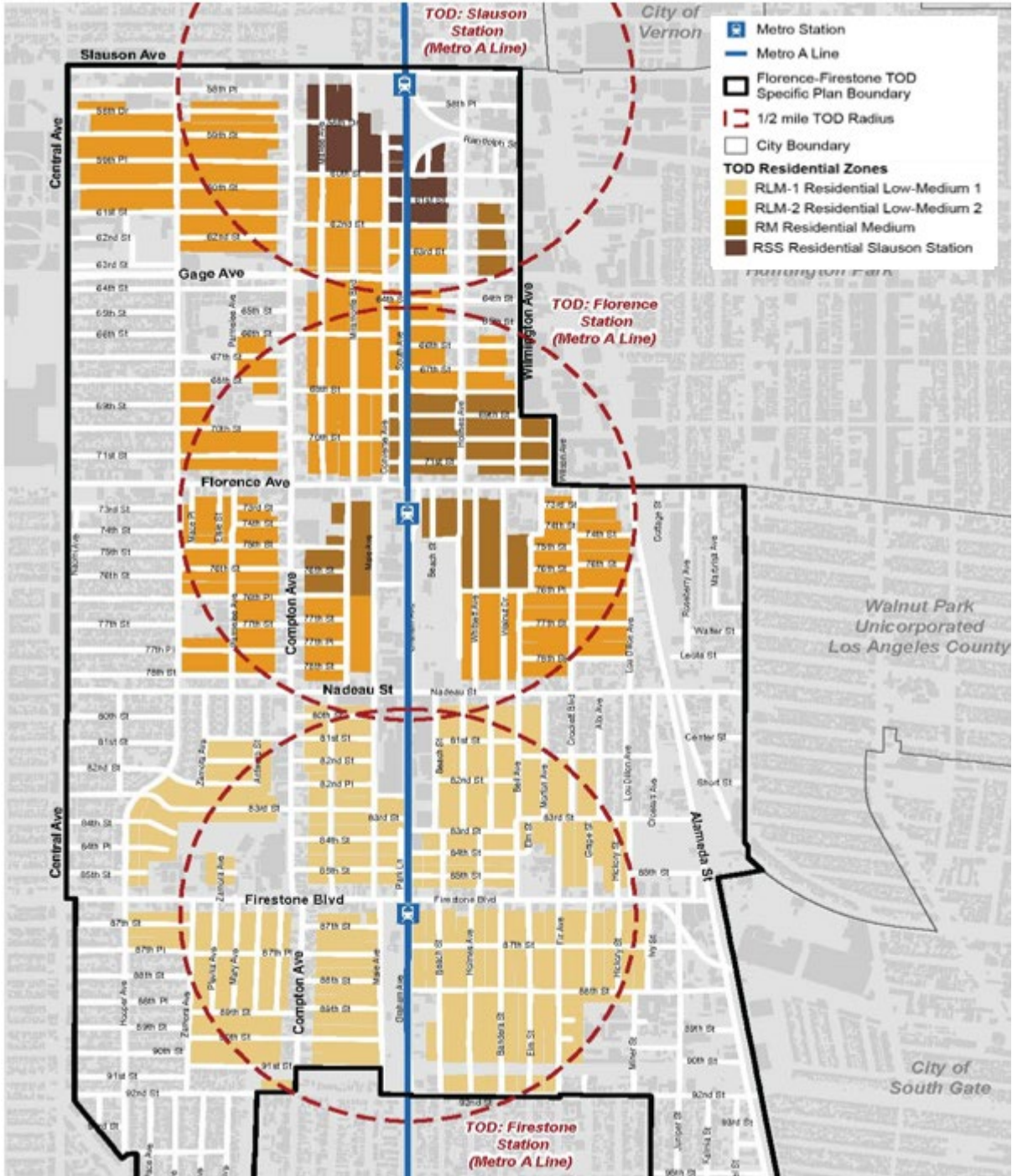


Table 22.418.060-A: TOD R Zones Principal Use Regulations

Use Category	RLM-1	RLM-2	RM	RSS	Notes
Agricultural and Resource-Based Uses					
Community gardens	P	P	P	P	
Secondary land uses under high-voltage transmission lines	SPR	SPR	SPR	SPR	Section 22.140.630
Cannabis Uses					
Cannabis cultivation, personal, accessory to a legally established dwelling unit	P	P	P	P	
Cultural, Educational, and Institutional Uses*					
Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities	CUP	CUP	CUP	CUP	Accessory uses subject to the permissions of this table
Community centers*	CUP	CUP	CUP	CUP	*Locational standards per Section 22.418.060.B
Libraries *	CUP	CUP	CUP	CUP	
Museums *	- -	- -	CUP	CUP	
Recreational Uses					
Parks, playgrounds, including accessory facilities	AC (SPR)	AC (SPR)	AC (SPR)	AC (SPR)	
Renewable Energy Uses					
Utility-scale solar energy facilities, structure-mounted	P	P	P	P	Section 22.140.510
Residential Uses					
Accessory dwelling units (ADUs) / Junior ADUs (JADUs)	SPR	SPR	SPR	SPR	
Adult residential facilities					
Facilities serving 6 or fewer persons	P	P	P	P	
Facilities serving 7 or more persons	CUP	CUP	CUP	CUP	
Foster family homes	P	P	P	P	
Group homes for children					
Facilities serving six or fewer persons	P	P	P	P	
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	
Guest house	SPR	- -	- -	- -	
Home-based occupations	P	P	P	P	
Multi-family housing					

Table 22.418.060-A: TOD R Zones Principal Use Regulations					
Use Category	RLM-1	RLM-2	RM	RSS	Notes
Multi-family, all configurations consistent with development standards	P	P	P	P	
Two-family residences	SPR	- -	- -	- -	
Residential Substance Use Recovery					
Serving 6 or fewer	P	P	P	P	
Service 7 or more	CUP	CUP	CUP	CUP	
Rooming and boarding houses	- -	- -	SPR	SPR	
Single-family residences	P	- -	- -	- -	Section 22.140.580
Single-family residences on compact lots	CUP	CUP	CUP	CUP	Section 22.140.585
Supportive Housing	P	P	P	P	Section 22.128.100 / Section 8.04.345
Transitional Housing	P	P	P	P	Section 22.130.100
Day care*					
Adult day care centers*	CUP	CUP	CUP	CUP	*Locational standards per Section 22.418.060.B
Child care centers, less than 50 children*	CUP	SPR	SPR	SPR	
Family child care homes, large and small, in an approved residential use	P	P	P	P	
Domestic violence shelters	SPR	SPR	SPR	SPR	Section 22.140.180
Retail/Commercial/Service Uses*					
Alcohol beverage sales, for on-site consumption*	CUP	CUP	CUP	CUP	Section 22.140.030 *Locational standards per Section 22.418.060.B
Alcoholic beverage sales, for off-site consumption *	CUP	CUP	CUP	CUP	
Art galleries*					*Locational standards per Section 22.418.060.B
Bakery shops (full service or accessory to retail)*	SPR	SPR	SPR	SPR	
Barber / Beauty / Spa services and shops*	SPR	SPR	SPR	SPR	
Drugstores*	SPR	SPR	SPR	SPR	

Table 22.418.060-A: TOD R Zones Principal Use Regulations					
Use Category	RLM-1	RLM-2	RM	RSS	Notes
Farmers' markets	P	P	P	P	
Food Service (cafes, delicatessens, ice cream shops, etc.)*	SPR	SPR	SPR	SPR	
Grocery / food stores*	SPR	SPR	SPR	SPR	
Medical and Dental clinics, excluding laboratories*	SPR	SPR	SPR	SPR	
Offices, business or professional*	SPR	SPR	SPR	SPR	
Retail services (florist shops, newsstands, etc.)*	SPR	SPR	SPR	SPR	
Retail store / sales*	SPR	SPR	SPR	SPR	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses					
Communication equipment buildings	CUP	CUP	CUP	CUP	
Earth stations	CUP	CUP	CUP	CUP	
Electrical distribution substations, including related microwave facilities	CUP	CUP	CUP	CUP	
Fire stations	- -	- -	CUP	CUP	
Gas metering and control stations, public utility	CUP	CUP	CUP	CUP	
Parking lots/buildings, excluding commercial parking buildings	- -	- -	CUP	CUP	Limited to transit parking or shared parking only
Police stations	- -	- -	CUP	CUP	
Post offices	- -	- -	CUP	CUP	Limited to 5,000 SF
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare, other than uses specifically listed in the zone	CUP	CUP	CUP	CUP	
Radio and television stations and towers, excluding studios	CUP	CUP	CUP	CUP	

C. Development Standards for TOD R Zones.

1. Standards. All structures and uses in the TOD Residential Zones (RSS, RM, RLM-2, RLM-1) shall be subject to the regulations of Table 22.418.060-B (R Zone Development Standards), with the exception of single-family residences on compact lots, which shall be subject to Section 22.140.585 (Single-Family Residences on Compact Lots) consistent with R-4 standards.

2. Setback Standards Summary. Setback standards for all structures and uses in the TOD Residential Zones are summarized in Figure 22.418.060-2, below.

3. Other Applicable Standards. TOD Residential Zones shall be subject to the standards in Sections 22.418.080 (Community-Wide Development Standards) and 22.418.090 (TOD Zone Additional Development Standards) of this Chapter.

Figure 22.418.060-2: TOD Residential Zone Standards Summary

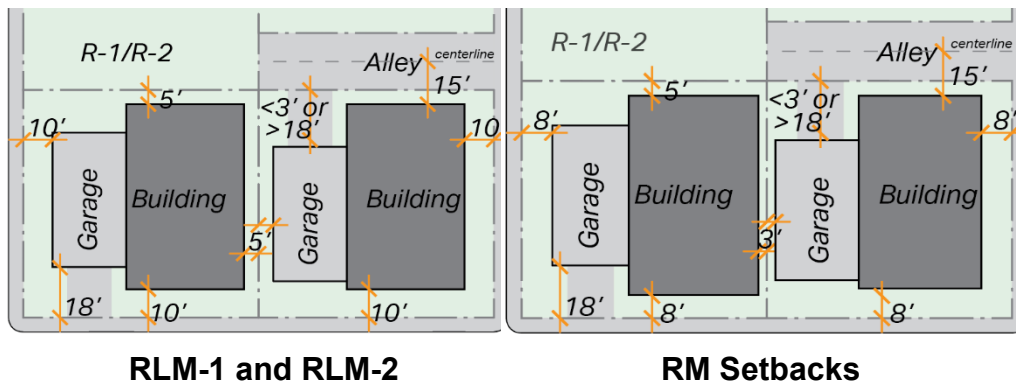


Table 22.418.060-B: Residential Zone Development Standards					
Standard	RLM -1	RLM-2	RM	RSS	Notes
1. Density du/net ac. (Section 22.418.090.C)					
Minimum	N/A	20 du/ac.		50 du/ac.	New development or unit replacement shall be subject to min. density requirements
Maximum	18 du/ac.	30 du/ac.	50 du/ac.	100 du/ac.	
2. Maximum Height (Section 22.418.090.E)					

Table 22.418.060-B: Residential Zone Development Standards					
Standard	RLM -1	RLM-2	RM	RSS	Notes
Building (feet)	36'		50'	65'	
Number of Stories	3		4	5	
3. Minimum Setbacks (22.418.090.F) Measured from Property Line (PL) unless otherwise noted					
Street PL Setback, building	10'		8'	5'	
Street Setback, garage	18' to garage door (individual or shared, at or below grade); garage structure (not door) same as street setback to building				
Interior Setbacks	5'		3'; 4' if unit access faces interior PL		
Interior Setback to R-1 and R-2 zones	5'		N/A		
Alley Setback, building	As required to allow 15 feet from alley centerline			0'	
Alley Setback, garage	3' or ≥18'; driveway widths of 3'<18' are prohibited				
Parking/Garage Alley Setbacks	3' for shared garage access; 3' or ≥18' for individual unit garages; driveway widths of 3'<18' are prohibited				
4. Upper Story Stepbacks (22.418.090.G)					
Stepback Height	N/A		36'	40'	
Stepback Depth	N/A		5'	6'	
5. Other Applicable Standards					
Required Open Space	Section 22.418.090.N				
Circulation and Parking Standards	Sections 22.26.030.D.5 and 22.418.100				
Tree Requirements	Section 22.126.030				
6. Fence Standards					
Street PL Setback	0' for fences of ≤42" height; ≥50 percent transparency required; 10' for fences of >42' height				
Interior PL Setback	0' from fence to PL				
Fence Height	Adjacent to Residential Zone: 6' maximum; Adjacent to non-residential* projects: minimum 6' fence required; maximum 10' fence permitted for noise or privacy				*Includes mixed use and affordable housing projects

22.418.070

TOD Industrial Mix Zone.

A. Purpose. The general purpose of the TOD Industrial Mix Zoning District (IX Zone), as established by the FFTOD Specific Plan and shown in Figure 22.418.070-1 (TOD Industrial Mix Zone), is to support a transition to less industrial-intensive, employment-focused uses near transit-oriented development and improve land use compatibility adjacent to residential areas.

1. Industrial Mix Zone. The IX Zone is intended to maintain neighborhood-appropriate light industrial uses and jobs, while introducing new neighborhood-serving commercial and innovative uses suitable for mixed residential and employment areas. In conjunction with the Green Zones Program, the IX Zone allows for the creation of transitions between employment and residential uses to encourage less noxious uses, such as commercial, adjacent to homes. The IX Zone encourages land use compatibility and a healthy environment where a variety of business and residents can co-exist. This zone implements the Light Industrial General Plan Land Use Designation.

B. Land Use Regulations for TOD IX Zone.

1. Primary and Accessory Uses.

a. Table 22.418.070-A (TOD IX Zone Principal Use Regulations) prescribes the land use regulations for the IX Zones. See Table 22.418.040-A (R Zone Principal Use Regulations) for permit or review required to establish each use listed in Table 22.418.070-A (TOD IX Zone Principal Use Regulations).

b. See Section 22.418.040 (TOD Land Use Regulations) for permit types and general use regulations.

2. Temporary Uses. Temporary uses shall be regulated by Table 22.22.030-D (Temporary Use Regulations for Industrial Zones), pursuant to temporary uses listed for Zone M-1.

Figure 22.418.070-1: TOD Industrial Mix Zone

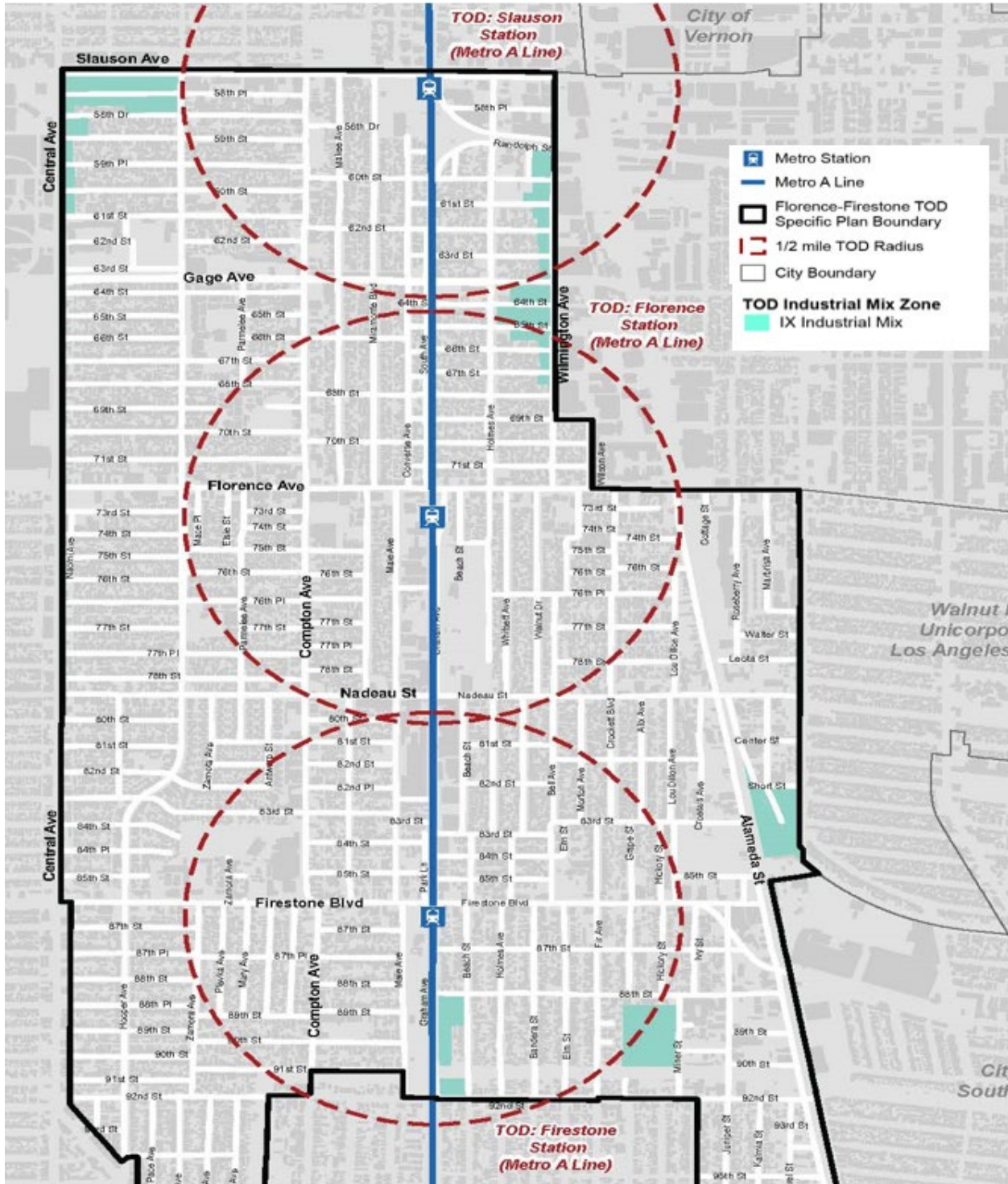


Table 22.418.070-A: TOD IX Zone Principal Use Regulations

Use Category	IX	Notes
Agricultural and Resource-Based Uses		
Community gardens	P	
Animal-Related Uses		
Animal hospitals	SPR	
Veterinaries, small animal	SPR	
Cannabis Uses		
Cannabis businesses and activities; including renting, leasing, and permitting	-	Section 22.140.134
Cultural, Educational, and Institutional Uses		
Amphitheaters	CUP	
Arboretums and horticultural gardens	SPR	
Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities	SPR	
Community centers	P	
Disability rehabilitation and training centers	P	
Institutions of a philanthropic or charitable nature	P	
Libraries	SPR	
Museums	SPR	
Theaters and other auditoriums having a seating capacity of up to 150 seats	MCUP	
Theaters and other auditoriums having a seating capacity of 151 seats up to 3,000 seats	CUP	
Industrial Uses		
Artisan Production / Custom Manufacturing	SPR	See Section 22.418.030 for definition
Film laboratories	SPR	
Bakeries	SPR	
Breweries	SPR	CUP required when within 500' of sensitive use as defined by Section 22.84.030
Candy confectioneries	SPR	
Frozen food lockers	SPR	
Wineries		
In compliance with	SPR	Section 22.140.610

Table 22.418.070-A: TOD IX Zone Principal Use Regulations		
Use Category	IX	Notes
Section 22.140.610.D.1		
In compliance with Section 22.140.610.D3	CUP	Section 22.140.610
Wood products, including furniture	SPR	
Laundries and cleaning services	SPR	CUP required when within 500' of sensitive use as defined by Section 22.84.030
Manufacturing (all manufacturing activities shall be completely enclosed indoor facilities)		
Blacksmith shops	SPR	CUP required when within 500' of sensitive use as defined by Section 22.84.030
Cabinetmaking / Carpenter shops	SPR	
Engraving, machine metal engraving	SPR	CUP required when within 500' of sensitive use as defined by Section 22.84.030
Fabricating	SPR7	
Glass, the production by hand of crystal glass art novelties within a closed building of fire-resistant construction	SPR	
Machine shops	SPR	CUP required when within 500' of sensitive use as defined by Section 22.84.030
Paint mixing, excluding lacquers and synthetic enamels	SPR	
Presses, hydraulic presses for the molding of plastics	SPR	
Sheet metal shops	SPR	
Stone, marble, and granite, including grinding, dressing, and cutting	SPR	
Motion picture processing, reconstruction, and synchronizing of film with sound tracks	SPR	
Motion picture studios and indoor sets	SPR	Section 22.140.060.A
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	SPR	
Storage (all storage shall be completely enclosed indoor facilities)		

Table 22.418.070-A: TOD IX Zone Principal Use Regulations		
Use Category	IX	Notes
Bakery goods distributors	SPR	
Building materials	SPR	CUP required when within 500' of sensitive use as defined by Section 22.84.030
Cold storage plants	SPR	
Furniture and household goods, transfer and storage	SPR	
Warehouses, including storage warehouses	SPR	CUP required when within 500' of sensitive use as defined by Section 22.84.030 and generating more than 100 truck trips per day
Trade or commercial schools, specializing in manual training, shop work, or in the repair Maintenance of machinery or mechanical equipment	P	Indoor only
Valves, storage and repair of, including oil well valves	SPR/ CUP	SPR for Indoor only, CUP for outdoor
Welding	SPR	Indoor only
Renewable Energy Uses		
Utility-scale solar energy facilities, structure-mounted	P	Section 22.140.510
Recreational Uses		
Archery ranges	CUP	Indoor only
Billiard or pool halls	CUP	Indoor only
Bowling alleys	CUP	
Cardrooms or clubs	CUP	
Games of skill	CUP	
Gymnasiums	CUP	
Parks, playgrounds, and beaches, including accessory facilities	SPR	
Recreation clubs, commercial or private	SPR	Section 22.140.480
Riding and hiking trails	SPR	
Skating rinks, ice or roller	CUP	
Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar courts, as a principal use	SPR	
Swimming pools as a principal use	SPR	

Table 22.418.070-A: TOD IX Zone Principal Use Regulations		
Use Category	IX	Notes
Retail/Commercial Uses		
Alcoholic beverage sales, for on-site consumption	CUP	Section 22.140.030
Alcoholic beverage sales, for off-site consumption	CUP	
Antique shops, genuine antiques only	SPR	
Art galleries	SPR	
Auction houses	SPR	
Bakery shops (full service or accessory to retail)	SPR	
Clothing stores	AC	Accessory to on-site production only
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	SPR	
Farmers' markets	SPR	Section 22.140.220
Food Service (cafes, delicatessens, ice cream shops, etc.)	SPR	
Glass and mirror sales, including automobile glass installation	SPR	
Grocery / food / fruit and vegetable markets	SPR	
Hardware stores, including the sale of lumber and other building supplies	SPR	
Health clubs and centers	SPR	
Ice sales, excluding ice plants	SPR	
Meat markets, excluding slaughtering	SPR	
Millinery shops	SPR	
Office machines and equipment sales and rentals	SPR	
Paint and wallpaper stores	SPR	
Pet supply stores	SPR	
Photographic equipment and supply stores	SPR	
Recording studios	SPR	
Retail services (florist shops, newsstands, etc.)	SPR	
Retail stores / sales	SPR	Accessory to on-site production only

Table 22.418.070-A: TOD IX Zone Principal Use Regulations		
Use Category	IX	Notes
Tasting rooms, on site and remote		
In compliance with Section 22.140.590.D.1	MCUP	Section 22.140.590
In compliance with Section 22.140.590.D.2	CUP	Section 22.140.590
Service Uses		
Blueprint / Photocopying shops	SPR	
Body piercing parlors	CUP	
Book binderies	SPR	
Catering services	SPR	
Domestic violence shelters	SPR	Section 22.140.180
Contractor services (cesspool, locksmith, plumber, electricians, etc.)	SPR	Indoor only
Homeless shelters	SPR	Section 22.140.300
Laundries and cleaning services		
Agencies	SPR	
Dry cleaning establishments, excluding wholesale dry cleaning plants	SPR	Section 22.140.190
Hand	SPR	
Retail	SPR	
Self-service	SPR	
Massage establishment	CUP	
Medical services		
Dental clinics, including associated laboratories	SPR	
Dental laboratories	SPR	
First-aid stations	SPR	
Medical clinics, including associated laboratories	SPR	
Medical laboratories	SPR	
Mortuaries	SPR	
Offices, business or professional	SPR	
Pest control services, including residential termite control	SPR	
Pet grooming services	SPR	Indoor only

Table 22.418.070-A: TOD IX Zone Principal Use Regulations		
Use Category	IX	Notes
Rental services		
Bicycle rentals	SPR	
Costume rentals	SPR	
Furniture and appliance rentals	SPR	
Hospital equipment and supply rentals	SPR	
Party equipment rentals and storage, including tables, chairs, and heat lamps	SPR	
Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment	SPR	
Repair shops, household and fix-it	SPR	
Restaurants and other eating establishments, including food take-out and outdoor dining		
Restaurants and other eating establishments, including food take-out	SPR	
In compliance with Section 22.140.410.B.1	SPR	Section 22.140.410
In compliance with Section 22.140.410.B.2	CUP	Section 22.140.410
Reupholsterers, furniture	SPR	
Shoe repair shops	SPR	
Shoeshine stands	SPR	
Sightseeing agencies	SPR	
Silkscreening shops	SPR	
Steam or sauna baths	CUP	
Tailor shops	SPR	
Tattoo parlors	CUP	
Taxidermists	SPR	
Tourist information centers	SPR	
Watch repair shops	SPR	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses		
Air pollution sampling stations	SPR	
Comfort stations and restroom facilities	SPR	
Communications equipment buildings	SPR	
Earth stations	CUP	
Electric distribution substations, including	SPR	Section 22.140.200

Table 22.418.070-A: TOD IX Zone Principal Use Regulations		
Use Category	IX	Notes
related microwave facilities		
Electric transmission substations and generating plants, including related microwave facilities and renewable energy battery storage	CUP	
Fire stations	SPR	
Gas distribution depots, public utility	CUP	
Gas metering and control stations, public utility	SPR	
Microwave stations	SPR	
Police stations	SPR	
Post offices	SPR	
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare, other than uses specifically listed in the zone	CUP	
Public utility service centers	SPR	
Telephone repeater stations	SPR	
Vehicle-Related Uses		
Automobile battery services	SPR	All activities shall be conducted complete within an enclosed building; CUP required when within 500' of sensitive use as defined by Section 22.84.030 except for auto supply stores.
Automobile body and fender repair shops	CUP	
Automobile brake repair shops	CUP	
Automobile repair garages	CUP	
Automobile supply stores, including related installation and repair if conducted within an enclosed building.	SPR	

C. Development Standards for TOD IX Zone.

1. All structures and uses in the TOD IX Zone shall be subject to the regulations of Table 22.418.070-B, below.

2. Required setbacks from streets are regulated by the locational standards of Table 22.418.090-A (Street Setback Range Requirements); these apply to any zone with frontage along that street.

3. Other Applicable Standards. All development within the Specific Plan Area shall be required to meet the applicable standards of Sections 22.418.080 (Community-Wide Development Standards), 22.418.090 (TOD Zone Additional Development Standards), 22.418.100 (Circulation and Parking Standards), and 22.418.110 (Economic Development Incentives) of this Specific Plan.

Table 22.418.070-B: TOD IX Zone Development Standards		
Standard	IX	Notes
1. Intensity (Section 22.418.090.D)		
Maximum FAR	1.0	
Density (du/net ac)	N/A	
Minimum Lot Size	4,000	
Maximum Lot Coverage	None	
2. Maximum Height (Section 22.418.090.E)		
Building (feet)	36'	
Number of Stories	2	
3. Minimum Setbacks (Section 22.418.090.F), Measured from Property Line (PL) unless otherwise noted		
Street PL Setback Range	See Table 22.418.090-A (Required Street Setback Ranges)	Section 22.418.090.F
Interior Setback	0'	Section 22.418.090.F
Interior Setback to existing residential units	10'	
Alley Setback	0'	
Parking/Garage Setbacks	Consistent with building setbacks; required to facing interior of site or interior PL	Section 22.418.090.F
4. Other Applicable Standards		
Required Open Space	Section 22.418.090.N	

Table 22.418.070-B: TOD IX Zone Development Standards		
Standard	IX	Notes
Circulation and Parking Standards	Sections 22.26.030.D.5 and 22.418.100	
Tree Requirements	Section 22.126.030	
5. Fence Standards (Section 22.418.090.M)		
Street Setback	0' if 75 percent transparent; consistent with street setback if solid fence	
Interior PL Setback	0' setback from fence to PL	
Max Fence Height	Fence height shall not exceed 96"	
Below 48" in Height	Portions of fence lower than 48" in height are permitted to be solid walls	
Above 48" in Height	Fences greater than 48" in height within the street setback shall be at least 50 percent transparent	
Required Wall Abutting Residential	Adjacent to Residential Zone: 6' maximum; Adjacent to non-residential, mixed-use or affordable housing projects: minimum 6' fence required; maximum 10' fence permitted for noise or privacy	

22.418.080 Community-Wide Development Standards.

A. Applicability. The standards of this Section are applicable to all structures and uses in the unincorporated area of the Florence-Firestone Community. Additional by-zone development standards apply.

B. Building and Site Design Requirements.

1. Building and Maintenance.

a. Material Colors. Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

b. Sound Equipment. Sound amplification equipment shall be prohibited outside an enclosed structure.

c. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

d. Maintenance. The property, including adjoining sidewalks and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

e. Outdoor Storage. In addition to the requirements of Section 22.140.430.B (Zones C-3, C-M, C-MJ, C-RU, and MXD-RU), all zones in the Florence-Firestone Community shall screen outdoor storage in a manner as not to be publicly visible to anyone in an adjacent Residential Zone.

f. Screening.

i. Façades and Windows. If the building's frontage faces a major or secondary highway, no more than 25 percent of landscaping shall screen from public view the façade or windows on the ground floor of the building's frontage.

ii. Mechanical Equipment. Mechanical equipment shall be completely screened from view through the use of walls or landscaping.

- iii. Trash/Recycling. 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 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;
 - (d) Screened by solid masonry walls between five and six feet in height, if located outside;
 - (e) Match the exterior of the building; and
 - (f) Have solid doors and be located in the rear of the lot, as far away as possible from any adjoining Residential Zone.

2. Security.

a. Concealment. Any exterior or interior security bars shall be designed to be fully hidden from view during business hours with devices such as concealed side pockets and ceiling cavities.

b. Restrictions.

i. Chain-link, barbed, and concertina wire fences are prohibited.

ii. Security bars and accordion folding grilles installed on the exterior of a storefront are prohibited.

iii. 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.

C. Loading Areas.

1. Modifications. Loading areas shall comply with the standards and conditions of Section 22.112.120 (Loading Spaces). However, the loading area requirements may be modified or waived for non-residential projects of less than 20,000 square feet in GFA with the approval of a Minor Conditional Use Permit (Chapter 22.160) application.

2. Location and Screening. In addition to the standards of Section 22.112.120 (Loading Spaces), loading spaces shall be:

a. Located in the rear of the structure(s), as far as possible from adjoining residentially zoned lots;

b. Located away from primary pedestrian ingress and egress areas by a minimum of 20 feet;

c. Completely screened from the street and any adjacent residentially zoned property; screening materials shall include continuous walls and continuous landscaping; and

d. Loading and unloading operations shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. in such a manner as to cause a noise disturbance to any adjacent residentially zoned properties.

D. Off-Site or Shared Parking Areas. Off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided a site plan has first been approved by the Director and the following standards are met. In the event the applicant does not or cannot comply with the following after approval of the Site Plan Review, approval of said site plan shall be revoked until parking areas are provided as follows, in accordance with Chapter 22.112 (Parking).

1. Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any publicly-accessible entrance of the use to which they are provided.

2. Such off-site or shared parking facility is located on a lot where parking is permitted.

3. Such area shall be clearly marked as being made available for parking for the subject use(s) at the location of subject use(s) and at the location of the off-site or shared parking area.

4. The applicant:

a. Is the owner of the lot where such off-site or shared parking facility is located; or

b. Has control of such off-site or shared parking facility through leasing or other arrangement in such a way as to prevent multiple leasing for the same spaces or cancellation without provided alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

E. Required Signage. All signage shall be consistent with Chapter 22.114 (Signs) except as modified herein. The following signage standards shall apply to all mixed use and non-residential zones in Florence-Firestone.

1. Business Signs. Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs). The sign regulations herein shall apply to all the following signs:

- a. New signs.
- b. Signs that have fallen into disrepair, or are more than 50 percent damaged, and have not been repaired within 30 days of notice from the Department.
- c. Signs whose use has ceased or the structure upon which the sign rests has been abandoned by its owner for a period of not less than 90 days.
- d. This Subsection shall not apply to legally established existing signs that are maintained, pursuant to State standards prior to the effective date of this Specific Plan.
- e. Outdoor Advertising. Outdoor Advertising signs shall be prohibited for all parcels with frontage along a Primary Corridor, and all residential uses.

2. Prohibited Signs. Roof business signs and business or advertising signs painted directly on buildings shall be prohibited.

3. Damaged Signs.

- a. The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracks, broken surfaces, malfunctioning

lights, missing parts, or other unmaintained or damaged portion of a sign shall be repaired or replaced.

b. All signs in a state of disrepair shall be repaired to comply with the standards of this Section or removed within 30 days from notification that a state of disrepair exists.

4. Wall, Projecting, and Awning Business Signs. All businesses shall be permitted the following signs and shall be subject to the following standards, as applicable:

a. Businesses with less than 40 feet of building frontage: maximum of one wall, projecting, or awning business sign.

b. Businesses with 40 feet or more of building frontage or multiple frontages: permitted to have one wall, projecting, or awning business sign plus one additional sign for each additional 30 feet or increment thereof of street frontage.

c. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall, shall extend from the wall a maximum of 12 inches, and shall have the following maximum attributes:

i. Face area of two square feet for every linear foot of the applicable building frontage;

ii. Letter sizes of 24 inches in height; and

iii. A vertical dimension of 36 inches for the frame box or sign cabinet.

d. Awning business signs. Awning business signs shall have a maximum face area of two square feet for every linear foot of the applicable building frontage and every awning shall be the same color and style for the same business; and complementary in color and style for buildings with multiple storefronts.

e. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, a public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

- i. A solid base resting directly on the ground;
- ii. A maximum face area of 60 square feet; and
- iii. A maximum height of 15 feet as measured vertically from ground level at the base of the sign.

5. Required Informational Signage. Required signage shall inform the public that maintenance, nuisance, or other issues may be reported to the property owner or agent, and the County, if necessary, by the community or public. Such signage shall not be considered business signage.

a. Posting. Required signage shall be posted on-site for each property and visible to the public from any on-site parking or from the public sidewalk along the frontage of the property.

b. Content. The following text shall be plainly visible to the public on the sign: "To report any maintenance issues or graffiti on site, please call the property manager at (###) ###-###, or the County of Los Angeles at 211."

6. Sign Design.

a. Minimum sign area dimension of 1.5 square feet, and one-foot minimum length in any direction where not located on a window or glass door, subject to Section 22.114.190 (Directional or Informational Signs).

b. Where located on a window or glass door, or designed as window or glass doorway lettering, such lettering shall be subject to the requirements of Chapter 22.114.150 (Temporary Window Signs).

c. Alternative sign design, including signage shared among different properties, may be permitted, as approved by the Director.

7. Public Use Signage. Signage, subject to Section 22.114.190 (Directional or Informational Signs), shall be provided on-site to identify the privately owned public space as available for public use as follows:

a. Size. Minimum three square feet in size.

b. Content. Include contact information for the property owner to report any nuisance or maintenance issues.

c. Include the following minimum language, featured prominently subject to Director approval: "Open to the Public." Signage provided to meet the requirements of this Section shall not be subtracted from the allowed signage for the lot.

F. Housing Element Implementation.

1. Pursuant to Government Code section 65583.2, subsections (c) and (h), sites that are rezoned through this Specific Plan or identified in the Housing

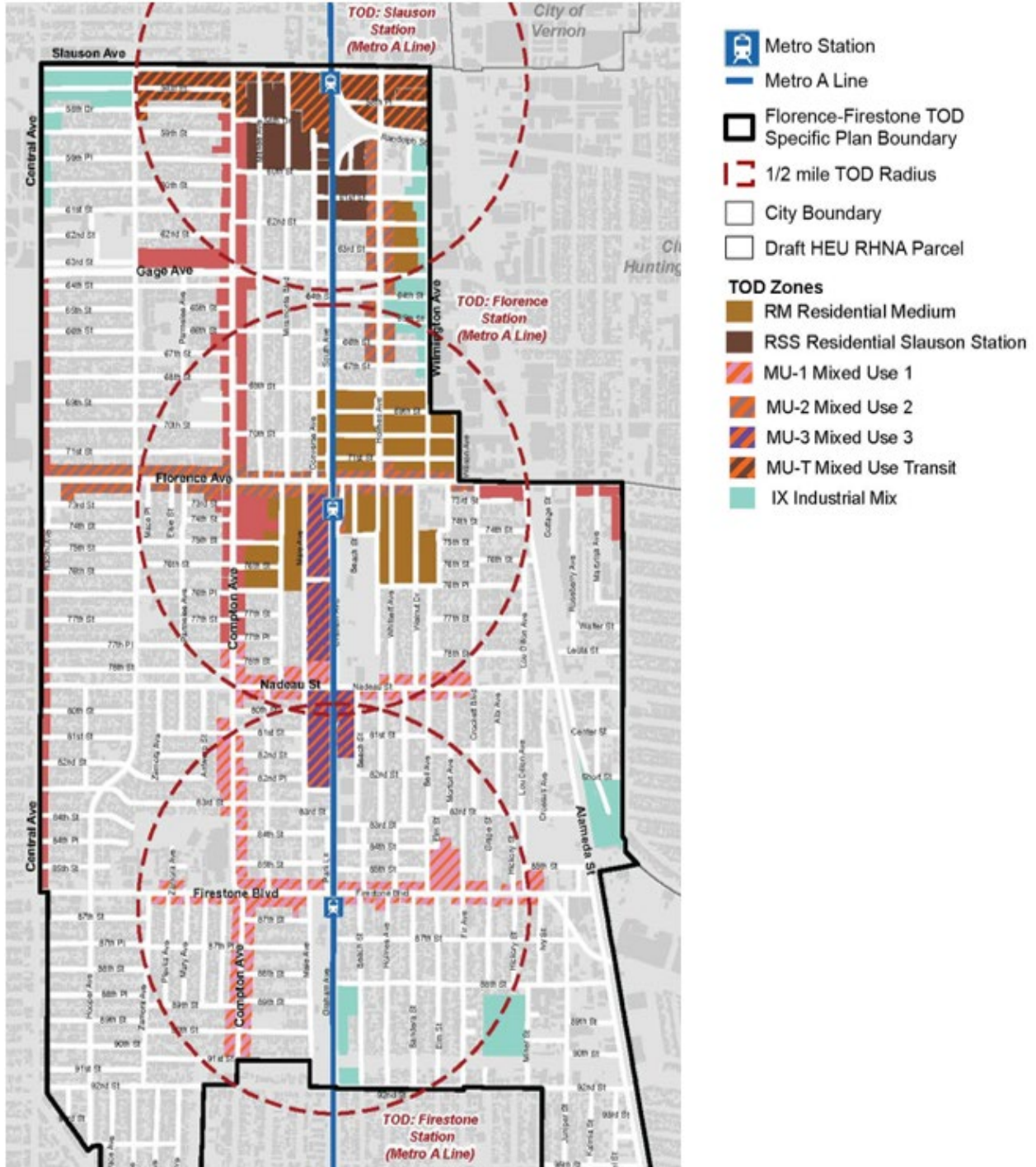
Element Sites Inventory as sites from previous housing elements to accommodate lower income units, shall require 20 percent of the units in a housing development to be affordable to lower income households.

22.418.090 TOD Zone Additional Development Standards.

A. Purpose. Development standards for the TOD Zones are regulated by this Section in addition to the zone and community-wide specific regulations established by the Specific Plan. The combination of these development standards is intended to promote urban design and form that supports transit-oriented development and creates transitions between neighborhood types.

B. Applicability. The standards of this Section are applicable to all structures and uses in the Florence-Firestone TOD MU-T, MU-3, MXD, MU-2, MU-1, IX, RSS, and RM Zone areas unless otherwise stated; see Figure 22.418.090-1 (Regulated TOD Zones). The standards of this Chapter are in addition to the allowed uses and development standards of this Chapter and Section 22.26.030 (Mixed Use Development Zone).

Figure 22.418.090-1: Regulated TOD Zones



C. Density.

1. Minimum Density and Residential Requirement.

a. Where a minimum density is established for the applicable zone, new development or unit replacement shall be required to achieve the minimum density.

b. All sites developed consistent with MXD zoning shall be developed with housing units comprising a minimum 66 percent of the built FAR for that project.

2. Maximum Density Requirement. Projects that include residential dwelling units shall not exceed the allowable dwelling units per net acre (du/net ac) as regulated by the applicable zone except where subject to density bonus per Chapter 22.120 (Density Bonus).

a. Maximum density is based on net gross site area; a reduction in buildable area due to dedications/easements shall not reduce allowable maximums.

b. Density Calculation. Projects shall refer to Chapter 22.04.050 (Rules for Measurement) for density calculation.

3. Unit Size and Replacement.

a. Unit mix. All RSS Zone residential developments, including 10 or more units, shall be required to provide 20 percent of the total units as three bedroom units.

b. Unit Replacement. All residential and mixed use development shall be required to replace or exceed the number of units on-site for all renovations, conversions, or new development. This shall result in no net loss of units within the Specific Plan Area.

c. Affordable Units. Affordable housing projects or projects demolishing existing affordable housing shall be subject to SB 330 (Skinner. Housing Crisis Act of 2019) and Chapter 22.120.050 (Affordable Housing).

D. Intensity.

1. Floor Area Ratio. Projects that include non-residential space, including mixed use development in a horizontal or vertical form, shall not exceed the allowable FAR established for the applicable zone; see exceptions below:

a. Areas used exclusively for vehicle and bicycle parking and loading shall be excluded from FAR calculations.

b. In mixed use projects, residential uses shall be included in FAR calculations.

c. The maximum FAR is based on net site area; a reduction in buildable area due to dedications/easements shall not reduce allowable maximums.

d. Outdoor dining shall not count toward the FAR.

2. Modifications. FAR modifications are subject to State Density Bonus law and the lot consolidation incentives of Section 22.418.110 (Economic Development Incentives).

E. Height Regulation.

1. Building Height. Except as otherwise modified by Title 22, building or structure shall not exceed the height limit set in the development standards table for the applicable zone.

a. Building height measurements, exclude chimneys, mechanical equipment, rooftop antennas, and rooftop recreational spaces.

b. See Section 22.418.090.G (Stepbacks) for additional height regulations.

c. See Section 22.418.090.H (Active Ground Floor Design) for ground floor height requirements.

2. Rooftop Location and Exclusions. Maximum building height shall exclude rooftop and recreational space.

a. Location. Roof decks shall be set back five feet from the building edge on all sides and shall not be located within 50 feet of an R-1 or R-2 Zone.

b. Area. The sum of all roof decks shall cover no more than one-half of the roof area.

3. Fifth Story Coverage. The fifth story (where applicable) shall be limited to a percentage of the ground floor area based on the following development types:

a. Residential Zone developments: limited to 75 percent of ground floor area.

b. Mixed Use Zone development: limited to 50 percent of the ground floor area.

F. Setbacks.

1. Street Setbacks. Setbacks from the street-adjacent property line shall be regulated by street frontage consistent with Table 22.418.090-A (Required Street Setback Ranges) for all structures in the TOD MU and MXD Zones with the Florence-Firestone Community. Residential setbacks for single-family residences on compact lots (where applicable) shall be subject to Section 22.140.585 (Single-Family Residence on Compact Lots) consistent with R-4 standards.

a. Setback ranges establish a minimum and maximum setback permitted for the first and second story of the structure. These ranges are designed to set an appropriate public realm width for pedestrian-oriented streets; see Figure 22.418.090-2 (Public Realm Width).

b. Projects shall be required to locate the street-facing façade with the setback range for the specified percentage of linear frontage; see Table 22.418.090-A (Required Street Setback Ranges).

c. Street setbacks are measured from the property line.

d. Figures 22.418.090-3 through 22.418.090-6 (Public Realm Conditions) illustrate the required public realm width conditions by dimension; the public realm is composed of the public right-of-way (ROW) and the Frontage Zone provided by private setbacks.

e. Required street setbacks shall be hardscaped to contribute to the public realm and support pedestrian activity.

i. Landscaping/planters, 20 percent maximum.

ii. Minimum of 80 percent of the setback area shall be hardscape (e.g., pavement, stoops, patios).

iii. Pavement shall be of a visibly different color and/or texture than the public sidewalk maintained by Public Works to differentiate private setback, which shall be maintained by private property owner.

iv. A maximum of 20 percent of the setback area shall be allowed to be landscaped (e.g., planters, foliage, stormwater features).

Table 22.418.090-A: Required Street Setback Ranges			
Street Frontage	Required Building Setback Range from Street Property Line (minimum and maximum)		
	Mixed Use & Non-Residential	Residential (where permitted)	Minimum Percent of Linear Frontage
Slauson Avenue	6' to 10'	9' to 12'	75%
Compton Avenue, N of Nadeau	2' to 5'	5' to "	75%
Compton Avenue, S of Nadeau	4' to 8'	7' to 10'	50%
Florence Avenue	0' to 5'	3' to 8'	75%
Nadeau Street	2' to 10'	5' to 10'	75%
Firestone Boulevard	2' to 5'	5' to 8'	75%
Holmes Avenue	2' to 5'	5' to 8'	50%
Maie Avenue / Beach Street	2' to 5'	5' to 8'	50%
All Other Streets	2' to 5'	5' to 8'	N/A

f. All upper stories are permitted to utilize a zero-foot setback from the property line unless a stepback is required; see Section 22.418.090.G (Stepbacks) of this Chapter.

g. Arcades and recessed ground floors up to 15 feet in depth are allowed when a second story meets the specified minimum setback.

h. Balconies. Balconies may project up to four feet into a street setback (but not into the public ROW) and no closer than three feet to an interior property line.

i. Other features allowed within the street setback include:

i. Shade structures, trellises, and similar;

ii. Bicycle parking or services;

iii. Plazas, fountains, outdoor dining;

iv. Seating/furniture;

v. Other open space amenities per review authority

approval; and

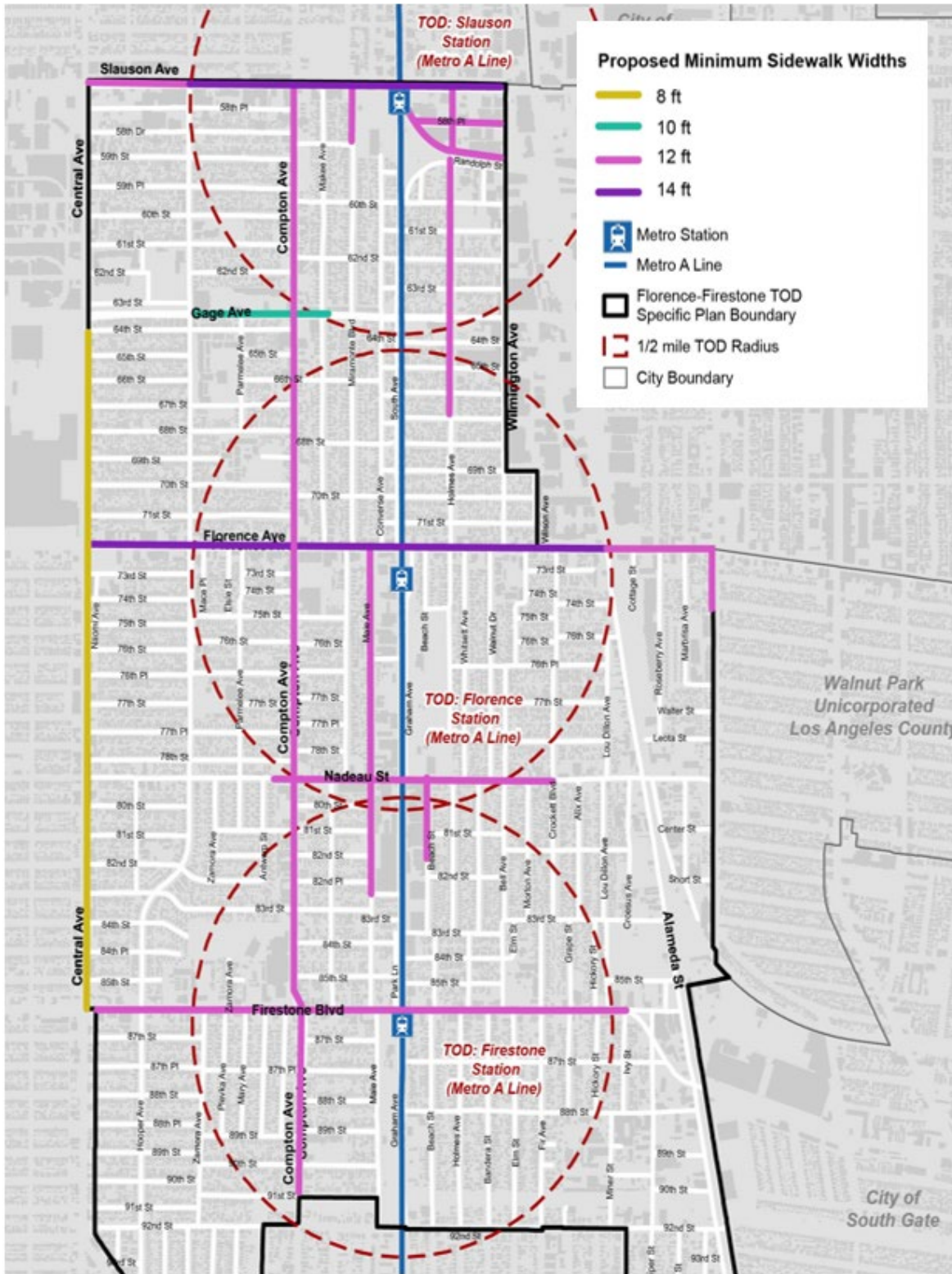
vi. Other projections allowed within the setbacks are referenced in Section 22.110.090 (Projections into Yards).

2. Interior Setbacks. All structures shall comply with the interior setbacks in the development standard table for the applicable zone.

a. Interior setbacks are those abutting other parcels (non-street side and rear) and are measured from the shared property line.

b. Interior setbacks are not required along other property lines.

Figure 22.418.090-2: Public Realm Width



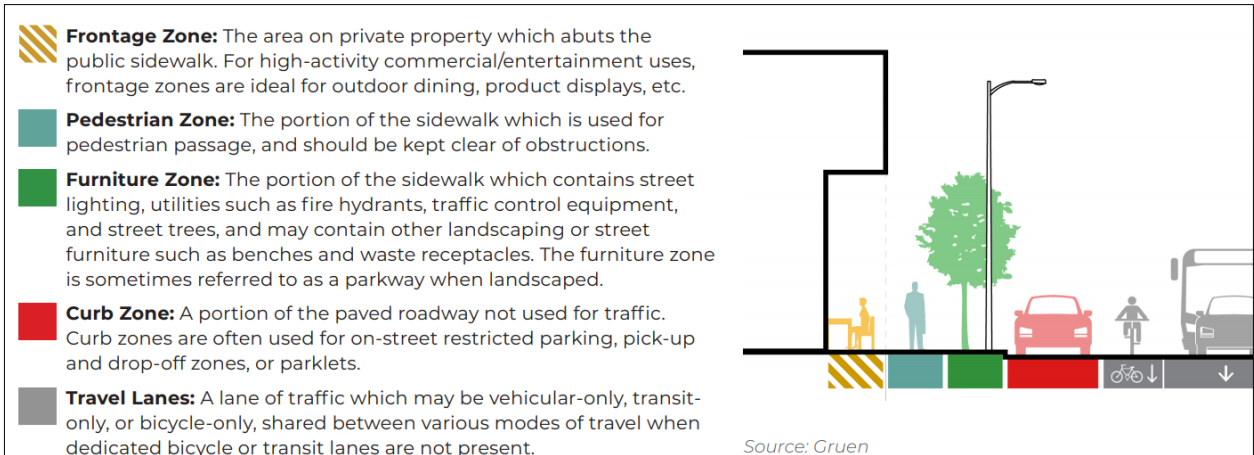
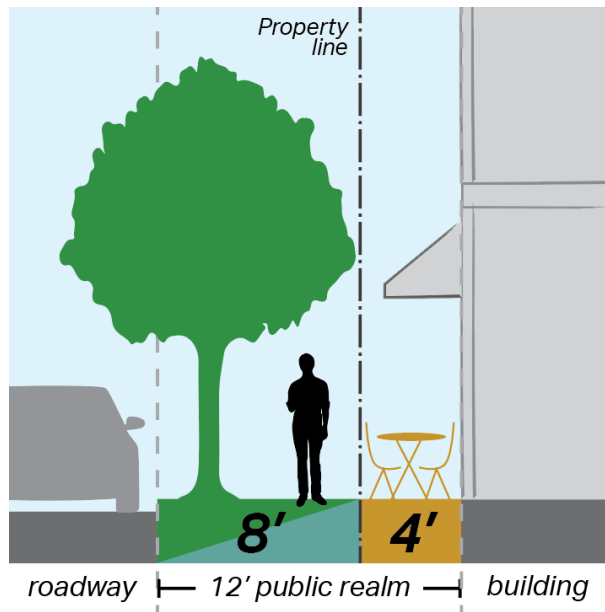
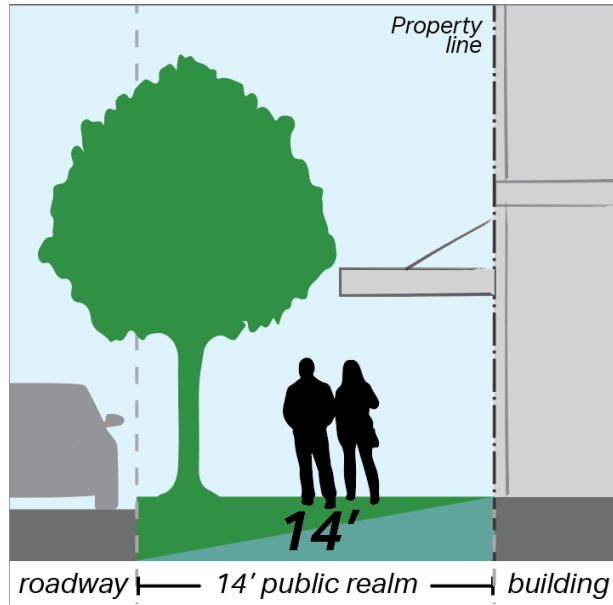


Figure 22.418.090-2-A: Public Realm Condition Legend

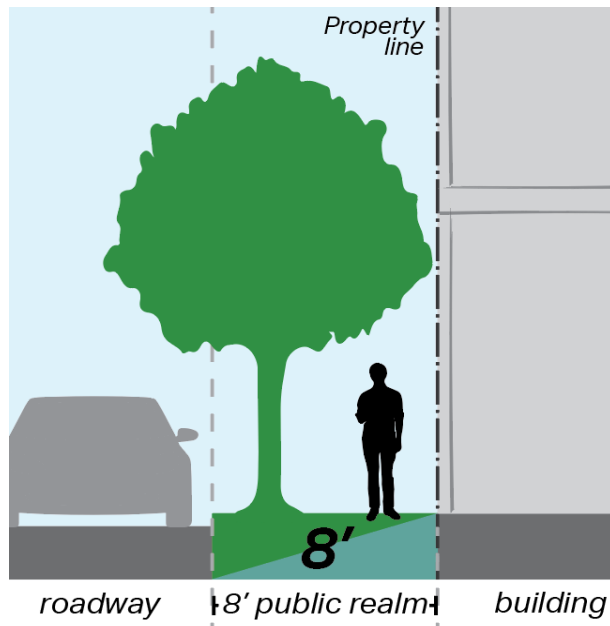
**Figure 22.418.090-3:
Public Realm Condition 12-Foot**



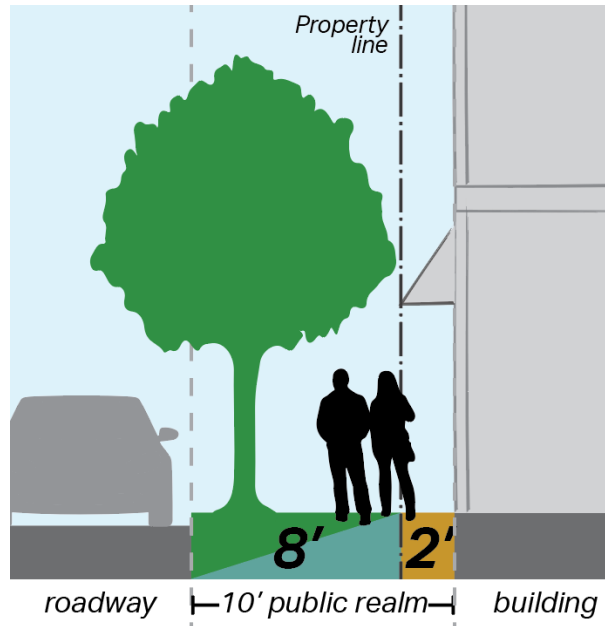
**Figure 22.418.090-4:
Public Realm Condition 14-Foot**



**Figure 22.418.090-6:
Public Realm Condition 8-Foot**



**Figure 22.418.090-5:
Public Realm Condition 10-Foot**



3. Parking/Garage Street Setbacks. Surface parking and/or garages for Mixed Use (horizontal or vertical) and IX projects shall adhere to the following. See Section 22.418.110 (Circulation and Parking Standards) of this Specific Plan for additional requirements.

a. Shall be located in the rear of the structures or at the rear of the lot, except that up to 25 percent of required parking may be located along one side of the building if an access driveway is provided.

b. Shall be completely screened with walls 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 or landscaping may be placed only if they do not impede adequate line-of-sight to the public ROW.

G. Stepbacks.

1. Required Street Stepback. Stepbacks from the street-adjacent property line shall be regulated by Table 22.418.090-B (Required Stepbacks) for all structures in the MU and MXD Zones subject to the street frontage adjacency. See Figure 22.418.090-7 (Stepbacks Diagram).

a. Stepbacks shall apply to all development with frontage on the streets identified in Table 22.418.090-B (Required Stepbacks) where the building height exceeds the identified stepback height.

b. Required stepbacks shall be measured from the built setback of the floor immediately below.

c. Buildings subject to the standard shall not exceed the specified height (stepback height) specified for the applicable location before stepping back the specified amount (stepback depth).

d. Uses allowed within the required stepback include balconies, patios, trellises, and green roofs. Other open space features may be allowed per review authority approval.

2. Required Interior Stepback. All structures shall comply with the upper story stepbacks per Table 22.418.090-B (Required Stepbacks) from the interior property line when adjacent to R-3 residential zoning. See Figure 22.418.090-8 (Interior Stepback Diagram).

Figure 22.418.090-7: Stepback Diagram

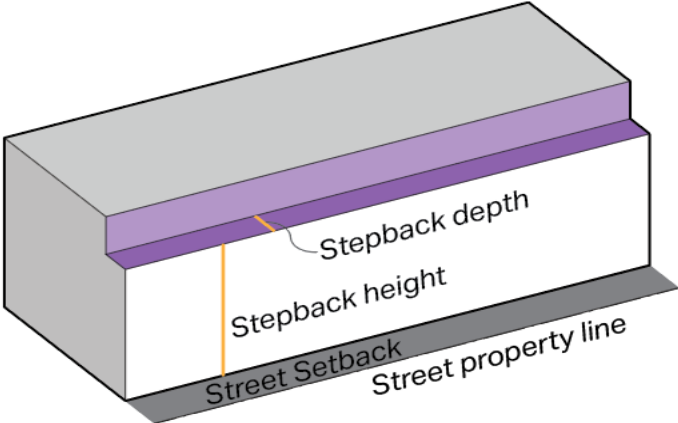


Figure 22.418.090-8: Interior Stepback Diagram

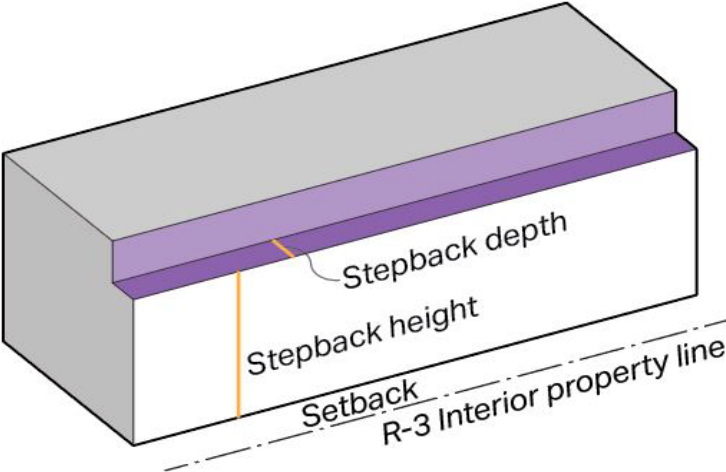


Table 22.418.090-B: Required Stepbacks					
Street Frontage/Adjacency	Requirement				
	Stepback Height	Stepback Depth			
		MU-1	MU-2	MU-3	MU-T
Street Frontage					
Slauson Avenue	50'	N/A	N/A	N/A	8'
Compton Avenue, North of Nadeau	45'	N/A	N/A	N/A	6'

Table 22.418.090-B: Required Stepbacks					
Street Frontage/Adjacency	Requirement				
	Stepback Height	Stepback Depth			
		MU-1	MU-2	MU-3	MU-T
Compton Avenue, South of Nadeau	36'	6'	N/A	N/A	N/A
Florence Avenue	45'	N/A	6'	N/A	N/A
Nadeau Street	36'	8'	N/A	10'	N/A
Maie Avenue	36'	N/A	N/A	10'	N/A
Firestone Boulevard	36'	6'	N/A	N/A	N/A
Holmes Avenue	45'	8'	N/A	8'	N/A
Adjacent Zone					
Interior PL adjacent to R-3	36'	6'			

H. Active Ground Floor Design. The following standards apply to all mixed-use corridors within the Specific Plan to support a walkable, pedestrian character that promotes walking and encourages more trips taken by foot within the community; see Figure 22.418.030-2 (Primary Corridors). All parcels with frontage on a Primary Corridor shall be subject to these standards.

1. Ground Floor Height. Development in the MU zones (inclusive of the MXD Zone) shall have a minimum ground floor height, measured floor to floor based on the use type, consistent with Table 22.418.090-C (Ground Floor Minimum Heights). See Figure 22.418.090-9 (Ground Floor Requirement Diagram).

2. Residential Ground Floor.

a. Residential common space (lobby, amenity spaces, etc.) located on the ground floor, in a mixed use or residential-only configuration where allowed, shall be subject to the non-residential height requirement.

b. Residential-only projects shall not be required to meet the non-residential height requirement.

c. For residential units, the ground floor entry may be elevated up to five feet from the sidewalk elevation.

3. Non-Residential Depth. Non-residential uses on the ground floor shall have a minimum interior depth of 35 feet. See Figure 22.418.090-9 (Ground Floor Requirement Diagram).

4. Mixed Use Minimum Width. The width of the street-facing retail component of the ground floor within a mixed-use development shall be a minimum of 20 feet.

Figure 22.418.090-9: Ground Floor Requirement Diagram

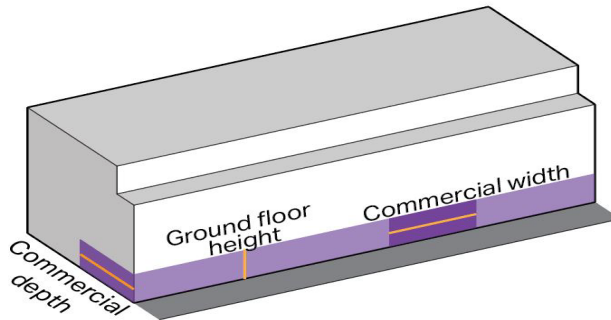


Table 22.418.090-C: Ground Floor Minimum Heights			
Zone	Ground Floor Use Type	Minimum Ground Floor Height	Notes
MU-T	Mixed Use	14 feet	See Section 22.418.090.H for residential ground floor common space requirements
MU-3	Non-residential	14 feet	
MU-1	Residential	12 feet	
MXD			
IX	All Uses	20 feet	

5. Transparency. All street-facing façades shall be designed consistent with the following requirements:
- a. Mixed use and non-residential buildings shall provide a minimum transparency of 60 percent of the ground floor.
 - b. Residential buildings in MU zones shall provide a minimum transparency of 30 percent of the street elevation on all floors; may be composed of windows, doors, porches, and balconies.
 - c. Buildings in the IX Zone shall have a minimum transparency of 30 percent of the street elevation.
 - d. All buildings shall provide a minimum transparency of 30 percent for all upper stories.
 - e. Standards.
 - f. 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.
 - g. The use of tinted, mirrored, or highly reflective glazing is highly discouraged. A maximum of 20 percent of the building façade shall consist of mirrored or densely tinted glass.
 - h. Ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of two feet and 10 feet above sidewalk elevation for non-residential uses.

i. Overall façade transparency is measured as the percentage of total building elevation and inclusive of ground floor transparency.

j. Windows shall be recessed by at least two inches from the façade; flush windows may be allowed per review authority approval.

k. Blinds, drapes, posters, and shelving for product displays visible to the public ROW shall obscure no more than 10 percent of the transparent areas of each respective storefront.

l. Building Form Modulation. All buildings in MU zones (including the MXD Zone), regardless of use, shall be designed consistent with the following modulation standards.

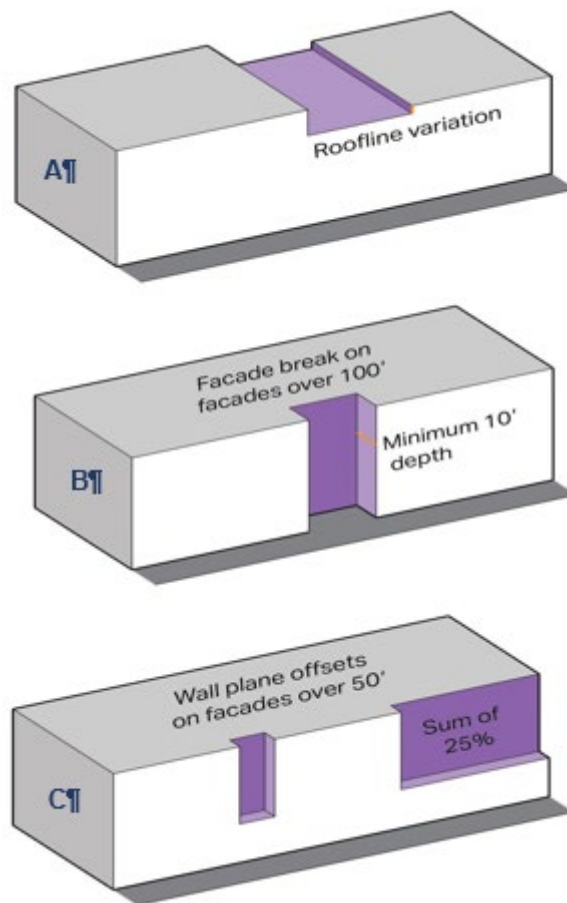
1. Rooflines. All buildings in MU zones with 100 feet or more of street frontage shall be designed to provide roofs of varying heights, materials, textures, or motifs. Rooflines/heights shall vary by a minimum of three feet to satisfy this standard. See Figure 22.418.090-10.A (Building Form Modulations).

2. Building Length. Buildings that exceed 100 feet in length along any street frontage shall include a break of at least 10 percent of the façade length or 20 feet, whichever is more. This break shall be at least 10 feet deep, open to the sky; see Figure 22.418.090-10.B (Building Form Modulations). Upper-story open space features creating a building break shall satisfy this requirement.

3. Wall Plane Offsets. Street-facing elevations over 50 feet in length shall include wall plane offsets equal to a minimum of 25 percent of the wall plane area above the ground floor; see Figure 22.418.090-10.C (Building Form Modulations).

- a. The street-facing elevation is defined as the vertical plane with the greatest surface area above the ground floor.
- b. Buildings with two stories or less are exempt.
- c. Wall plane offsets are not required to be continuous or open to the sky, and may be recessed or projected, but not past the property line.
- d. Projected balconies do not count toward the wall plane offset requirement.

Figure 22.418.090-10: Building Form Modulations



J. Pedestrian Design. The following standards shall apply to all buildings in MU zones, including Countywide MXD and IX zones.

1. Primary Entrance. All buildings shall have at least one primary entrance opening onto the sidewalk of the primary corridor frontage or frontage with the greatest ROW width. This may open onto a public open space or interior courtyard.

2. Separated Entries. Residential and commercial uses that are located on the same floor, where permitted, shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure

3. Blank Walls. Within the MU and IX zones, a maximum of 20 feet in length of windowless expanses of walls on a street-facing façade is allowed. Blank walls shall be treated with an accent material, accent color, or mural, or treated with landscaping that screens a minimum of 30 percent of the wall area.

4. Shading. Shade structures (e.g., awnings and canopies including retractable features) shall be permitted along all primary corridors consistent with the following standards:

a. Minimum four-foot projection, maximum 10-foot projection allowed.

b. Shade structures shall allow at least eight feet of vertical clearance from sidewalk elevation.

c. Shade structures shall not conflict with existing trees or any structure within the public ROW.

d. Supporting structures or footings connecting to the ground are prohibited.

e. Shade structure shall be of a high-quality material that resists fading or deterioration.

f. Projections into the public ROW shall require an encroachment permit in accordance with Section 16.18.030 (Excavation or Encroachment Permit).

5. Outdoor Dining and Activities. Outdoor dining and activities are encouraged in MU zones consistent with the following:

a. Outdoor dining shall be permitted where an effective public realm width of 10 feet or greater is provided through a combination of public ROW and private setback.

b. A clear path of travel measuring four feet shall be maintained at all times.

c. Outdoor dining and activities shall be permitted within the street setback.

d. An encroachment permit is required where outdoor dining or activities extend into the public ROW. Refer to Section 16.18.030 (Excavation or Encroachment Permit) and Section 22.140.410 (Outdoor Dining).

6. Pedestrian-Scaled Exterior Lighting. All development shall provide exterior lighting designed to illuminate the sidewalk and building entries for pedestrians consistent with the following:

a. Parking Lot Lighting. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.

b. Light Trespass. Fully shielded fixtures shall be used for exterior and directional lighting to prevent light trespass to adjacent Residential Zones or sensitive uses.

7. Lighting shall be provided at building access points, along pedestrian accessible walkways, or along any building face fronting a street to illuminate the storefront, the sidewalk, or access point to enhance pedestrian safety.

8. Lighting shall be designed to minimize or prevent shadows or glare, such that visibility is not impaired. Examples include illumination of recessed entryways, and lighting evenly distributed along the store frontage or walkways such that near uniform foot-candles are registered along any pedestrian accessible area.

K. Architectural Elements. The following standards shall apply to all MU Zone (including the MXD Zone) development with street frontage along the Primary Corridors; see Figure 22.418.090-2 (Public Realm Width).

1. Elements Required. To promote a high-quality built environment in Florence-Firestone, buildings shall incorporate architectural elements along the street frontage based on the following menu:

a. Architectural elements, which shall be repeated and distributed throughout the street frontage:

- Balconies
- Bay windows
- Benches
- Benches or seating for pedestrians, distributed along the length of the entire frontage and clustered at interest points
- Decorative exterior stairs
- Raised planters, with live plants, distributed along the length of the entire frontage
- Recessed upper loggias or pergolas
- Working tile/masonry water fountains
- Courtyards
- Forecourts
- Outdoor Dining
- Plazas

2. Parcel Requirements.

a. Parcels with 40 feet or less of street frontage shall provide a minimum of three architectural elements.

b. Parcels with greater than 40 feet of street frontage shall provide a minimum of three architectural elements, plus one additional architectural element for each segment, or a portion, of 40 feet of frontage.

c. Architectural elements shall be distributed throughout the width of the building façade.

L. Parkway/Street Tree Requirements. Private development in MU and IX zones over 6,000 square feet in GFA, shall install street trees consistent with the following:

1. Street Tree Requirement. One street tree shall be required per every 30 feet of street frontage measured from the center of the tree well. Public Works shall have the discretion to eliminate, relocate, or add, based on field conditions. Street tree shall be installed by private development in the Furniture Zone of the public ROW.

2. Maintenance. All street trees shall be maintained by Public Works.

M. Fencing. The following standards shall apply to all MU, MXD, and IX zones in Florence-Firestone:

1. Measuring Height of Fences and Walls. Notwithstanding Section 22.110.070.A (Measuring Height of Fences and Walls), the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.

2. Location. Fences (including freestanding walls, raised planters, and similar) are permitted within the street setback only when enclosing permitted outdoor dining areas or in front of residential dwelling units.

a. Exceptions are allowed for guardrails; maximum height shall be regulated by the Building Code. The guardrail shall be at least 50 percent transparent.

3. Fence Transparency. Fences shall be open and non-view obscuring for portions greater than 42 inches in height, and shall adhere to the following:

a. Any material obscured by live plant material (trees, shrubs, flowers, plants, and hedges) greater than 42 inches in height shall not be considered non-view obscuring; and

b. Vertical support elements maintain a minimum distance of five feet apart.

N. Private and Common Open Space Standards.

1. Required Common and Private Open Space. Each residential or mixed-use development shall provide the minimum area of open space based on unit size consistent with Table 22.418.090-D (Required Open Space by Residential Unit Type) and consistent with the following standards:

a. Private open space shall be contiguous to, attached to, and accessed from within an individual dwelling unit, and may include an atrium, balcony, patio, porch, or terrace.

b. At least 60 percent of Common Open Space shall be outdoors, and at least 80 percent of outdoor Common Open Space shall be open to the sky.

c. Common Open Space calculations may include required interior yards/setbacks where the minimum dimension is achieved; all required street setbacks shall be excluded from Common Open Space calculations.

d. To qualify as required open space, the standards of Table 22.418.090-E (Open Space Qualifying Standards) and the following shall apply:

Table 22.418.090-D: Required Open Space by Residential Unit				
Type of Open Space Required per Unit	Number of Bedrooms			
	Studio	1 Bed	2 Beds	3+ Beds
Private Open Space	50 SF	60 SF	80 SF	100 SF
Common Open Space	75 SF	90 SF	120 SF	150 SF

2. Functional Space. Off-street parking and loading areas, driveways, ROW encroachments, and other vehicular access areas, service areas, and perimeter

landscaping that is less than the minimum required width per Section 22.418.090-E (Height Regulation) shall not count as required Open Space.

3. Required Landscaping. All common areas shall be improved as either active or passive facilities with landscaping or hardscape elements designed to serve the residents of the project.

a. A minimum of 25 percent of the Common Open Space shall be planted areas of at least 30 inches in each direction.

b. Hardscape. A maximum of 25 percent of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per Director of Public Works approval.

c. All common areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans.

d. All common areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans.

e. Common Open Space is for the exclusive use of residents of the development and may include features as listed in Table 22.418.090-F (Common Open Space Features).

Table 22.418.090-E: Open Space Qualifying Standards		
Standard	Requirement	
	Minimum Area to Qualify	Minimum Dimension, One Direction
Private Open Space	36 SF	6 feet
Common Open Space		
10 units or less	150 SF	15 feet
11 units or more	5% of Lot Area	
Internal Courtyards (Common Area)	150 SF	40 feet
Pedestrian Walkway Dimension	N/A	5 feet

Table 22.418.090-F: Common Open Space Features	
Permitted Features	
Atriums	Playgrounds
Barbecue and picnic areas	Pool decks
Community or multipurpose rooms	Swimming pools and spas
Courtyards/plazas	Sport courts

O. Public Open Space Requirements.

1. Each residential or mixed use development shall be required to include public open space subject to the standards of Table 22.418.090-G (Public Open Space by Project Size).

2. Dimensions. A minimum area of 400 square feet with a dimension of at least 20 feet in each direction is required for Public Open Space.

3. Location. Half of developed public open space, or 1,000 square feet, whichever is larger, shall be directly accessible from and at sidewalk elevation. Remaining required public open space may be located on upper stories and shall be accessible to the general public with signage.

4. Access. A maximum of 20 percent of the Public Open Space may be used as outdoor dining for a restaurant; a minimum of 80 percent of the Public Open Space shall be accessible to the general public.

5. Privately Owned Public Space Signage. Signage shall be provided consistent with public use signage requirements per Section 22.418.080.E (Signage) of this Chapter.

6. Required Landscaping.

a. A minimum of 25 percent of the Public Open Space shall be planted areas of at least 30 inches in each direction.

b. Hardscape. A maximum of 25 percent of Public Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, and concrete with exposed or special aggregate. Alternative paving may be allowed per Director of Public Works approval.

c. All areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans.

7. Required Trees.

a. In addition to trees required per Chapter 22.126 (Tree Planting Requirements), a minimum of two trees shall be planted for every 800 square feet of public open space.

b. Species and tree size shall be consistent Section 22.126.030 (Tree Requirements).

Table 22.418.090-G: Public Open Space by Project	
Project Development Size	Public Open Space Requirement
< 80,000 GSF	None required
80,000 > 119,999 GSF	2% of GFA
120,000 > 159,999 GSF	3% of GFA
160,000 > 199,999 GSF	4% of GFA
200,000+ GSF	5% of GFA

P. Open Space Reductions for Throughways. Pedestrian Throughways.

Common Open Space and Public Open Space requirement can be fulfilled by a project through the provision of a pedestrian throughway per Section 21.24.210 (Pedestrian Ways) if the following criteria are met:

1. Parcel is over 350 feet in dimension;
2. Located on a block of 700 feet (taking up more than half);
3. Connects to an alley or street; and
4. All pedestrian way maintenance requirements and design

standards shall apply per Section 21.24.210 (Pedestrian Ways).

22.418.100 Circulation and Parking Standards.

A. Required Parking by Use or Zone. The standards for parking requirements contained in Chapter 22.112 (Parking) shall apply to all development in the Specific Plan Area with the following modifications. Reductions are intended to provide parking supply that supports TOD development and allows for greater flexibility in design and multi-modal access.

1. Non-Residential Requirements. All non-residential uses, as permitted by the applicable zone, shall provide parking consistent with

Table 22.418.100-A (Parking Standards by Zone); these requirements modify Chapter 22.112 (Parking) as a reduction percentage. Any other zones not mentioned in Table 22.418.100-A (Parking Standards by Zone) shall meet the parking requirements of Chapter 22.112 (Parking).

2. Outdoor Dining.

a. The first 2,500 square feet of outdoor dining space, in the front setback or any other location, shall not be required to provide parking and shall not be counted toward the square footage of the associated restaurant space.

b. Outdoor dining in excess of 2,500 square feet shall provide parking at a ratio of one space per five persons based on occupant load.

3. Residential Requirements. All residential uses in the RM, RSS, and MU zones shall provide the minimum required parking consistent with Table 22.418.100-B (Minimum Parking by Residential Unit Type); this modifies Chapter 22.112 (Parking) requirements for residential units.

Table 22.418.100-A: Parking Standards by Zone	
Zone	Parking Reduction from Chapter 22.112
MU-1	25 % reduction of parking spaces by use
MU-2	50 % reduction by use - north of Gage 25 % reduction by use - south of Gage
MU-3	30 % reduction by use
MU-T	50 % reduction by use
IX	10 % reduction by use

Table 22.418.100-B: Minimum Parking by Residential Unit Type		
Unit Type *	Number of Spaces	Standard / Exceptions
Bachelor	0.75 space/unit	Unbundling required in TOD MU zones and allowed in Residential Zones
Efficiency / One-Bedroom	1 space/unit	
≥Two Bedrooms	1.25 space/unit	
Guest Parking (all unit types)	1 space/10 units	Only required for projects with 10 or more units in any zone

4. Accessible Vehicle Parking. In all zones, accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to the modifications authorized in Table 22.418.100-A (Parking Standards by Zone).

5. Bicycle Parking. In all TOD MU and IX zones, bicycle parking spaces and bicycle facilities shall be required. In addition to the standards and requirements of Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), a minimum of eight additional short-term, and two additional long-term, bicycle parking spaces shall be provided on-site for the general public, directly accessible to pedestrians.

6. Change of use with nonconforming parking. A use with nonconforming parking may change to another use without adding parking except:

a. If the new use would require more parking than the existing use. Then, to establish the new use, the applicant must add parking equal to the difference between the parking requirement of the existing use and the new use (net change in parking intensity); and

b. If the new use is a limousine service or a fleet service/company vehicle operation, the applicant must bring the parking up to current new construction parking standards.

7. Employee Commute Reduction Program for large employers. Per South Coast Air Quality Management District (AQMD) Rule 2202 – On-Road Motor Vehicle Mitigation Options, an Employee Commute Reduction Program (ECRP) can be implemented by any large employer, consistent with AQMD definitions. The ECRP focuses on reducing work-related vehicle trips and vehicle miles traveled to a worksite. See South Coast AQMD Rule 2202 for a program overview, including applicability, program implementation, administration, and employee commute reduction strategies.

B. Parking Location Siting Requirements. With the exception of subterranean parking, all vehicle parking areas shall be:

1. Located in the rear of the structures or at the rear of the lot, 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

2. Completely screened with walls 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 or landscaping may be placed only if they do not impede adequate line-of-sight to the public ROW.

3. Off-site Parking. Parking requirements for non-residential uses may be met within 1,500 feet from the site of the development.

4. Developments are allowed a maximum of one curb cut per street frontage per property, or as otherwise consistent with Fire Department regulations.

5. Not more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, for every 100 feet of lot frontage. Where additional driveway width is required by the County, or where there are other legal or permit requirements, no more than the minimum of the greater requirement specified shall be required.

6. **Oversize Vehicles.** Parking for vehicles that exceed 20 feet in length or nine feet in width shall be located as far as possible from any abutting residentially-zoned lots.

7. Where the standards of this Specific Plan are silent, the standards of Section 22.112.080 (Parking Design) shall apply.

C. **Residential Parking Siting Requirements.** All residential surface parking or garages shall meet the following requirements:

1. Provide a minimum three-foot setback for shared garage access.

2. Provide a three-foot minimum setback or greater than 18 feet for individual unit garages.

3. Driveway widths between three feet and 18 feet are not allowed.

4. Residential garage access is not allowed from any Primary Corridor unless no other feasible option is available.

5. Street-facing garages shall be limited to a maximum of one garage serving a maximum of two cars for any project with four or more units. Parcels/projects

with more than one street frontage shall be permitted one garage facing each street frontage.

6. Garages are encouraged to be alley loaded or have access from interior circulation, whenever possible.

7. Where a garage does not face the street frontage, the setback to the garage wall shall be the same as the required setback to the building.

D. Unbundled Parking Required.

1. Residential Unbundled Parking. Unbundled parking is required for residential in MU Zone mixed use configurations; unbundling is ministerially allowed in RM and RSS zones subject to the following:

a. For any building with new residential units, automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the residential unit at a lower price than if the parking was included.

b. For deed-restricted affordable units, one parking space shall be included in the base rent of each unit. The tenant may choose to receive the parking space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space. Tenants of affordable units shall not sublease their parking spaces.

c. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-

month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.

E. Shared Parking.

1. Shared Parking Areas. In addition to the parking provisions regarding shared parking in Chapter 22.178 (Parking Permits), parking may be shared among multiple uses to meet required parking for commercial uses in commercial or mixed use zones, provided a site plan has first been approved by the Director and the following standards are met. In the event the applicant does not or cannot comply with the following after approval of the Site Plan Review, approval of said site plan shall be revoked until parking areas are provided as follows, in accordance with Chapter 22.112 (Parking):

a. Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any publicly accessible entrance of the use to which they are provided;

b. Such off-site or shared parking facility is located on a lot where parking is permitted;

c. Such area shall be clearly marked as being made available for parking for the subject use(s) at the location of subject use(s) and at the location of the off-site or shared parking area; and

d. The applicant:

i. Is the owner of the lot where such off-site or shared parking facility is located; or

ii. Has control of such off-site or shared parking facility through leasing or other arrangement in such a way as to prevent multiple leasing for the same spaces or cancellation without provided alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces and shall be provided to the Director at the time of site plan application submittal.

2. Electric Vehicle. The provision of electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment shall be provided per Title 27 Section 85-7 (Electric Vehicle Charging Station System Requirements):

3. The number of required EV spaces shall be 10 percent of the total number of parking spaces provided for new residential units in MU zones and new non-residential buildings in all MU and IX. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

22.418.110 Economic Development Incentives.

The following incentives shall apply to MU zones within Florence-Firestone to support desired uses and economic development within the community.

A. Community Priority Use Incentive. The following community-supportive priority uses shall be administratively incentivized in all mixed use and non-residential zones, provided the proposed use meets the qualifying conditions listed in Sections 22.418.110.B for Grocery/Food Stores, or Section 22.418.110.C for all other uses. The GFA of the use, to a maximum of 10,000 square feet GFA, for all the

following uses shall not count toward the maximum FAR of the parcel or project subject to conditions.

1. Administrative Review. No additional review requirements, beyond those identified in the applicable Land Use Permissions table, shall be applicable to utilizing this incentive.

2. FAR Exempt Uses.

a. Community Center.

b. Day Care: Child Care Center.

c. Grocery/Food Store.

B. Grocery Store Qualifying Conditions.

1. The use is part of a horizontal or vertical mixed use project that includes residential units.

2. The use is located primarily (50 percent or more of the total uses GFA) on the ground floor. Use may be multi-story; however, only the ground floor area shall be exempted.

3. Minimum Fresh Foods Requirement. Any food market that devotes more than 30 percent of selling space to perishable fresh food items shall qualify.

4. Tenancy. Proof of a minimum five-year tenancy contract shall be provided to qualify.

5. The ground floor of the building is designed to meet the MU height standards of Section 22.418.090.H (Active Ground Floor Design) of this Chapter.

6. Shared or Reduced Parking. The required parking spaces for the Grocery Store shall:

a. Qualify as guest spaces for any residential units developed as part of an on-site horizontal or vertical mixed use project.

b. Be considered shared parking and qualify as one-quarter of the required parking for any residential units developed as part of an on-site horizontal or vertical mixed use project. A shared parking study shall not be required.

c. Be reduced by one space per 1,000 square feet if located within 1/4 mile of a Metro Transit Station and bicycle parking is provided on-site.

d. The three incentives listed may be used individually or together for an integrated horizontal or vertical mixed use project.

C. All Other Use Qualifying Conditions.

1. The use is part of a horizontal or vertical mixed use project that includes residential units.

2. Multi-story GFA up to 10,000 square feet shall be exempted.

3. A curb-side or interior drop-off location is provided; such facility shall be designed to accommodate a minimum of three vehicles at a time. Where this is provided, the required parking may be reduced by an additional 20 percent beyond any other applicable parking reductions.

4. The ground floor of the building is designed to meet the MU Height standards of Section 22.418.090.H (Active Ground Floor Design) of this Chapter.

D. Lot Consolidation Incentives.

1. Applicable Zones. Multi-lot development within MU-T, MU-3, and MU-2 zones may qualify for an incentive bonus on FAR and height under this Section. The increased FAR is intended to allow greater flexibility of design for mixed use development to meet the maximum densities allowed.

2. Incentive. To encourage consolidation of two or more small lots to make it economically viable to build mixed use development, the project may be granted an administrative incentive bonus on FAR and height per Table 22.418.090-H (Lot Consolidation Incentives).

Table 22.418.110-A: Lot Consolidation Incentives		
Total Lot Size After Consolidation	FAR Bonus	Height Bonus*
0.5 acre to 1.0 acre	0.10	N/A
1.0 acre to 2 acres	0.25	6 feet
2 acres or more	0.50	11 feet

*The height bonus shall comply with the stepback requirement for lots abutting R-1 or R-2 zones.

22.418.120 Modifications to Countywide Zones.

This Section modifies the land use regulations and development standards of the Title 22 base zone for all structures and uses within the unincorporated Florence-Firestone Community.

A. Commercial Zones. In addition to the standards contained in Chapter 22.20 (Commercial Zones), the following standards shall apply to all commercial zones in Florence-Firestone.

1. Façade standards.

a. Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken façades are prohibited.

b. For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials include recessed windows, balconies, offset planes, or similar architectural accents or features.

2. Mechanical Equipment. All mechanical equipment shall be located in a manner that avoids obstructing the architectural design of a building.

a. Air Conditioning Units. Ground-mounted air conditioning units shall be screened or enclosed with landscaping or screening so as to not be visible from public areas at ground level and shall be screened with appropriate sound and vibration isolating mounts and barriers.

i. Roof-mounted air conditioning units shall be screened by architectural features so that the equipment will not be visible from public areas at ground level.

ii. Window-mounted or wall-mounted air conditioning units shall be placed to minimize overhang and impacts to the design of the building. Casements shall match the design of the façade.

b. Other Mechanical Equipment. Other mechanical equipment shall be screened from view using architectural features or screening materials so as to not be visible from public areas at ground level.

3. Security.

a. Chain link, barbed wire, concertina wire, or similar fences are prohibited. Corrugated metal shall not be used as fencing material.

b. Solid security grilles or roll down gates are prohibited.

c. Security grilles shall be installed in the interior of a building and not be visible from the exterior of the building when not in use. Such security grilles shall not obstruct the public's view of the interior of the building and shall remain open during business hours.

4. Loading. In addition to the standards of Section 22.112.120 (Loading Spaces), commercial zones in the Florence-Firestone Community shall be subject to Section 22.418.080.C (Loading Areas).

5. Open Space and Parking Modifications.

a. Parking Modifications. C-3 zoned parcels may be subject to a 30 percent reduction in required parking by use where the standards of Section 22.418.090.I (Building Form Modulation) are met; see exception in Section 22.418.100.A.5 (Change of use with nonconforming parking).

b. Exemption to Reductions. Entertainment or assembly uses shall provide required parking spaces in accordance with Chapter 22.112 (Parking), except the use type "Dining rooms, cafes, cafeterias, coffee shops, nightclubs, outdoor dining areas, restaurants, and other similar uses" shall qualify for the reduction listed in Table 22.418.100-A (Parking Standards by Zone).

c. Parking Reductions by Providing Increase Open Space. New development in the C-2 and C-3 zones within Florence-Firestone may qualify for a

parking reduction consistent with MU-3 zones, identified in Table 22.418.100-A (Parking Standards by Zone), with an approved site plan if the proposed development complies with the requirements as provided. This provision shall not be combined with any other ministerial parking reduction, and accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to any reduction authorized by this Section.

i. A minimum of 10 square feet of privately owned public space shall be provided for every foot of lot frontage. The public space shall be provided on-site, along and directly accessible to pedestrians from a commercial corridor, or where a commercial corridor is not present, a street. Said privately owned public space shall be maintained by the property owner in the manner depicted in submitted maintenance, lighting, landscaping, and site plans.

ii. In addition to those required architectural elements, pursuant to Section 22.418.090.K (Architectural Elements), the public space shall contain at least one of the following:

(a) Any privately maintained type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features and shade trees;

(b) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating, and landscaping or hardscaping, including water features, and shade trees;

(c) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban area that includes shade trees, and benches or public seating; or

(d) Any type of privately maintained, landscaped animal-friendly space, including micro-park, dog run, green space, or other open area that includes on-site pet waste stations, shade trees, and benches or public seating.

iii. Signage for the privately owned public space shall be provided consistent with Section 22.418.080.E (Required Signage).

iv. Bicycle Parking Spaces and Bicycle Facilities. In addition to the standards and requirements of Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), a minimum of eight additional short-term, and two additional long-term, bicycle parking spaces shall be provided on-site for the general public, directly accessible to pedestrians.

B. C-M Zone Modifications.

1. Development Standards.

a. Height. If located within 250 feet of a Residential Zone, a new structure shall have a maximum height of 45 feet above grade, excluding chimneys, rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

b. Setbacks. All new buildings and structures that face a Residential Zone or sensitive use shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is

required parking or a driveway. The landscaping shall be maintained in the manner provided in Subsection d, below.

c. Lot Coverage. The maximum lot coverage shall not exceed 70 percent. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, trees, or live plants. The landscaping shall be maintained in the manner provided in Subsection d, below. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

d. Buffers. Properties that adjoin a Residential Zone or sensitive use shall have a minimum five-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be maintained with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

e. Loading Spaces. In addition to the standards of Section 22.112.120 (Loading Spaces) in Section 22.418.080.C (Loading Areas), no loading space shall be permitted along a property line that adjoins a Residential Zone.

f. Truck Access. Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.

g. Use Modifications. All C-M zoned parcels within the Florence-Firestone Community shall be regulated by use regulations of Section 22.20.030 except as modified by Table 22.418.120-A.

2. Nonconforming Uses. Nonconforming residential uses in the C-M Zone shall be exempt from the following:

a. The termination periods set forth in Section 22.172.050

(Termination Conditions and Time Limits) as long as the residential use continues; and

Table 22.418.120-A: C-M Use Modifications	
Uses Requiring a CUP	
The following uses shall require a CUP pursuant to Title 22 Chapter 22.158:	
Services	
Electric distribution substations, subject to the standards described for this use in Title 22 Section 22.140.200	Tool rentals, including rototillers, power mowers, sanders, saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two-tons' capacity
Laundry plants, wholesale	
Recreation and Amusement	
Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period	Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period
Industrial Uses*	
Assembly and manufacture of the following from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five-tons' capacity and motors exceeding one horsepower capacity that are used to operate lathes, drill presses, grinders or metal cutters:	
Aluminum products	Metal plating
Plastic products	Shell products
Stone products	
Prohibited Uses - All of the following uses are prohibited	
Explosive storage	Sewage treatment plants
*Only if all activities associated with the use are conducted within an enclosed building.	

b. The provisions in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).

C. C-2 Zone Modifications.

1. Use Modifications. All C-2 zoned parcels within the Florence-Firestone Community shall be regulated by use regulations of Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) except as modified by Table 22.418.120-B (Use Modifications).

Table 22.418.120-B: C-2 Use Modifications
Uses Requiring a CUP The following uses shall require a CUP pursuant to Title 22 Chapter 22.158:
Air-pollution sampling stations
Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores - Accessory Uses).
Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

D. C-3 Zone Modifications.

1. Height Modifications. Residential and mixed-residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys, rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

2. Use Modifications. All C-3 zoned parcels within the Florence-Firestone Community shall be regulated by use regulations of Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) except as modified by Table 22.418.120-C (Use Modifications).

Table 22.418.120-C: C-3 Use Modifications
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Uses Requiring a CUP	
The following uses shall require a CUP pursuant to Chapter 22.158 and shall conduct all activities including repair activities within an enclosed building only.	
Sales	
Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of Section 22.140.100	Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
Car washes; automatic, coin-operated, and hand wash	Motorcycle, motorscooter, and trail bike sales
Drive-through facilities	Pawnshops
Furniture and household transfer and storage	Trailer sales, box and utility
	Truck rentals
Services	
Air-pollution sampling stations	Automobile muffler shops
Automobile battery service	Automobile radiator shops
Automobile brake repair shops	Automobile repair garages
Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100	

E. Countywide Residential Zone Modifications. The following development standards shall apply to all countywide residentially zoned properties in Florence-Firestone (R-1, R-2, R-3, R-4), in addition to or superseding the standards of Chapter 22.18 (Residential Zones).

1. Front Yard Landscaping. All residential-only development and residential uses not included as part of a mixed use development shall provide front yard landscaping.

a. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping.

b. For all other lots, front yards shall have a minimum of 50 percent landscaping.

2. Fences, Walls, and Landscaping for Single-Family Residence or Two-Family Residence Uses.

a. Front Yards. The provisions of this Chapter shall supersede the provisions of Section 22.110.070 (Fences and Walls) as follows, including in Table 22.418.120-D (Fence Height by Lot Type).

b. Corner or Reversed Corner Lots. Table 22.418.1200-D (Fence Height by Lot Type) identifies the maximum height for fences, walls, and landscaping for corner or reversed corner lots.

i. Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall and the right-of-way. Such plants shall comply with the provisions of this Chapter.

Table 22.418.120-D: Fence Height by Lot Type		
Location	Maximum Height	
	Fences, Walls, Trees,* Shrubs,* Flowers,* and Plants,* including Hedges*	
Reverse Corner Lots		
Area between the edge of roadway or top of curb, if present, and the right-of-way line	Permit Required**	
Area between the right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	
> 10 feet from the right-of-way line towards the property	6 feet	
All Other Lots	Fences and Walls	Trees,* Shrubs,* Flowers,* and Plants,* including Hedges*
	Area between the edge of roadway or top of curb, if present, and the right-of-way line	42 inches
Area within a Driveway Zone, between the right of way link and 10 feet back from the right of way line towards the property	42 inches	42 inches

Table 22.418.120-D: Fence Height by Lot Type		
Location	Maximum Height	
	Fences, Walls, Trees,* Shrubs,* Flowers,* and Plants,* including Hedges*	
Area between the right-of-way line and 10 feet back from the right-of-way line towards the property	6 feet, pursuant to Section 22.418.120.E.2.cii	42 inches
> 10 feet from the right-of-way line towards the property	6 feet	6 feet
*Where forming a barrier serving the same purpose as a fence or wall.		
**Any encroachment within the public right-of-way requires a permit issued by Public Works as set forth in Section 16.06.010 within Title 16.		

c. All Other Lots. Table 22.418.120-D (Fence Height by Lot Type) identifies the maximum height for fences, walls, and landscaping for all other lots.

i. Where such a fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall and the right-of-way.

ii. When located within an area outside a driveway zone between the right-of-way line and 10 feet from the right-of-way line towards the property, fences, or walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence, wall, or portion thereof shall be considered open and non-view obscuring when:

(a) A minimum of 80 percent of that fence, wall, or portion thereof, evenly distributed horizontally along the entire length of said fence, or wall, or portion thereof, is transparent or permits views. Glass or chain link fencing with live plant material shall not be considered open and non-view obscuring; and

(b) Vertical support elements maintain a minimum distance of five feet apart.

d. Corner Side Yards. Fences, walls, hedges, and landscaping within a required corner side yard shall comply with the provisions of Section 22.110.080.C (Side Yards).

e. Location.

i. Notwithstanding the provisions of Section 22.110.080.E (Limited Secondary Highways) and Section 22.110.040 (Accessory Structures and Equipment), any fence, wall, hedge, or landscaping shall comply with the provisions of this Chapter.

ii. Notwithstanding the provisions of this Chapter, any encroachment within the public right-of-way requires a permit issued by Public Works as set forth in Section 16.06.010 (Permit – Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.

F. R-4 Zone Modifications. The following development standards shall apply to all R-4 zoned properties in Florence-Firestone, in addition to or superseding the standards of Chapter 22.18 (Residential Zones).

1. Building Height. A building or structure in Zone R-4 shall not exceed a height of 35 feet above grade, excluding chimneys, rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

G. M-1 Zone Modifications. In addition to the development standards of Chapter 22.22 (Industrial Zones), the following standards shall apply to all M-1 zoned properties in Florence-Firestone.

1. Development Standards.

a. Minimum Lot Size. Except for lots legally created prior to the effective date of the ordinance establishing this Chapter, the minimum lot size shall be 8,000 square feet.

b. Buffers. Properties that adjoin a Residential Zone or sensitive use shall have a minimum five-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be maintained with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

c. Setbacks. All new buildings and structures that face a Residential Zone or sensitive use shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking or a driveway.

d. Lot Coverage. The maximum lot coverage shall not exceed 70 percent. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, trees, or live plants. The landscaping shall be maintained in the manner provided in Subsection G.1.b, above. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

e. Height.

i. If located within 250 feet of a Residential Zone, a new structure shall have a maximum height of 45 feet above grade, excluding chimneys, rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

ii. If located east of the Alameda Corridor, south of Florence Avenue and North of Nadeau, no structure shall exceed a height of 50 feet above grade, excluding chimneys, rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

f. Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

g. Loading Spaces. In addition to the standards for Loading Spaces in this Chapter, no loading space shall be permitted along a property line that adjoins a Residential Zone.

h. Truck Access. Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.

i. Outdoor Businesses. All principal business activities, except plant nurseries, parking lots, and customer parking, conducted outside an enclosed structure within 250 feet of a Residential Zone or sensitive use shall require a Conditional Use Permit (Chapter 22.158) application.

j. Outdoor Storage. In addition to the requirements of Section 22.140.430.B (Zones C-3, C-M, C-MJ, C-RU, and MXD-RU), outdoor storage shall be kept so as not to be publicly visible to anyone in an adjacent Residential Zone.

k. Fences or Walls. Properties that adjoin a Residential Zone or sensitive use shall have a minimum eight foot high solid masonry wall along the common property line in compliance with Section 22.140.430.C.2 (Fences and Walls) and sight distance requirements established by Public Works.

2. Use Modifications. All M-1 zoned parcels within the Florence-Firestone Community shall be regulated by use regulations of Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) except as modified by Chapter 22.84 (Green Zones Ordinance).

3. Nonconforming Uses. Nonconforming residential uses in the M-1 Zone shall be exempt from the following:

a. The termination periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) as long as the residential use continues; and

b. The provisions in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).

Table 22.418.120-E: M-1 Use Modifications
Permitted Uses
Breweries, provided they comply with all applicable standards for alcohol production in addition to the following: No outside storage of any materials, product, or equipment involved in the use; and

Table 22.418.120-E: M-1 Use Modifications

Any exhaust vapors are condensed before release, sent to a boiler and burned, or treated in such a manner as to prevent the external emission of odors. Not within 500 ft of a sensitive use.

Uses Requiring a CUP

All the following uses shall require a CUP, pursuant to Chapter 22.158:

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 experimentation research institute	Automobile body and fender repair shops, if all operations are conducted inside of a building
Automobile painting and upholstery	Batteries, manufacture and rebuilding
Bottling plant	Building materials, storage of
Carnivals, commercial or otherwise	Cellophane products, manufacture
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 Department of Animal Care and Control	Cold-storage plants
Concrete batching, providing that the mixer is limited to one cubic yard capacity	Contractor's equipment yards, including farm equipment and all equipment used in building trades
Dairy products manufacture and depots	Distributing plants
Electrical transformer substations	Engraving; machine metal engraving
Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise	Ferris wheels
Fruit packing plants	Fumigating contractors
Heating equipment manufacture	Horn products manufacture
Ice manufacture, distribution, and storage	Ink manufacture
Iron, ornamental iron works, but not including a foundry	Lumberyards, except the storage of boxes or crates
Laboratories for testing experimental motion picture film	Machine shops
Machinery storage yards	Nightclubs
	Outdoor skating rinks and outdoor dance pavilions
Outdoor storage	Paint mixing, except the mixing of lacquers and synthetic enamels

Table 22.418.120-E: M-1 Use Modifications	
Plaster, the storage of	Rubber; raw rubber processing, if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed
Rug cleaning plant	Sheet metal shops
Shell products manufacture	Shooting gallery
Starch mixing and bottling	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 manufacture
Tire yards and retreading facilities	Trucks parking, storage, rental, and repair
Ventilating ducts manufacture	Welding
Metals	
Manufacturing of products of precious metals	Manufacturing of metal, steel and brass stamps, including hand and machine engraving
Metal fabricating	Metal spinning
Metal storage	Metal working shops
Plating and finishing of metals, provided no perchloric acid is used	
Prohibited Uses – The following uses are prohibited:	
Boat building	Bus storage
Canneries, except meat or fish	Car barns for buses and streetcars
Casein products manufacture, except glue	Cesspool pumping, cleaning, and draining
Dextrine manufacture	Draying yards or terminals
Engines; internal combustion or steam engines manufacture	Explosives storage
Farm machinery repair	Fox farms
Fuel yard	Incinerators manufacture
Lubricating oil; canning and packaging, if not more than 100 barrels are stored aboveground at any one time Marine oil service stations	Moving van storage or operating yards
Oil well valves storage and repair	Poultry and rabbits; wholesale and retail sale, including slaughtering and dressing within a building
Presses; hydraulic presses for the molding of plastics	Produce yards or terminals
Refrigeration plants	Sand; washing for sandblasting

Table 22.418.120-E: M-1 Use Modifications	
Slaughterhouses with wholesale or retail sale of meat or meat products	Sodium glutamate, manufacture
Wood yards	Yarn; products manufacture, including dyeing

H. M-2 Zone Modifications. The following development standards shall apply to all M-2 zoned properties in Florence-Firestone, in addition to or superseding the standards of Chapter 22.22 (Industrial Zones).

1. Minimum Lot Size. Except for lots legally created prior to the effective date of the ordinance establishing this Specific Plan, the minimum lot size shall be 15,000 square feet.

2. Buffers. Properties that adjoin a Residential Zone or sensitive use shall have a minimum five-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be maintained with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

3. Loading Spaces. In addition to the standards for Loading Spaces in Section 22.418.080.C (Loading Areas), no loading space shall be permitted along a property line that adjoins a Residential Zone.

4. Truck Access. Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.

5. Outdoor Businesses. All principal business activities, except plant nurseries, parking lots, and customer parking, conducted outside an enclosed structure

within 250 feet of a Residential Zone or sensitive use shall require a Conditional Use Permit (Chapter 22.158) application.

6. Use Modifications. All M-2 zoned parcels within the Florence-Firestone Community shall be regulated by use regulations of Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), except waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a Residential Zone or sensitive use.

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