A New Zoning Code for a 21st Century Los Angeles

Shape your Los Angeles by shaping your future Zoning Code

City Planning Commission Update
October 13, 2016
ZONING STRUCTURE

[CONTEXT-FORM-FRONTAGE] [USE]

- SETS CHARACTER
- BUILDING
- RELATIONSHIP TO THE STREET
  - BUILT ENVIRONMENT
  - ACTIVITY
FORM DISTRICTS

High Rise

Traditional Core

Mid Rise

Medium Scale

Village

Smaller Scale

Neighborhood Scale

Production Scale
FRONTAGES

General
Shopfront
Live/Work
Neighborhood
Active Alley
Arcade
Large Format
Warehouse
USE DISTRICTS

- Multi-Unit Residential: RMU
- Residential Emphasis Mixed:
  - Neighborhood MX: RNX
  - Community MX: RCX1, RCX2
- Traditional Mixed:
  - Neighborhood: MXN
  - Community: MXC, MXR
- Emphasis Mixed:
  - Entertainment: MXE
  - Office: MXO
- Hybrid Industrial Mixed:
  - Wholesale: MXW
  - Hybrid Industrial I: MXH1
  - Hybrid Industrial II: MXH2
  - Hybrid Industrial III: MXH3
- Heavy Commercial & Industrial:
  - Wholesale: WS
  - Industrial Light: IL
  - Industrial Heavy: IH
- Civic:
  - Parks/Open Space: OS
  - Civic: CV

Additional Districts In Progress:
- ≈ 4 Single-Unit
- ≈ 12 Multi-Unit
<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Household Unit</td>
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<tr>
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<td>Residential Hotel</td>
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<td>Fraternity/Sorority Houses</td>
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<td></td>
<td>Drug Abuse Recovery or Treatment Facility, Licensed, as follows:</td>
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<td>6 or fewer</td>
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<td>7 or more</td>
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<tr>
<td></td>
<td>Live/Work</td>
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</table>
DYNAMIC ZONING

[CONTEXT-FORM-FRONTAGE] [USE]

x3 x25 x8 x42
DYNAMIC ZONING

[CONTEXT-FORM-FRONTAGE] [USE]

x3 x25 x8 x42

7,824 Possible Combinations
HYBRID INDUSTRIAL

**Context**
Downtown

**Form District**
Medium Scale 2

**Frontage**
Shopfront, Live/Work, General, Neighborhood, Warehouse

**Use District**
Mixed Use Hybrid Industrial 2
TRANSIT CORE

Context
Downtown

Form District
High Rise 2

Frontage
Shopfront, General, Active Alley

Use District
Mixed Use Regional
BROADWAY ZONE

Context
Downtown

Form District
Traditional Core 4

Frontage
Shopfront (Mandatory)

Use District
Mixed Use Entertainment Emphasis

Overlays
Broadway CDO & Sign District
Sec. 3.2.2. Traditional Core (TC1, TC2, TC3, TC4)

A. Description

The Traditional Core Form Districts reinforce traditional and recognizable development patterns in Downtown Los Angeles. These Form Districts are intended to guide development that is responsive to and respectful of the predominant form, while supporting the reuse and protection of existing structures. Traditional Core Form Districts are characterized by low to mid-rise floor activation and high lot coverage.

B. Form Districts

1. Traditional Core 1 (TC1)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.

2. Traditional Core 2 (TC2)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.

b. This District focuses on maintaining a strong pedestrian orientation along streets. The Build-To Range ensures that a majority of the street-front is occupied by building, with the exception of an occasional plaza. Parking is required to be located away from the street.

c. This District offers a Floor Area Ratio that allows for the development of medium-rise buildings with a high street level. Buildings are required to maintain a high street wall that is in keeping with the surrounding context. In order to provide more porous block patterns, buildings must be broken up at a certain length or provide pedestrian-friendly circulation opportunities.

d. Buildings are required to provide basic levels of features that reinforce unique and recognizable character, with provisions for contextual building massing and detail provisions.

3. Traditional Core 3 (TC3)
   a. This District allows for maximum site planning flexibility; building footprints are enabled to occupy the entire site. Outdoor amenity space can be provided in a variety of ways, but the maximum building coverage allows for all of this space to be provided on upper terraces.

b. This District focuses on maintaining a strong pedestrian orientation along streets. The Build-To Range ensures that a majority of the street-front is occupied by building, with the exception of an occasional plaza. Parking is required to be located away from the street.
Div. 3.3. Frontage
Sec. 3.3.1. Shopfront

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<thead>
<tr>
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<tr>
<td>Transparency</td>
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</tr>
<tr>
<td>Ground story (min)</td>
<td>70%</td>
<td>90%</td>
</tr>
<tr>
<td>Upper story (min)</td>
<td>20%</td>
<td>20%</td>
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<tr>
<td>Blank wall area (max)</td>
<td>20'</td>
<td>30'</td>
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<tr>
<td>Story Height</td>
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<td></td>
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<tr>
<td>Ground story, floor to floor (min)</td>
<td>16'</td>
<td>16'</td>
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<tr>
<td>Upper story, floor to floor (min)</td>
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<tr>
<td>Ground floor elevation (min/max)</td>
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<td>0'/2'</td>
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<tr>
<td>Ground floor window (min/max)</td>
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<td>n/a</td>
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<tr>
<td>Pedestrian Access</td>
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<tr>
<td>Street-facing entrance</td>
<td>Required</td>
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<tr>
<td>Entrance spacing (min)</td>
<td>50'</td>
<td>75'</td>
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<tr>
<td>Awning/overhang</td>
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<td>Balcony</td>
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<tr>
<td>Overhang</td>
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<tr>
<td>Roof</td>
<td>•</td>
<td>•</td>
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<tr>
<td>Recessed entry</td>
<td>•</td>
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Div. 3.4, Streetscape
Sec. 3.4.4. Type IV: Historic

TYPE IV: HISTORIC

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<td>Depth (min)</td>
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<tr>
<td>Park strip</td>
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<td>Tree location</td>
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<td>Tree type and spacing</td>
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<tr>
<td>Street lighting</td>
<td>per City Specifications</td>
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<tr>
<td>Stormwater</td>
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<tr>
<td>BMPs allowed</td>
<td>Permeable paving</td>
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</tbody>
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### Div. 3.5. Outdoor Amenity Space

#### Sec. 3.5.3. Park

- **Access**: Public
- **Location**: At grade
- **Entry**: From street

#### Size
- **Contains (min)**: 0 sides (must be open to the sky)
  - **Area (min)**: 2,500 SF
  - **Depth (min)**: 50'
  - **Width (min)**: 50'
  - **Length (min)**: n/a

#### Height
- Fence/wall/ hedge in front yard (max): 3'
- **Surface**: Non-living (max): 60%
- Living (max): 40%

- **Stormwater**: BMPs allowed
  - Rain garden, bioswale

### Sec. 3.5.4. Courtyard

- **Access**: Public/private
- **Location**: At or above grade
- **Entry**: From street

#### Size
- **Contains (min)**: 3 sides (must be open to the sky)
  - **Area (min)**: 400 SF
  - **Depth (min)**: 20'
  - **Width (min)**: 20'
  - **Length (min)**: n/a

#### Height
- Fence/wall/hedge in front yard (max): 3'
- **Surface**: Non-living (max): 85%
- Living (max): 15%

- **Stormwater**: BMPs allowed
  - Rain garden, bioswale

### Sec. 3.5.5. Paseo

- **Access**: Public
- **Location**: At grade
- **Entry**: From street

#### Size
- **Contains (min)**: 2 sides (must be open to the sky)
  - **Area (min)**: n/a
  - **Depth (min)**: n/a
  - **Width (min)**: 15'
  - **Length (min)**: Half block - street to alley

#### Height
- Fence/wall/hedge in front yard (max): 3'
- **Surface**: Non-living (max): 85%
- Living (max): 15%

- **Stormwater**: BMPs allowed
  - Rain garden, bioswale

### Sec. 3.5.6. Upper-Story Terrace

- **Access**: Private
- **Location**: Above grade
- **Entry**: Internal

#### Size
- **Contains (min)**: 1 side (may be roofed but not enclosed)
  - **Area (min)**: 400 SF
  - **Depth (min)**: 20'
  - **Width (min)**: 20'
  - **Length (min)**: n/a

#### Height
- Fence/wall/hedge in front yard (max): n/a
- **Surface**: Non-living (max): 80%
- Living (max): 20%

- **Stormwater**: BMPs allowed
  - Rain garden, bioswale, green roof
FOR ZAC USE ONLY: NOT FOR DISTRIBUTION

Sec. 3.6.1. Parking Lot Landscaping

**Div. 3.6. Landscape**

### TREE ISLAND: SINGLE

- **Number**
- **Location**
- **Size**
  - Width (m): 8.5
  - Area (m²): 150
- **Height**
  - Sidewalk: n/a
  - Height: n/a
  - Shrubs per 100 m²: n/a
- **Vegetation**
  - Shrubs per 100 m²: n/a
  - Large-canopy trees per island (min): 1
- **BMPs allowed**
  - Rain garden, bioswale

### TREE ISLAND: DOUBLE

- **Location**
- **Size**
  - Width (m): 8.5
  - Area (m²): 300
- **Height**
  - Sidewalk: n/a
  - Height: n/a
  - Shrubs per 100 m²: n/a
- **Vegetation**
  - Shrubs per 100 m²: n/a
  - Large-canopy trees per island (min): 2
- **BMPs allowed**
  - Rain garden, bioswale

### MEDIUM ISLAND: WITH SIDEWALK

- **Location**
- **Size**
  - Width (m): 18
  - Area (m²): n/a
- **Height**
  - Sidewalk: 6'
  - Height: 6'
  - Shrubs per 100 m²: n/a
- **Vegetation**
  - Shrubs per 100 m²: n/a
  - Large-canopy trees per island (min): 1
- **BMPs allowed**
  - Rain garden, bioswale

### MEDIUM ISLAND: NO SIDEWALK

- **Location**
- **Size**
  - Width (m): 18
  - Area (m²): 300
- **Height**
  - Sidewalk: n/a
  - Height: n/a
  - Shrubs per 100 m²: n/a
- **Vegetation**
  - Shrubs per 100 m²: n/a
  - Large-canopy trees per island (min): 1
- **BMPs allowed**
  - Rain garden, bioswale

### PERIMETER ISLAND: WALL

- **Location**
- **Size**
  - Width (m): 6'
  - Area (m²): n/a
  - Height: 6'
  - Wall (min): 3'
  - Hedge (max): 7'
  - Shrubs per 100 m²: n/a
  - Large-canopy trees per island (min): 1
- **BMPs allowed**
  - Rain garden, bioswale

### PERIMETER ISLAND: HEDGE

- **Location**
- **Size**
  - Width (m): 6'
  - Area (m²): n/a
  - Height: 6'
  - Wall (min): 3'
  - Hedge (max): 7'
  - Shrubs per 100 m²: n/a
  - Large-canopy trees per island (min): 1
- **BMPs allowed**
  - Rain garden, bioswale
Div. 9.7. Mixed Use Emphasis

Sec. 9.7.1. Mixed Use Office (M XO)

A. Intent

1. Mixed Use Office is intended to create conditions supporting a high-energy urban experience, with predominantly professional office, supported by residential, retail, cultural, and entertainment uses.

2. Mixed Use Office prioritizes space for employment, and allows for the large business footprints that can serve local, regional, and international needs.

B. Use Standards

None

Sec. 9.7.2. Mixed Use Entertainment (MXE)

A. Intent

1. Mixed Use Entertainment is intended to support entertainment and mixed-use activity, including hotel, retail, entertainment, residential, live theaters, office, and tourism uses.

2. Allows for unlimited business establishment sizes, to fit the needs of this regional entertainment destination.

B. Use Standards

The ground floor of all buildings shall be limited to non-residential use.

Sec. 9.7.3. Use Table

<table>
<thead>
<tr>
<th>Use Category: Specific Use</th>
<th>Mixed Use Office (M XO)</th>
<th>Mixed Use Entertainment (MXE)</th>
<th>Definitions/Standard</th>
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<td>Residential:</td>
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<tr>
<td>Household Unit, except as listed below:</td>
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<tr>
<td>Residential Hotel:</td>
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</tr>
<tr>
<td>Caretaker Unit:</td>
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<tr>
<td>Mobile Home:</td>
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<tr>
<td>Secondary Dwelling Unit:</td>
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<tr>
<td>Homeless Shelter:</td>
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<td>Emergency Shelter:</td>
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<td>Single Housekeeping Unit:</td>
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<td>L</td>
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<tr>
<td>Fraternity/Sorority Houses:</td>
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<tr>
<td>Dormitory:</td>
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<tr>
<td>Residential Care Facility for the Elderly:</td>
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<tr>
<td>Senior Independent Living:</td>
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<tr>
<td>Drug Abuse Recovery or Treatment Facility, Licensed, as listed below:</td>
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<td>6 or fewer:</td>
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<td>Community Care Facilities, Licensed, as listed below:</td>
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<td>6 or fewer:</td>
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<td>7 or more:</td>
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KEY: P = Permitted  L = Limited Use  C = Conditional Use Permit  -- = Not Permitted
<table>
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<th>Land Category</th>
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<td>Sec. 574B</td>
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</table>

Note: P = Permitted, L = Limited, C = Conditional Use Permit, - = Not Required.
Department of City Planning
Code Studies Division

**D-TC4-S [MXE] [CDO-SN]**

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**Off-Site Alcohol Sales**

1. Hours of operation are from 6:00 p.m. to 1:00 a.m. on weekdays, and from 3:00 p.m. to 1:00 a.m. on weekends.

2. At any time during the period of operation, the manager shall be present at the establishment from which the sales are made.

3. The establishment shall maintain records of all sales made, including the name and address of the person to whom the sale was made.

4. The manager shall ensure that all sales are made only to persons over the legal drinking age.

5. No alcoholic beverage shall be sold to a person known by the manager to be visibly intoxicated.

6. No alcoholic beverage shall be sold to a person under the age of 21.

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**FOR ZC**

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**FOR JAC USE ONLY: NOT FOR DISTRIBUTION**

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**Acrylic Sales**

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**Use Limitations**

A. Acrylic Sales

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**MEX**

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**CDO-SN**

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HISTORIC BROADWAY SIGN SUPPLEMENTAL USE DISTRICT
ADOPTED BY CITY COUNCIL JANUARY 20, 2016
thank you

visit recode.la

/recode

@recodela