

Division 2: Base and Overlay Districts

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Chapter 9.07 Single-Unit Residential District

Sections:

- 9.07.010 Purpose
- 9.07.020 Land Use Regulations
- 9.07.030 Development Standards

9.07.010 Purpose

The purposes of the “Single-Unit Residential” District are to:

- A. Provide for single-unit housing on individual parcels at densities of one unit plus one attached or detached second dwelling unit to suit the spectrum of individual lifestyles and space needs and ensure continued availability of the range of housing opportunities necessary to meet the needs of all segments of the community consistent with the General Plan and State law.
- B. Preserve and protect the existing character and state of the City’s different residential neighborhoods and the quality of life of City residents against potential deleterious impacts related to development - traffic, noise, air quality, and the encroachment of commercial activities.
- C. Ensure adequate light, air, privacy, and open space for each dwelling.
- D. Avoid overburdening public facilities, including sewer, water, electricity, and schools by an influx and increase of people to a degree larger than the City’s geographic limits, tax base, or financial capabilities can reasonably and responsibly accommodate.
- E. Ensure that the scale and design of new development and alterations to existing structures are consistent with the scale, mass, and character of the existing residential neighborhood.
- F. Provide sites for institutional, residential, and neighborhood serving uses such as day care, parks, and community facilities.
- G. Promote the rehabilitation and long-term maintenance of existing structures.

The specific designation and additional purposes of the Single-Unit Residential District are:

R1 Single-Unit Residential. To provide areas for single-unit housing on individual parcels at densities of one unit plus one attached or detached second dwelling unit per legal parcel. In addition to detached single-unit homes and second dwelling units, this District provides for uses such as parks and family day care that may be integrated into a residential environment.

9.07.020 Land Use Regulations

Table 9.07.020 prescribes the land use regulations for Single-Unit Residential District. The regulations for each district are established by the letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“L(#)” designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

“CUP” designates use classifications that are permitted after review and approval of a Conditional Use Permit.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit.

“–” designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The Table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

TABLE 9.07.020: LAND USE REGULATIONS—R1 SINGLE-UNIT RESIDENTIAL DISTRICTS		
<i>Use Classification</i>	<i>R1</i>	<i>Additional Regulations</i>
Residential Housing Types		
<i>Single-Unit Dwelling</i>	P	
<i>Second Dwelling Unit</i>	P	Section 9.31.300, Second Dwelling Units
<i>Duplex</i>	MUP	Only on parcels having not less than 6,000 square feet of area and a side parcel line of which abuts or is separated by an alley from any R2, R3, or R4 district
Family Day Care		
<i>Large</i>	P	Section 9.31.140, Family Day Care, Large
<i>Small</i>	P	
Residential Facilities		
<i>Residential Care, Limited</i>	P	Section 9.31.270, Residential Care Facilities
<i>Hospice, Limited</i>	P	
Supportive Housing	P	
Transitional Housing	P	
Adult Day Care	CUP	
Child Care and Early Education Facility	CUP	Section 9.31.120, Child Care and Early Education Facilities
Bed and Breakfast	CUP	Within Designated Landmarks only. Section 9.31.090, Bed and Breakfasts
Community Gardens	P	
Park and Recreation Facilities, Public	P	

TABLE 9.07.020: LAND USE REGULATIONS—R1 SINGLE-UNIT RESIDENTIAL DISTRICTS		
<i>Use Classification</i>	<i>R1</i>	<i>Additional Regulations</i>
Schools, Public or Private	CUP	
City Bikeshare Facility	P	
Utilities, Minor	P	

9.07.030 Development Standards

Table 9.07.030 prescribes the development standards for the Single Unit Residential Districts. Additional regulations are denoted with Section numbers in the right hand column or with individual letters in parentheses. Section numbers refer to other Sections of this Ordinance, while individual letters in parentheses refer to Subsections that directly follow the table.

Within the R1 District, special standards apply to a number of specific geographic areas. These areas are delineated as follows:

North of Montana. The area bounded by Montana Avenue, the northern City limits, 26th Street, and Ocean Avenue.

Sunset Park. The area bounded by Lincoln Boulevard, Pico Boulevard, and the City limits to the east and south.

North of Wilshire. The area bounded by Montana Avenue, 21st Court, Wilshire Boulevard, and the City limits to the east.

Expo/Pico. The area bounded by Stewart Avenue, Exposition Boulevard, Centinela Avenue, and Pico Boulevard.

The R1 District requirements are listed in three columns. The first column, “General Standard” (GS) lists the regulations that apply throughout the R1 District unless otherwise specified. The “North of Montana”, “Sunset Park/North of Wilshire”, and “Expo/Pico” columns identify the special standards that apply to development in those areas. Where necessary to provide additional detail, the second, third, fourth, and fifth columns also include a reference to Subsections that follow the table. The sixth column and Additional Standards at the end of the table list and cross-reference additional development requirements applicable to the R1 District.

TABLE 9.07.030: DEVELOPMENT STANDARDS—R1 SINGLE-UNIT RESIDENTIAL DISTRICTS					
<i>Standard</i>	<i>General Standard</i>	<i>North of Montana</i>	<i>Sunset Park/North of Wilshire</i>	<i>Expo/Pico</i>	<i>Additional Standards</i>
Parcel and Density Standards					
Minimum Parcel Area (sq. ft.)	5,000	GS	GS	GS	
Maximum Parcel Area (sq. ft.)	See 9.21.030(B)	GS	GS	GS	

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<i>Standard</i>	<i>General Standard</i>	<i>North of Montana</i>	<i>Sunset Park/North of Wilshire</i>	<i>Expo/Pico</i>	<i>Additional Standards</i>
Minimum Parcel Width (ft.)	50	50 ft.; 100 ft. in specific subarea. See (A)	GS	GS	
Minimum Parcel Depth (ft.)	100	100 ft.; 175 ft. in specific subarea. See (A)	GS	GS	
Maximum Residential Density	1 unit per parcel plus 1 second dwelling unit subject to Section 9.31.300. A duplex may be permitted with MUP as provided in Table 9.07.020.	GS	GS	GS	
Maximum Parcel Coverage (% of Parcel Area)	35%; 50% for one-story structure not exceeding 18 ft. in height	See (B)	See (B)	See (B)	
Building Form and Location					
Maximum Number of Stories	2	GS	GS	GS	
Maximum Building Height (ft.)					
<i>Parcels up to 20,000 sq. ft. in area</i>	28	32. See (C)	GS	GS	
<i>Parcel greater than 20,000 sq. ft. in area and with a front parcel line at least 200 ft. in length</i>	28 ft. for flat roof; 35 ft. for pitched roof	GS	GS	GS	
Minimum Setbacks (ft.)					Section 9.21.110, Projections into Required Setbacks
<i>Front</i>	Per Official Districting Map or 20 ft. if not specified				

TABLE 9.07.030: DEVELOPMENT STANDARDS—R1 SINGLE-UNIT RESIDENTIAL DISTRICTS					
<i>Standard</i>	<i>General Standard</i>	<i>North of Montana</i>	<i>Sunset Park/North of Wilshire</i>	<i>Expo/Pico</i>	<i>Additional Standards</i>
<i>Each Interior Side-Basic Requirement – Structures 18 ft. in height or less</i>	Greater of 10% of parcel width or 3.5 ft. but no more than 15 ft. required.	GS	GS	GS (for all structures up to the maximum height limitation in Expo/Pico)	
<i>Aggregate of Both Interior Sides – Structures over 18 ft. in height</i>	30% of parcel width, but no more than 45 ft. required and at least 10 percent of the parcel width, or a minimum of 3.5 ft., whichever is greater. See (D)	GS	GS	NA	
<i>Rear</i>	25	GS	GS	GS	
<i>Parking</i>	See Section 9.28.070, Location of Parking				
Additional Minimum Stepbacks for Upper Stories					
<i>Front—Any portion of front elevation above 14 ft. in height and exceeding 75% of maximum buildable front elevation*</i>	Average amount equal to 4% of parcel depth but no more than 10 ft. required	Average amount equal to 8% of parcel depth but no more than 12 ft. required	GS	GS	
<i>Rear—Any portion of rear elevation above 14 ft. in height and exceeding 75% of maximum buildable rear elevation*</i>	Average amount equal to 4% of parcel depth but no more than 10 ft. required	30% of parcel depth but no more than 40 ft. required	GS	GS	
<i>Sides—Portions of building above 14 ft. in height and exceeding 50% of maximum buildable side elevation*</i>	1 ft. for every 2 ft. 4 in. of height above 14 ft. and up to 21 ft. (measured from minimum required side setback line)	GS	GS	GS	

TABLE 9.07.030: DEVELOPMENT STANDARDS—R1 SINGLE-UNIT RESIDENTIAL DISTRICTS					
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<i>Sides—All portions of buildings exceeding 21 ft. in height</i>	See (E) (measured from minimum required side setback line)	See (E) (measured from minimum required side setback line)	GS	GS	
<i>Roof Decks</i>	Additional 3 ft. from normally required setback	12 ft. from any interior property line. See (F).	GS	GS	
Limitations on Upper-Story Balconies and Roof Decks	NA	Aggregate area may not exceed 400 sq. ft. Must be set back 12 ft. from interior property lines. See (F).	NA	NA	
Openness and Use of Setbacks					
Maximum Front Setback Paving (% of required front setback area)					
<i>Parcels 25 ft. or more in width</i>	50%	40%	GS	GS	
<i>Parcels less than 25 ft. in width</i>	60%	GS	GS	GS	
Special Standards - Building Projections into Required Setbacks	See (G)	See (G)	See (G)	See (G)	Section 9.21.110, Projections into Required Setbacks
Excavation for Lightwells, Stairwells, and Access to Subterranean Garages and Basements	See (H)	See (H)	See (H)	See (H)	
Vehicle Accommodation					
Driveways	On parcels less than 100 ft. in width, no more than one driveway permitted				
Architectural Review					
Architectural Review	See Section 9.07.030(I)				
Additional Standards					
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures				

TABLE 9.07.030: DEVELOPMENT STANDARDS—R1 SINGLE-UNIT RESIDENTIAL DISTRICTS					
<i>Standard</i>	<i>General Standard</i>	<i>North of Montana</i>	<i>Sunset Park/North of Wilshire</i>	<i>Expo/Pico</i>	<i>Additional Standards</i>
Exceptions to Height Limits	Section 9.21.060, Height Exceptions				
Fences and Walls	Section 9.21.050, Fences , Walls, and Hedges				
Home Occupation	Section 9.31.160, Home Occupation				
Landscaping	Chapter 9.26, Landscaping				
Lighting	Section 9.21.080, Lighting				
Off-Street Parking and Loading	Chapter 9.28, Parking, Loading, and Circulation				
Projections into Required Setbacks	Section 9.21.110, Projections into Required Setbacks				
Solar Energy Systems	Section 9.21.150, Solar Energy Systems				
Refuse and Recycling Screening and Enclosure	Section 9.21.130, Resource Recovery and Recycling Standards				
Private Tennis Courts	Section 9.31.250, Private Tennis Courts				
* As used in this Chapter, the term “maximum buildable elevation” means the maximum potential width or length of the elevation permitted by this Ordinance, which includes the applicable parcel width or length minus the required minimum setback.					

- A. **Parcel Width and Depth—Sub-area of North of Montana.** For parcel bounded by the centerlines of First Court Alley, Seventh Street, Montana Place North Alley, and Adelaide Drive, the minimum parcel width is 100 feet and the minimum parcel depth is 175 feet.
- B. **Maximum Parcel Coverage—Specific Areas.**
 - 1. ***North of Montana.***
 - a. For parcels with a ground floor parcel coverage of no more than 35 percent, the maximum second floor parcel coverage, including the second floor of all accessory structures, shall not exceed 26 percent of the parcel area. Second floor parcel coverage may be increased up to a maximum of 30 percent of the parcel area if the ground floor square footage is reduced by an equivalent amount. Conversely, the ground floor parcel coverage may be increased to a maximum of 40 percent if an equivalent amount is reduced on the second floor. Parcels with only one-story structures not exceeding eighteen feet in height may have a maximum parcel coverage of 50 percent. For purposes of this subsection, the area in any single story portion of the structure that exceeds the height of the second floor elevation shall count towards second floor parcel coverage, except where the roofline of the single story portion does not exceed eighteen feet in height.

- b. The area of any patio, balcony, roof deck or terrace open on less than two sides shall count towards parcel coverage and shall count for second floor parcel coverage if the floor line is above fourteen feet in height.

2. ***Sunset Park/North of Wilshire.***

- a. For parcels with a ground floor parcel coverage of no more than 35 percent, the maximum second floor parcel coverage, including the second floor of all accessory structures, shall not exceed 26 percent of the parcel area. Second floor parcel coverage may be increased up to a maximum of 30 percent of the parcel area if the ground floor square footage is reduced by an equivalent amount. Conversely, the ground floor parcel coverage may be increased to a maximum of 40 percent if an equivalent amount is reduced on the second floor. Parcels with only one-story structures not exceeding eighteen feet in height may have a maximum parcel coverage of 50 percent. For purposes of this subsection, the area in any single story portion of the structure that exceeds the height of the second floor elevation shall count towards second floor parcel coverage, except where the roofline of the single story portion does not exceed eighteen feet in height.

3. ***Expo/Pico.***

- a. The maximum parcel coverage shall be 40 percent, except that parcel between 3,001 and 5,000 square feet in area may have a parcel coverage of no more than 50 percent, and parcel of 3,000 square feet or smaller may have a parcel coverage of no more than 60 percent.

C. **Maximum Building Height—Additional Standards**

North of Montana. On parcels of less than 20,000 square feet, the maximum building height shall be 32 feet, except that for a parcel with greater than 35 percent parcel coverage, the maximum building height shall be one story, not to exceed 18 feet.

D. **Side Setbacks—Structures over 18 feet in Specific Areas.** In the Sunset Park and North of Wilshire areas, the aggregate and minimum side setback requirement for structures over 18 feet do not apply to the following:

- 1. New structures on parcels that are 45 feet or less in parcel width;
- 2. Additions to existing structures on parcels that are less than 50 feet in width; and
- 3. Any development on parcels that are less than 5,000 square feet in area.
- 4. If modified by the Architectural Review Board in accordance with Section 9.07.030(I)(6)(d) and (7).

E. **Required Stepbacks above Minimum Height**

- 1. ***Additional Side Stepback above 21 Feet in Height.*** Buildings above 21 feet in height shall not project above a plane as defined below:
 - a. ***General Standard.*** No portion of a building, except permitted projections, shall intersect a plane commencing 21 feet in height at the minimum side setback and extending at an angle of 45 degrees from the vertical toward the interior of the site.

The 21 foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Section 9.04.050.

b. *North of Montana.* No portion of the building, except permitted projections, shall intersect a plane commencing 21 feet in height at the minimum side setback and extending at an angle of 30 degrees from the horizontal toward the interior of the parcel. The 21 foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Section 9.04.050.

2. **Roof Decks.** Roof decks shall be set back at least 3 feet from the minimum side setback line. The height of any railings or parapets associated with such roof decks shall not exceed the maximum allowable building height for the structure.

3. **Modifications to Required Stepbacks.** Required stepbacks may be modified pursuant to the Chapter 9.43, Modifications and Waivers and, if deemed necessary by the Director, review and approval by the Architectural Review Board.

F. **Standards for Upper Story Balconies and Roof Decks—North of Montana.** In the North of Montana Area, the following limitations apply:

1. **Maximum Area.** The aggregate square footage of second floor balconies, terraces or roof decks shall not exceed 400 square feet.

2. **Setbacks.** Any individual second floor balconies, terraces, or roof decks greater than 50 square feet in area and located in the rear two-thirds of the parcel shall be set back 12 feet from any property line.

G. **Building Projections into Required Setbacks.** Notwithstanding the provisions of Section 9.21.110, Projections into Required Setbacks, the following provisions apply in the R1 District:

1. Exterior stairs and required fire escapes shall not project into the required front or side setback areas in the North of Montana area.

2. Porte cocheres not more than 20 feet long, not more than 14 feet in height including railings or parapets, and open on three sides may project into a required side yard but may not be closer than 3 feet to the parcel line or as required by Building Code.

3. Balconies and porches open on at least two sides with a height of no more than 14 feet, including parapets and railings, that do not exceed 50 percent of the front building width measured at the front façade may project up to 6 feet into the required front setback. Stairs less than 3 feet above finished grade may project an additional 4 feet into the required front setback.

H. **Excavation in Required Setbacks.** In addition to the provisions of Section 9.21.110, Projections into Required Setbacks, the following limitations apply to development in the R1 District.

1. **Basements and Subterranean Garages.** No basement or subterranean garage shall extend into any required yard setback area, except for any basement or garage located beneath an accessory building which is otherwise permitted within a yard area, if such basement, semi-subterranean or subterranean garage is located at least five feet from any property line

2. ***Lightwells and Stairwells.***

- a. *General Standard.* Up to a total of 50 square feet of area in the side and rear setbacks may be utilized for lightwells or stairways to below-grade areas of the main building and any accessory buildings.
- b. *North of Montana.* Side and rear setbacks may be utilized for lightwells or stairways to below-grade areas of the main building and any accessory building provided such excavated area is set back a minimum of 10 percent of the parcel width from the property line.

3. ***Excavation for Access to Subterranean Structures.***

- a. *General Standard.* Excavation in the front setback area for a driveway, stairway, doorway, lightwell, window, or other such element to a subterranean or semi-subterranean garage or basement shall be no deeper than 3 feet below existing grade. The Architectural Review Board may approve a modification to allow excavations to extend into the front setback for parcels with an elevation rise of 5 feet from the front property line to a point 50 feet towards the interior of the site if it finds that topographic conditions necessitate that such excavation be permitted.
- b. *North of Montana.* In the North of Montana Area, no excavation for a driveway, stairway, doorway, lightwell, window, or other such element to a subterranean or semi-subterranean garage or basement shall be permitted in the front setback area. This prohibition shall not be modified by the Architectural Review Board or by the procedures of Chapter 9.43, Modifications and Waivers.

I. **Architectural Review.** No building or structure in the R1 Single-Unit District shall be subject to architectural review pursuant to the provisions of this Chapter except:

- 1. Properties installing roof or building-mounted parabolic antennae (only with respect to the antennae and screening);
- 2. Duplexes;
- 3. Any structure above fourteen feet in height that does not conform to the required yard setbacks for structures above fourteen feet in height;
- 4. Any structure that does not conform to the limitations on access to subterranean garages and basements;
- 5. Any development in the North of Montana area with regard to the following conditions only:
 - a. Any development with an aggregate square footage of second floor balconies, terraces or roof decks which exceeds four hundred square feet.
 - b. Any structure with garage doors facing the public street within the front one-half of the parcel which are not setback from the building façade a minimum of five feet and/or are not sixteen feet in width.
 - c. Any structure with balconies or porches open on at least two sides with a maximum height of fourteen feet including parapets and railings, which project into the

- required front yard and which exceed fifty percent of the front building width measured at the front façade.
- d. Any structure with side yard setbacks that do not conform with Section 9.07.030 but which has minimum setbacks for each side yard equal to ten percent of the parcel width.
6. Any development in the North of Wilshire and Sunset Park areas with regard to the following conditions only:
- a. Any structure associated with a new residential building, substantial remodel, or a fifty percent or greater square foot addition to an existing home located on a parcel with a grade differential of 12.5 feet or more between the front and rear parcel lines. The Architectural Review Board may approve projects pursuant to this subdivision (a) of subsection (6) if the following finding of fact is made: the size, mass, and placement of the proposed structure is compatible with improvements in the surrounding neighborhood. No other findings of fact are required.
 - b. Any addition of 500 square feet or less, which is regarded as a 3rd story and therefore not otherwise permitted for an existing residential structure, located on a parcel with a grade differential of 12.5 feet or more between the front and rear parcel lines, may be approved if the following findings of fact are made:
 - i. The street frontage and overall massing are compatible with the existing scale and neighborhood context;
 - ii. The addition does not enlarge the first floor of the existing residence such that a nonconforming condition is expanded; and
 - iii. The properties in the immediate neighborhood will not be substantially impacted.
 - c. Any structure with garage doors facing the public street which are not set back a minimum of five feet from the front setback line and/or are not sixteen feet in width.
 - d. Any structure on a parcel that is fifty feet or more in width that does not comply with Section 9.07.030.
 - e. Any structure with balconies or porches open on at least two sides with a maximum height of fourteen feet including parapets and railings, which project into the required front yard and which exceed fifty percent of the front building width measured at the front façade.
7. The Architectural Review Board may approve the design modifications set forth in Section 9.07.030(I)(5) provided all the following findings of fact are made and may approve the design modifications set forth in Section 9.07.030(I)(6)(c)-(6)(e) provided that all of the following findings of fact, except subdivision (e) of this subsection (7), are made:
- a. There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape topography, surroundings, or location of the existing improvements or mature landscaping on the site.

- b. The granting of the design modification will not be detrimental nor injurious to the property or improvements in the general vicinity and district in which the property is located.
- c. The granting of the design modification will not impair the integrity and character of this R1 neighborhood, nor impact the light, air, open space, and privacy of adjacent properties.
- d. In the case of additions to buildings in the City's Historic Resources Inventory, the design modification is compatible with the building's historic architectural character, does not result in the removal of historic building features, and the addition is consistent with the Secretary of the Interior Standards for Rehabilitation.
- e. The design modifications also comply with the criteria established in Section 9.55.140.

Any applicant for a development subject to architectural review under these provisions shall provide certification of notice to all owners and commercial and residential tenants of property within a radius of three hundred feet from the exterior boundaries of the property involved in the application, not less than ten days in advance of Architectural Review Board consideration of the matter, which notice and certification thereof shall be in a form satisfactory to the Director.

- 8. Any existing structure that would not comply with the minimum side yard setback of ten percent of the parcel width required by Section 9.07.030 due to the combination of two contiguous parcels into a single building site. The Architectural Review Board may approve a modification to the minimum side yard setback provided the following findings of fact are made:
 - a. Only one of the side yard setbacks for the existing structure would become non-conforming due to the combination of contiguous parcels.
 - b. This non-conforming side yard setback would not physically change.
 - c. The aggregate setback on the combined lots shall be a minimum of thirty percent of the total combined lot width.
 - d. The combined lot width shall not exceed one hundred twenty feet.
 - e. The granting of the design modification will not be detrimental nor injurious to the property or improvements in the general vicinity and district in which the property is located.
- 9. In the event the property owner seeks to re-divide a parcel created through the combination of contiguous lots after the Architectural Review Board has acted pursuant to subsection (8) of this Section, the Architectural Review Board may approve such a re-division provided the following finding of fact is made:
 - a. No construction has taken place since the original combination of parcels.

Chapter 9.08 Multi-Unit Residential Districts

Sections:

9.08.010	Purpose
9.08.020	Land Use Regulations
9.08.030	Development Standards

9.08.010 Purpose

The purposes of the “Multi-Unit Residential” Districts are to:

- A. Provide for a variety of multi-unit housing types to suit the spectrum of individual lifestyles and space needs and ensure continued availability of the range of housing opportunities necessary to sustain a diverse labor force and the meet the needs of all segments of the community consistent with the General Plan.
- B. Preserve and protect the existing character and state of the City’s different residential neighborhoods and the quality of life of City residents against potential impacts related to development - traffic, noise, air quality, and the encroachment of commercial activities.
- C. Ensure adequate light, air, privacy, and open space for each dwelling.
- D. Avoid overburdening public facilities, including sewer, water, electricity, and schools by an influx and increase of people to a degree larger than the City’s geographic limits, tax base, or financial capabilities can reasonably and responsibly accommodate.
- E. Ensure that the scale and design of new development and alterations to existing structures are consistent with the scale, mass, and character of the existing residential neighborhood and provide respectful transitions to minimize impacts on or disruptions to adjacent residential structures.
- F. Provide sites for institutional, residential, and neighborhood serving uses such as day care, parks, community facilities, and neighborhood stores that provide goods and services to support daily life within walking distance of neighborhoods and complement surrounding residential development.

The specific designations and the additional purposes of the Multi-Unit Residential Districts are:

R2 Low Density Residential. This Zoning District is intended to provide areas for a variety of low-density housing types. These include single-unit housing, duplexes and triplexes, low-scale multi-unit housing, townhouses, and courtyard housing with at least 2,000 square feet of parcel area per unit exclusive of City and State density bonuses. In addition to low density residential development, this District provides for uses such as transitional housing or hospice facilities, family day care, and neighborhood serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment.

R3 Medium Density Residential. This Zoning District is intended to provide areas for a variety of multi-unit housing types with at least 1,500 square feet of parcel area per unit exclusive of City and State density bonuses or 1,250 square feet of parcel area per unit, not including City and State density bonuses, for projects

that provide identified community benefits. Types of dwelling units include single-unit housing, low- and medium-scale multi-unit housing, townhouses, courtyard housing, and duplexes and triplexes. This District also provides for residential facilities such as transitional housing and hospice facilities, family day care, and neighborhood serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment.

R4 High Density Residential. This Zoning District is intended to provide areas for multi-unit housing at greater intensities than other residential districts. Housing types include single-unit housing, three-to four-story multi-unit housing projects, duplexes, and triplexes with at least 1,250 square feet of parcel area per unit exclusive of City and State density bonuses or 900 square feet of parcel area per unit, not including City and State density bonuses for projects that provide identified community benefits. This District also provides for residential facilities such as assisted living, transitional housing, and hospice facilities, hotels, family day care, and neighborhood serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment.

9.08.020 Land Use Regulations

Table 9.08.020 prescribes the land use regulations for Multi-Unit Residential Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“L(#)” designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

“CUP” designates use classifications that are permitted after review and approval of a Conditional Use Permit.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit.

“–” designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

TABLE 9.08.020: LAND USE REGULATIONS—MULTI-UNIT RESIDENTIAL DISTRICTS				
<i>Use Classification</i> <i>* for uses within specified areas, see 9.08.030(A)</i>	<i>R2 *</i>	<i>R3 *</i>	<i>R4</i>	<i>Additional Regulations</i>
Residential Uses				
Residential Housing Types	<i>See sub-classifications below.</i>			
<i>Single Unit Dwelling</i>	P	P	P	

TABLE 9.08.020: LAND USE REGULATIONS—MULTI-UNIT RESIDENTIAL DISTRICTS				
<i>Use Classification</i> * for uses within specified areas, see 9.08.030(A)	<i>R2 *</i>	<i>R3 *</i>	<i>R4</i>	<i>Additional Regulations</i>
<i>Second Dwelling Unit</i>	P	P	P	Section 9.31.300, Second Dwelling Units
<i>Duplex</i>	P	P	P	
<i>Multiple-Unit Structure</i>	P	P	P	
<i>Senior Citizen Multiple-Unit Residential</i>	P	P	P	
<i>Single-Room Occupancy Housing</i>	P	P	P	
<i>Group Residential</i>	MUP	MUP	MUP	
<i>Congregate Housing</i>	P	P	P	
<i>Senior Group Residential</i>	P	P	P	Section 9.31.310, Senior Group Residential
<i>Elderly and Long-Term Care</i>	CUP	CUP	CUP	
<i>Emergency Shelters</i>	–	CUP	CUP	Section 9.31.130, Emergency Shelters
<i>Family Day Care</i>	<i>See sub-classifications below.</i>			
<i>Large</i>	P	P	P	Section 9.31.140, Family Day Care, Large
<i>Small</i>	P	P	P	
<i>Residential Facilities</i>	<i>See sub-classifications below.</i>			
<i>Residential Care, General</i>	MUP	MUP	MUP	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Limited</i>	P	P	P	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Senior</i>	L (2)/MUP	L (2)/MUP	L (2)/MUP	Section 9.31.270, Residential Care Facilities
<i>Hospice, General</i>	MUP	MUP	MUP	
<i>Hospice, Limited</i>	P	P	P	
<i>Supportive Housing</i>	P	P	P	
<i>Transitional Housing</i>	P	P	P	
Public and Semi-Public Uses				
<i>Adult Day Care</i>	CUP	CUP	CUP	
<i>Child Care and Early Education Facilities</i>	CUP	CUP	CUP	Section 9.31.120, Child Care and Early Education Facilities
<i>Community Assembly</i>	CUP	CUP	CUP	
<i>Community Gardens</i>	P	P	P	

TABLE 9.08.020: LAND USE REGULATIONS—MULTI-UNIT RESIDENTIAL DISTRICTS				
<i>Use Classification</i> * for uses within specified areas, see 9.08.030(A)	<i>R2 *</i>	<i>R3 *</i>	<i>R4</i>	<i>Additional Regulations</i>
Cultural Facilities	CUP	CUP	CUP	Limited to Designated Landmarks
Park and Recreations Facilities, Public	P	P	P	
Schools, Public or Private	CUP	CUP	CUP	
Commercial Uses				
Automobile/Vehicle Sales and Services	See sub-classifications below.			
<i>Automobile Storage Use</i>	CUP (3)	CUP (3)	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
<i>Automobile/Vehicle Sales and Leasing</i>	L (4)/CUP	L (4)/CUP	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
Food and Beverage Sales	See sub-classifications below.			
<i>General Market</i>	CUP (5)	CUP (5)	CUP (5)	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.150, General Markets in Residential Districts
Lodging	See sub-classifications below.			
<i>Bed and Breakfast</i>	CUP	CUP	CUP	Within Designated Landmarks only. Section 9.31.090, Bed and Breakfasts
<i>Hotels and Motels</i>	–	–	CUP	
Mobile Food Truck Off-Street Venues	–	MUP (7)	–	Section 9.31.190, Mobile Food Truck Off-Street Venues
Personal Services, Physical Training	–	L (9)	–	
Retail Sales	See sub-classifications below.			
<i>General Retail Sales, Small-scale</i>	–	CUP (8)	–	
Transportation, Communication, and Utilities Uses				
City Bikeshare Facility	P	P	P	
Utilities, Minor	P	P	P	
Specific Limitations:				
(1)	Reserved			
(2)	Facilities for 6 or fewer residents are permitted by right. Other facilities require approval of a Minor Use Permit.			
(3)	Limited to automobile storage use associated with and adjacent to existing auto dealerships that were legally established before July 6, 2010, and according to the standards of Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage.			
(4)	Auto dealership uses existing as of July 6, 2010 are considered permitted uses. Expansions to existing dealerships in residential zones are subject to approval of a Conditional Use Permit and must conform to the standards in Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage. New auto dealerships and expansions of existing dealerships inconsistent with Section 9.31.070 are prohibited.			
(5)	Only stores up to 2,500 square feet may be allowed with approval of a Conditional Use Permit. Stores must be located at			

TABLE 9.08.020: LAND USE REGULATIONS—MULTI-UNIT RESIDENTIAL DISTRICTS				
<i>Use Classification</i>	<i>R2 *</i>	<i>R3 *</i>	<i>R4</i>	<i>Additional Regulations</i>
<i>* for uses within specified areas, see 9.08.030(A)</i>				
(6)				least 300 feet from another retail Food and Beverage Services use.
(7)				Reserved
(8)				Mobile Food Truck Off-Street Venues shall only be located on the R3A overlay parcels located between Ocean Park Boulevard and Hill Street along the east side of Neilson Way.
(9)				Limited to bicycle and skate rental facilities along Ocean Front. Other General Retail Sales uses are not permitted.
				Limited to youth-serving studios of less than 3,000 square feet offering performing arts, dance, martial arts, physical exercise, and similar types of instruction in buildings designed and constructed for commercial purposes across an alley from the Downtown district subject to a passenger loading and drop-off plan to be reviewed and approved by the Director.

9.08.030 Development Standards

Table 9.08.030 prescribes the development standards for the Multi-Unit Residential Districts. Additional regulations are denoted with Section numbers in the right hand column or with individual letters in parentheses. Section numbers refer to other Sections of this Ordinance, while individual letters in parentheses refer to Subsections that directly follow the table.

TABLE 9.08.030: DEVELOPMENT STANDARDS—MULTI-UNIT RESIDENTIAL DISTRICTS				
<i>Standard</i>	<i>R2 *</i>	<i>R3 *</i>	<i>R4</i>	<i>Additional Regulations</i>
<i>* for development standards within specified areas, see 9.08.030(A)</i>				
Parcel and Density Standards				
Minimum Parcel Size (sq. ft.)	5,000	5,000	5,000	
Maximum Parcel Size (sq. ft.)	See 9.21.030(B)(C)	See 9.21.030(B)(C)	See 9.21.030(B)(C)	
Minimum Parcel Width (ft.)	50	50	50	
Minimum Parcel Depth (ft.)	100	100	100	
Minimum Parcel Area (sq. ft.) per Unit				
<i>Tier 1—Base Standard</i>	2,000 (or 4 total units, whichever is less)	1,500 (or 5 total units, whichever is less)	1,250 (or 6 total units, whichever is less)	For parcels consolidated to provide courtyards, the maximum allowable number of units shall be based on the total maximum number of units allowed on each of the parcels prior to consolidation.
<i>Tier 2—With Provision of Community Benefits</i>	NA	1,250	900	Chapter 9.23, Community Benefits
<i>100% Affordable Housing Projects</i>	1,500	1,250	900	

TABLE 9.08.030: DEVELOPMENT STANDARDS—MULTI-UNIT RESIDENTIAL DISTRICTS				
<i>Standard</i> <i>* for development standards within specified areas, see 9.08.030(A)</i>	<i>R2 *</i>	<i>R3 *</i>	<i>R4</i>	<i>Additional Regulations</i>
Building Form and Location				
Maximum Number of Stories				
<i>Tier 1—Base Standard</i>	2	2	3	
<i>Tier 2—With Provision of Community Benefits</i>	NA	3	4	Chapter 9.23, Community Benefits
<i>100% Affordable Housing Projects</i>	No limit on number of stories as long as building complies with height limit.			
Maximum Building Height (ft.)				
<i>Tier 1—Base Standard</i>	30. See (B)	30. See (B)	30. See (B)	
<i>Tier 2—With Provision of Community Benefits</i>	NA	40. See (B)	45. See (B)	Chapter 9.23, Community Benefits
<i>100% Affordable Housing Projects</i>	30. See (B)	40. See (B)	45. See (B)	
Maximum Parcel Coverage				
<i>Ground Floor</i>	45	50	50	
<i>Upper Stories (% of allowable ground floor coverage)</i>	90 - 2 nd flr.	90 - 2 nd /3 rd flr.	80 - 2 nd flr. 60 - 3 rd flr. 50 - 4 th flr.	
<i>Additional Stories Authorized for 100% Affordable Housing Projects (% of ground floor coverage)</i>	90	90	50	
Minimum Setbacks				
<i>Front (ft.)</i>	20 See (C)(E)	20 See (C)(E)	20 See (C)(E)	
<i>Interior Side (ft.)—Parcels 50 feet or more in width</i>	8 See (E)	8 See (E)	8 See (E)	
<i>Interior Side (ft.)—Parcels less than 50 ft in width</i>	4, or 16% of parcel width, whichever is greater See (E)	4, or 16% of parcel width, whichever is greater See (E)	4, or 16% of parcel width, whichever is greater See (E)	
<i>Street Side (% of parcel width)</i>	15 See (C)(E)	15 See (C)(E)	15 See (C)(E)	
<i>Rear (ft.)</i>	15	15	15	
Parking	9.28.070 Location of Parking			
Transition Requirements Adjacent to R1 District	See (D)	See (D)	See (D)	

TABLE 9.08.030: DEVELOPMENT STANDARDS—MULTI-UNIT RESIDENTIAL DISTRICTS				
<i>Standard</i> <i>* for development standards within specified areas, see 9.08.030(A)</i>	<i>R2 *</i>	<i>R3 *</i>	<i>R4</i>	<i>Additional Regulations</i>
Open Space & Landscaping				
Minimum Outdoor Living Area per Unit (sq. ft.)—Sites with Three or More Units				Section 9.21.090, Outdoor Living Area
<i>Private</i>	60	60	60	
<i>Total</i>	150	150	100	
Courtyards—Parcels over 99 feet in width	No less than 10% of the total parcel area. See (F)	No less than 10% of the total parcel area. See (F)	No less than 10% of the total parcel area. See (F)	
Minimum Planting Area (% of parcel area)	30. See (G)	25. See (G)	20. See (G)	Chapter 9.26, Landscaping
Additional Standards				
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures			
Exceptions to Height Limits	Section 9.21.060, Height Exceptions			
Fences and Walls	Section 9.21.050, Fences , Walls, and Hedges			
Home Occupation	Section 9.31.160, Home Occupation			
Landscaping	Chapter 9.26, Landscaping			
Lighting	Section 9.21.080, Lighting			
Off-Street Parking and Loading	Chapter 9.28, Parking , Loading, and Circulation			
Projections into Required Setbacks	Section 9.21.110, Projections into Required Setbacks			
Screening	Section 9.21.140, Screening			
Signs	Chapter 9.61, Signs			
Solar Energy Systems	Section 9.21.150, Solar Energy Systems			
Refuse and Recycling Screening and Enclosure	Section 9.21.130, Resource Recovery and Recycling Standards			

A. **Development Standards, Specified Areas.** The following development standards shall govern in the areas defined below.

1. For Multi-Unit Residential District parcels located north of the Pier and west of Ocean Avenue, the following development standards shall apply in lieu of the corresponding land use regulations specified in Table 9.08.020 and development standards specified in Table 9.08.030:

a. **Uses.**

i. **Permitted Uses:** One Single-Unit Dwelling per lot placed on a permanent foundation (including Manufactured Housing); Second Dwelling Unit; Single-Room Occupancy Housing; Congregate Housing; Senior Citizen

- Multiple-Unit Residential; Senior Group Residential; Family Day Care, Small; Supportive Housing; Transitional Housing; Hospice, Limited; One-story accessory building and structures up to fourteen feet in height; Public parks and playgrounds.
- ii. **Uses Subject to Minor Use Permits:** Hospice, General; One-story accessory living quarters up to fourteen feet in height on parcels having a minimum area of 10,000 SF.
 - iii. **Conditionally Permitted Uses:** Bed and Breakfast; Day Care Center; Group Residential; Residential Care Facility; Offices and meeting rooms for charitable, youth, and welfare organizations; Schools.
- b. **Maximum Building Height.** Maximum building height shall be forty feet, except that:
- i. No portion of the building may project beyond the site view envelope. The site view envelope is a theoretical plane beginning mid-point at the minimum required beach setback line and extending to a height of thirty feet, and then running parallel with the side parcel lines to a point located five feet in height above the top of the Palisades bluff immediately behind the pedestrian railing.
 - ii. No portion of the building above twenty-three feet for a flat roof, and thirty feet for a pitched roof may exceed thirty feet in width. Multiple projections above twenty-three feet for a flat roof and thirty feet for a pitched roof shall be separated by a minimum twenty-foot wide unobstructed view corridor. No projections, connections, or mechanical equipment may be placed in the view corridor.
- c. **Maximum Unit Density.** For parcels four thousand square feet or more, the maximum unit density shall be one dwelling unit for each one thousand five hundred square feet of parcel area, or four total units, whichever is less. For parcels less than four thousand square feet, no dwelling units shall be permitted, except that one dwelling unit may be permitted on any legal parcel which existed on September 8, 1988. No more than one dwelling unit shall be permitted on a parcel forty feet or less in width
- d. **Maximum Parcel Coverage.** Fifty percent of the parcel area.
- e. **Front Yard Setback.** The minimum required front yard setback shall be either twenty feet or shall comply with the minimum front yard setback for the district as set forth in the Official Districting Map, whichever area is greater. At least thirty percent of the building elevation above fourteen feet in height shall provide an additional five-foot average setback from the minimum required front yard setback.
- f. **Beach Rear Yard Setback.** Twenty-five feet.

- g. **Side Yard Setback.** The minimum required side yard setback shall be determined in accordance with the following formula, except that for lots of less than fifty feet in width, the minimum required side yard shall be ten percent of the parcel width, but in any event not less than four feet:

$$5' + (\text{stories} \times \text{lot width}) / 50'$$

At least twenty-five percent of the side elevation above fourteen feet in height shall provide an additional four-foot average setback from the minimum required side yard setback.

- h. **Minimum Parcel Size.** Five thousand square feet. Each parcel shall contain a minimum depth of one hundred feet and a minimum width of fifty feet, except that parcels existing on September 8, 1988 shall not be subject to this requirement.
- i. **Development Review.** Except for projects listed in Section 9.40.020(B), a development review permit shall be required for any development of ten thousand square feet or more in floor area.
- j. **View Corridor.** A structure with seventy square feet or more of frontage parallel to Pacific Coast Highway shall provide an unobstructed view corridor between Pacific Coast Highway and the ocean. The view corridor shall be a minimum of twenty feet in width and forty feet in height measured from the property line parallel to the Pacific Coast Highway.
- k. **Parking.** Uncovered parking may be located in the front half of the parcel and within the minimum required front yard setback.
- l. **Private Open Space.** Any project containing four or more residential dwelling units shall provide the following minimum open space: one hundred square feet per unit for projects with four or five units, and fifty square feet per unit for projects of six units or more. For purposes of this requirement, “residential dwelling unit” shall mean any unit three hundred seventy-six square feet in area or larger. Affordable housing projects may substitute one square foot of common open space for each square foot of required private open space.
2. For Multi-Unit Residential District parcels bounded by Neilson Way to the east, Ocean Park Boulevard to the south, Barnard Way to the west, and up to and including the parcels on the north side of Wadsworth Avenue to the north, the following development standards shall apply in lieu of the corresponding land use regulations specified in Table 9.08.020 and development standards specified in Table 9.08.030:
- a. **Uses.**
- i. **Permitted Uses:** One Single Unit Dwelling per parcel on a permanent foundation (including Manufactured Housing); One Duplex (including a detached second unit when located on a parcel containing one Single Unit Dwelling) on any legal parcel that existed on August 31, 1975; Family Day Care, Small; Family Day Care, Large; Hospice, Limited; Supportive Housing, Transitional Housing; Public Parks and Playgrounds.

- ii. **Uses Subject to Minor Use Permits:** One-story accessory living quarters up to fourteen feet in height on parcels having a minimum area of 10,000 SF; Hospice, General.
 - iii. **Conditionally Permitted Uses:** One-story accessory buildings over fourteen feet in height or two-story accessory buildings up to a maximum of twenty-four feet.
- b. **Maximum Building Height.** Two stories, not to exceed twenty-three feet for a flat roof or thirty feet for a pitched roof. A “pitched roof” is defined as a roof with at least two sides having no less than one foot of vertical rise for every three feet of horizontal run. The walls of the building may not exceed the maximum height required for a flat roof. There shall be no limitation on the number of stories of any affordable house project, as long as the building height does not exceed the maximum number of feet permitted in this Section.
 - c. **Maximum Unit Density.** A minimum of fifteen hundred square feet of parcel area for each dwelling unit, or four units total, whichever is less. However, one duplex shall be permitted on any legal parcel that existed on August 31, 1975.
 - d. **Maximum Parcel Coverage.** Sixty percent of the parcel area.
 - e. **Minimum Parcel Size.** Three thousand square feet. Each parcel shall have a minimum depth of one hundred feet and a minimum width of thirty feet, except that parcels already developed and existing on September 8, 1988, shall not be subject to this requirement.
 - f. **Front Yard Setback.** Ten feet.
 - g. **Rear Yard Setback.** Fifteen feet.
 - h. **Side Yard Setback.** The minimum required side yard setback shall be determined in accordance with the following formula, except that for lots of less than fifty feet in width, the minimum required side yard setback shall be ten percent of the parcel width, but in any event not less than four feet:
$$5' + (\text{stories} \times \text{lot width}) / 50'$$
 - i. **Front Yard Paving.** No more than fifty percent of the area of the required front yard setback, including driveways, shall be paved.
 - j. **Private Open Space.** Any project containing four or more residential dwelling units shall provide the following minimum open space: one hundred square feet per unit for projects with four or five units, and fifty square feet per unit for projects of six units or more. For purposes of this requirement, “residential dwelling unit” shall mean any unit three hundred seventy-six square feet in area or larger. Affordable housing projects may substitute one square foot of common open space for each square foot of required private open space.
- 3. For Multi-Unit Residential District parcels bounded by Appian Way to the east, Vicente Terrace to the south, Ocean Front Walk to the west, and Seaside Terrace to the north, the following development standards shall apply in lieu of the corresponding land use

regulations specified in Table 9.08.020 and development standards specified in Table 9.08.030:

- a. **Uses.**
 - i. **Permitted Uses:** Single-Unit Dwellings placed on a permanent foundation (including Manufactured Housing); Multi-Unit Dwellings; Single-Room Occupancy Housing; Congregate Housing; Senior Citizen Multiple-Unit Residential; Senior Group Residential; Family Day Care, Small; Supportive Housing; Transitional Housing; Hospice, Limited; One-story accessory building and structures up to fourteen feet in height; Public parks and playgrounds.
 - ii. **Uses Subject to Minor Use Permits:** One-story accessory living quarters up to fourteen feet in height on parcels having a minimum area of 10,000 SF; Hospice, General.
 - iii. **Conditionally Permitted Uses:** Bed and Breakfast; Day Care Center; Group Residential; Residential Care Facility; Community Assembly; Emergency Shelter; One-story accessory buildings over fourteen feet in height or two-story accessory buildings up to a maximum of twenty-four feet; Offices and meeting rooms for charitable, youth, and welfare organizations; Schools; Convenience Market; Bicycle and skate rental facilities; Underground parking structures provided the parcel was occupied by a surface parking lot at the time of adoption of this Chapter, the parcel is not adjacent to a parcel in the NC District, the ground level above the underground parking structure is used for residential or public park and open space uses, the structure is associated with an adjacent commercially zoned parcel, and the vehicle access to the underground parking is from the commercially zoned parcel and as far from the residentially zoned parcel as is reasonably possible.
- b. **Maximum Building Height.** Two stories, not to exceed thirty feet, except that there shall be no limitation on the number of stories of any affordable housing project, as long as the building height does not exceed thirty feet.
- c. **Maximum Floor Area Ratio.** 1.0.
- d. **Maximum Unit Density.** For projects on parcels of four thousand square feet or more, one dwelling unit for each one thousand five hundred square feet of parcel area shall be permitted, or five units total, whichever is less. For parcels less than four thousand square feet, no dwelling units shall be permitted, except that one dwelling unit may be permitted if a single-unit dwelling existed on the parcel on September 8, 1988.
- e. **Maximum Parcel Coverage.** Fifty percent of the parcel area.
- f. **Minimum Parcel Size.** Five thousand square feet. Each parcel shall contain a minimum depth of one hundred feet and a minimum width of fifty feet, except that parcels existing on September 8, 1988 shall not be subject to this requirement.

- g. **Front Yard Setback.** The minimum required front yard setback shall be either twenty feet, or shall comply with the minimum front yard setback for the district as set forth in the Official Districting Map, whichever area is greater.
- h. **Rear Yard Setback.** Fifteen feet.
- i. **Side Yard Setback.** The minimum required side yard setback shall be determined in accordance with the following formula, except that for lots of less than fifty feet in width, the minimum required side yard setback shall be ten percent of the parcel width, but in any event not less than four feet:
$$5' + (\text{stories} \times \text{lot width}) / 50'$$
- j. **Development Review.** Except for projects listed in Section 9.40.020(B), a development review permit shall be required for any development of ten thousand square feet or more in floor area.
- k. **Private Open Space.** Any project containing four or more residential dwelling units shall provide the following minimum open space: one hundred square feet per unit for projects with four or five units, and fifty square feet per unit for projects of six units or more. For purposes of this requirement, “residential dwelling unit” shall mean any unit three hundred seventy-six square feet in area or larger. Affordable housing projects may substitute one square foot of common open space for each square foot of required private open space.
- l. **Upper-Level Stepback Requirements.**
 - i. **Additional Front Stepback Over Fourteen Feet in Height.** For new structures or additions to existing structures, any portion of the front building elevation above fourteen feet exceeding seventy-five percent of the maximum buildable front elevation shall be stepped back from the front setback line an additional average amount equal to four percent of parcel depth, but in no case resulting in a requirement stepback greater than ten feet. As used in this Section, “maximum buildable elevation” shall mean the maximum potential length of the elevation permitted under these regulations, which includes parcel width or length (as applicable), minus required minimum setbacks.
 - ii. **Additional Side Stepback Over Fourteen Feet in Height.** For new structures or additions to existing structures, any portion of the side building elevation above fourteen feet exceeding fifty percent of the maximum buildable side elevation shall be stepped back from the side setback line an additional average amount equal to six percent of parcel width, but in no case resulting in a required stepback greater than ten feet.
 - iii. The upper-level stepback requirements may be modified subject to the review and approval of the Architectural Review Board if the Board finds that the modification will not be detrimental to the property, adjoining properties, or the general area in which the property is located, and the objectives of the stepback requirements are satisfied by the provision of

alternative setbacks or other features which reduce effective mass to a degree comparable to the relevant standard requirement.

B. **Additional Stepback at Upper Stories.** The maximum building height shall not exceed 30 feet in the R2 District, 40 feet in the R3 District, and 45 feet in the R4 District, and shall be subject to the following standards:

1. **R2 District.** No portion of the building volume above 23 feet shall encroach into a daylight plane starting at 23 feet above the front setback line and sloping upward at a 45-degree angle toward the rear of the parcel. The 23 foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Section 9.04.050.
2. **R3 District.** No portion of the building volume above 35 feet shall encroach into a daylight plane starting at 35 feet above the front setback line and sloping upward at a 45-degree angle toward the rear of the parcel. The 35 foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Section 9.04.050.
3. **R4 District.** No portion of the building volume above 40 feet shall encroach into a daylight plane starting at 40 feet above the front setback line and sloping upward at a 45-degree angle toward the rear of the parcel. The 40 foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Section 9.04.050.
4. The covered portion of all stories above the second story in any multi-unit structure shall be set back an average of 10 feet from the second floor front façade.

C. **Front and Side Setbacks.**

1. The front yard setback on Arcadia Terrace and Seaview Terrace shall be 30 feet measured from the center line of the walkway.
2. In the R2, R3, and R4 Districts, the street side setback shall be at least 15 percent of the parcel width but no less than 6 feet and is not required to exceed 10 feet.
3. Where a corner parcel in an R2, R3, or R4 District abuts a parcel in an R1 District, the street side setback shall be at least half of the required front setback in the adjacent R1 District.

D. **Transition Requirements Adjacent to R1 District.** Where an R2, R3, or R4 District adjoins an R1, the following standards apply:

1. The maximum height within 25 feet of an R1 District is 23 feet for a building with a flat roof. A building with a pitched roof may be built to the maximum height.
2. The building setback from an R1 District boundary shall be 10 feet for interior side setbacks and 20 feet for rear setbacks.
3. A landscaped planting area, a minimum of 5 feet in width, shall be provided along all R1 District boundaries. A tree screen shall be planted in this area with trees planted at a minimum interval of 15 feet.

E. **Special Project Design and Development Standards.** The new construction of or new addition to a principal building shall comply with the following standards:

1. Street-facing pedestrian entries shall not be located below grade, and any excavation to access the entry shall be prohibited.

2. An additional five-foot setback beyond the minimum front yard setback set forth in Section 9.08.030 is required for at least twenty-five percent of the width of the front façade. This setback shall be fully integrated into the building through balconies, decks, or other elements that articulate the front of the building.
3. All required setbacks set forth in Section 9.08.030 shall be open to the sky except for permitted architectural projections contained in Section 9.21.110.
4. Mezzanines shall be concealed within the building and shall not appear as an additional story on the exterior building façade.
5. An additional two-foot average side yard setback from the minimum requirement set forth in Section 9.08.030 shall be provided at each story. Setback areas greater than five feet in depth from the minimum side yard setback, or the area used to comply with the additional setback requirements of this Section, shall not be used to satisfy compliance with this requirement.
6. The allocation of allowable parcel coverage area shall be distributed to provide clear delineation between individual units through: changes in wall plane, in plan or section; use of additional setbacks; use of decks or balconies; or other architectural and spatial manipulation. A change in plane to differentiate individual units shall be a minimum of twelve inches. However, more than one but no more than three units may be grouped together for the purpose of providing a shared entry, balcony or other common exterior space.

F. **Courtyards.** Parcels having a width greater than ninety-nine feet and located in the R2, R3, or R4 District shall provide a courtyard on the lot. Courtyards shall comply with the following design criteria:

1. Courtyards shall be no less than ten percent of the total lot area and in no case less than one thousand square feet with a minimum width and length of eighteen feet measured parallel to the front and side parcel lines. Required setback area shall not count toward the minimum width and length or one thousand square foot requirement.
2. Courtyards shall be open to the sky, but may include permitted projections set forth in Section 9.21.110 for side yard projections. If mechanical or utility equipment is placed in the courtyard, it shall be screened visually and acoustically and shall not encroach into the minimum courtyard area.
3. A minimum of 50% of the courtyard's perimeter shall be enclosed by a building.
4. Courtyards shall be visible and accessible from the sidewalk and each ground floor unit. Courtyards shall be visible from the street with a minimum ten foot wide opening that is open to the sky. For openings less than 18 feet in width into courtyards, the depth of the opening shall not exceed twice the width of the opening.
5. At least 50% of courtyard areas shall be planted pursuant to Sections 9.26.060 and 9.26.070. Planting shall be at grade or in finished planters not exceeding 18 inches above finished grade. At least one canopy tree in a tree well providing a minimum soil volume pursuant to Section 9.26.050(A)(3) shall be planted in all courtyards.
6. The majority of primary entrances to all ground floor units shall be accessed from the street frontage or courtyard.

- G. **Planting Areas.** The following areas shall be landscaped and may count toward the total area of site landscaping required by Table 9.08.030.
1. ***Setback Areas Adjacent to Streets.*** All visible portions of a required setback area adjacent to a street that are not used for driveways or walks shall be dedicated for planting areas or landscaping. These areas shall be planted with the appropriate number and sizes of trees as necessary to provide shade and to increase a project's energy efficiency. Recreational vehicles, utility trailers, unmounted camper tops, boats, cars, trucks, motorcycles, or other vehicles shall not be parked or stored within a required planting or landscape area.
 2. ***Interior Side Setback Areas.*** At least 50 percent of each required setback area shall be planting area, except that for parcels less than 50 feet in width, 50 percent of any one interior side setback area shall be planted.
 3. ***Adjacent to R1 Districts.*** A continuous planting area having a minimum width of 5 feet is provided along interior parcel lines when an R2, R3, or R4 District is adjacent to an R1 District.

Chapter 9.09 Ocean Park Neighborhood Districts

Sections:

- 9.09.010 Purpose
- 9.09.020 Land Use Regulations
- 9.09.030 Development Standards

9.09.010 Purpose

The purposes of the “Ocean Park Neighborhood” Districts are to:

- A. Maintain the Ocean Park neighborhood as an eclectic residential neighborhood that maintains its identity as a beach-oriented community in the middle of a thriving urban environment.
- B. Ensure that the scale and design of new or rehabilitated development is sensitive to the scale and massing of existing adjacent structures and with the surrounding neighborhood context.
- C. Provide for the maintenance and continuation of a mixture of residential building types that range from older single-unit homes, duplexes, and triplexes to multi-unit housing.
- D. Protect the quality of life of neighborhood residents against potential impacts related to development - traffic, noise, air quality, and the encroachment of commercial activities.
- E. Ensure adequate light, air, privacy, and open space for each dwelling.
- F. Avoid overburdening public facilities, including sewer, water, electricity, and schools, by an influx and increase of people to a degree larger than the City’s geographic limits, tax base, or financial capabilities can reasonably and responsibly accommodate.
- G. Provide sites for institutional, residential, and neighborhood serving uses such as day care, parks, community facilities, and neighborhood stores that provide goods and services to support daily life within walking distance of neighborhoods and complement surrounding residential development.

The specific designations and the additional purposes of the Ocean Park Districts are:

OP1 Ocean Park Single Unit Residential. This Zoning District is intended to maintain areas where single unit housing predominates. This District allows for single unit housing on individual parcels at densities of one unit plus one second dwelling per legal parcel. In addition to detached single unit homes and second dwelling units, this District provides for uses such as parks and family day care that may be appropriate in a residential environment.

OPD Ocean Park Duplex Residential. This Zoning District is intended to maintain areas where single unit and duplex residential uses predominate and is in particular, intended to preserve the unique characteristics of the Copeland Court walk street. In addition to detached single unit homes and duplexes at a maximum density of two units on an individual parcel, this District provides for uses such as parks and family day care, transitional housing, hospice facilities, and neighborhood serving uses such as childcare and community facilities that may be appropriate in a residential environment.

OP2 Ocean Park Low Density Residential. This Zoning District is intended to provide a variety of low density housing types that reflects the distinct identity of the Ocean Park neighborhood. These types include single unit housing, duplexes and triplexes, townhouses, and courtyard housing with at least 2,000 square feet of parcel area per unit exclusive of City and State density bonuses. In addition to low density residential development, this District provides for uses such as transitional housing or hospice facilities, family day care, and neighborhood serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment.

OP3 Ocean Park Medium Density Residential. This Zoning District is intended to maintain a variety of multi-unit housing types with at least 1,500 square feet of parcel area per unit or 1,250 square feet of parcel area per unit for projects that provide identified community benefits. Types of dwelling units include low- and medium-scale single-unit housing, multi-unit housing, townhouses, courtyard housing, and duplexes and triplexes. This District also provides for residential facilities such as transitional housing and hospice facilities, family day care, and neighborhood serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment.

OP4 Ocean Park High Density Residential. This Zoning District is intended to provide areas for multi-unit housing at greater intensities than other Ocean Park Neighborhood districts. Housing types include single-unit housing, three-to four-story multi-unit housing projects, duplexes, and triplexes with at least 1,250 square feet of parcel area per unit or 900 square feet of parcel area per unit for projects that provide identified community benefits. This District also provides residential facilities such as assisted living, transitional housing, and hospice facilities, family day care, hotels, and neighborhood-serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment.

9.09.020 Land Use Regulations

Table 9.09.020 prescribes the land use regulations for Ocean Park Neighborhood Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“L(#)” designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

“CUP” designates use classifications that are permitted after review and approval of a Conditional Use Permit.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit.

“–” designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

TABLE 9.09.020: LAND USE REGULATIONS—OCEAN PARK NEIGHBORHOOD DISTRICTS						
<i>Use Classification</i>	<i>OP1</i>	<i>OPD</i>	<i>OP2</i>	<i>OP3</i>	<i>OP4</i>	<i>Additional Regulations</i>
Residential Uses						
Residential Housing Types	<i>See sub-classifications below.</i>					
<i>Single Unit Dwelling</i>	P	P	P	P	P	
<i>Second Dwelling Unit</i>	P	P	P	P	P	Section 9.31.300, Second Dwelling Units
<i>Duplex</i>	–	P	P	P	P	
<i>Multiple-Unit Structure</i>	–	–	P	P	P	
<i>Senior Citizen Multiple-Unit Residential</i>	–	–	P	P	P	
<i>Single-Room Occupancy Housing</i>	–	–	P	P	P	
<i>Group Residential</i>	–	–	MUP	MUP	MUP	
<i>Congregate Housing</i>	–	–	P	P	P	
<i>Senior Group Residential</i>	–	L (2)	P	P	P	Section 9.31.310, Senior Group Residential
Elderly and Long-Term Care	–	–	CUP	CUP	CUP	
Emergency Shelters	–	–	CUP	CUP	CUP	Section 9.31.130, Emergency Shelters
Family Day Care	<i>See sub-classifications below.</i>					
<i>Large</i>	P	P	P	P	P	Section 9.31.140, Family Day Care, Large
<i>Small</i>	P	P	P	P	P	
Residential Facilities	<i>See sub-classifications below.</i>					
<i>Residential Care, General</i>	–	–	MUP	MUP	MUP	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Limited</i>	P	P	P	P	P	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Senior</i>	L (2)	L (2)	L (3)/MUP	L (3)/MUP	L (3)/MUP	Section 9.31.270, Residential Care Facilities
<i>Hospice, General</i>	–	MUP	MUP	MUP	MUP	
<i>Hospice, Limited</i>	P	P	P	P	P	
Supportive Housing	P	P	P	P	P	

TABLE 9.09.020: LAND USE REGULATIONS—OCEAN PARK NEIGHBORHOOD DISTRICTS						
<i>Use Classification</i>	<i>OP1</i>	<i>OPD</i>	<i>OP2</i>	<i>OP3</i>	<i>OP4</i>	<i>Additional Regulations</i>
Transitional Housing	P	P	P	P	P	
Public and Semi-Public Uses						
Adult Day Care	CUP	CUP	CUP	CUP	CUP	
Child Care and Early Education Facilities	CUP	CUP	CUP	CUP	CUP	Section 9.31.120, Child Care and Early Education Facilities
Community Assembly	–	–	CUP	CUP	CUP	
Community Gardens	P	P	P	P	P	
Cultural Facilities	–	CUP	CUP	CUP	CUP	Limited to Designated Landmarks
Park and Recreations Facilities, Public	P	P	P	P	P	
Schools, Public or Private	CUP	CUP	CUP	CUP	CUP	
Commercial Uses						
Food and Beverage Sales	See sub-classifications below.					
<i>General Market</i>	–	–	CUP (4)	CUP (4)	CUP (4)	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.150, General Markets in Residential Districts
Lodging	See sub-classifications below.					
<i>Bed and Breakfast</i>	–	–	CUP	CUP	CUP	Within Designated Landmarks only. Section 9.31.090, Bed and Breakfasts
<i>Hotels and Motels</i>	-	-	-	-	CUP	
Transportation, Communication, and Utilities Uses						
City Bikeshare Facility	P	P	P	P	P	
Utilities, Minor	P	P	P	P	P	
Specific Limitations:						
(1) Reserved						
(2) Limited to facilities for 6 or fewer residents; facilities for more than 6 residents not permitted.						
(3) Limited to facilities for 6 or fewer residents. Facilities for more than 6 residents require a Minor Use Permit.						
(4) Only stores up to 2,500 square feet may be allowed with approval of a Conditional Use Permit. Stores must be located at least 300 feet from a commercial district with a Food and Beverage Service use.						

9.09.030 Development Standards

Table 9.09.030 prescribes development standards for Ocean Park Neighborhood Districts. Additional regulations are denoted with Section numbers in the right hand column or with individual letters in parentheses. Section numbers refer to other Sections of this Ordinance, while individual letters in parentheses refer to subsections that directly follow the table.

TABLE 9.09.030: DEVELOPMENT STANDARDS—OCEAN PARK NEIGHBORHOOD DISTRICTS						
<i>Standard</i>	<i>OP1</i>	<i>OPD</i>	<i>OP2</i>	<i>OP3</i>	<i>OP4</i>	<i>Additional Regulations</i>
Parcel and Density Standards						
Minimum Parcel Size (sq. ft.)	4,000	5,000	5,000	5,000	5,000	
Maximum Parcel Size (sq. ft.)	See 9.21.030 (B)	See 9.21.030 (B)	See 9.21.030 (B)	See 9.21.030 (B)	See 9.21.030 (B)	
Minimum Parcel Width (ft.)	25	50	50	50	50	
Minimum Parcel Depth (ft.)	80	100	100	100	100	
Minimum Parcel Area (sq. ft.) per Unit						
<i>Tier 1—Base Standard</i>	N/A	2 units per parcel	2,000	1,500	1,250	See (A)
Building Form and Location						
Maximum Number of Stories						
<i>Tier 1—Base Standard</i>	2	2	2 See (B)	2	3	
<i>100% Affordable Housing Projects</i>	2	No limit to stories.				
Maximum Building Height (ft.)						
<i>Base Standard—Flat Roofs; Roofs Pitched Less Than 1:3</i>	20	23	23 See (B)	23	35	
<i>Pitched Roofs</i>	27	30	30 See (B)	30	35	The walls of the building may not exceed the maximum height required for a flat roof.
Maximum Parcel Coverage (% of Parcel Area)						
<i>Tier 1—Base Standard</i>	50	50	50	50	50	55% for parcels less than 35 ft. in width in OP1

TABLE 9.09.030: DEVELOPMENT STANDARDS—OCEAN PARK NEIGHBORHOOD DISTRICTS						
<i>Standard</i>	<i>OP1</i>	<i>OPD</i>	<i>OP2</i>	<i>OP3</i>	<i>OP4</i>	<i>Additional Regulations</i>
<i>100% Affordable Housing Projects</i>	60	60	60	60	60	
Minimum Setbacks (ft.)						
<i>Front</i>	15 [10, if average of adjacent dwelling (s) is 10 ft. or less]	30 measured from the centerline of the walkway	20 [15, if average of adjacent dwelling (s) is 10 ft. or less]	20 [10, if average of adjacent dwelling (s) is 10 ft. or less]	15 [10, if average of adjacent dwelling(s) is 10 ft. or less]	Except for OPD, a one-story covered or uncovered porch open on three sides may encroach six feet into the required front setback if the roof does not exceed a height of 14 feet and the porch width does not exceed 40% of the building width at the front of the building.
<i>Side—Blank walls and walls containing secondary windows on parcels less than 50 ft. in width</i>	Greater of 4 ft. or 10% of parcel width					3 feet for parcels less than 35 ft. in width in OP1
<i>Side— Blank walls and walls containing secondary windows on parcels 50 ft. or more in width</i>	See formula in. See (C)					
<i>Side—Walls containing primary windows on parcels less than 50 ft. in width</i>	8 ft. setback from property line. 12 ft. of separation must be maintained between primary window and any adjacent structures					3 feet for parcels less than 35 ft. in width in OP1
<i>Side—Walls containing primary windows on parcels 50 ft. or more in width</i>	12 ft. See (C)					
<i>Street side--Parcels less than 50 ft. in width</i>	Greater of 4 ft. or 10% of parcel width	See formula in (C)				3 feet for parcels less than 35 ft. in width in OP1
<i>Street Side –Parcels 50 ft. or more in width</i>	See (C)	10 ft. See (C)				
<i>Rear</i>	10	15	15	15	15	
<i>Parking</i>	Section 9.28.070, Location of Parking					
<i>Minimum Spacing between Buildings (ft.) – Buildings facing each other on the same lot</i>	–	See (D)	See (D)	See (D)	See (D)	

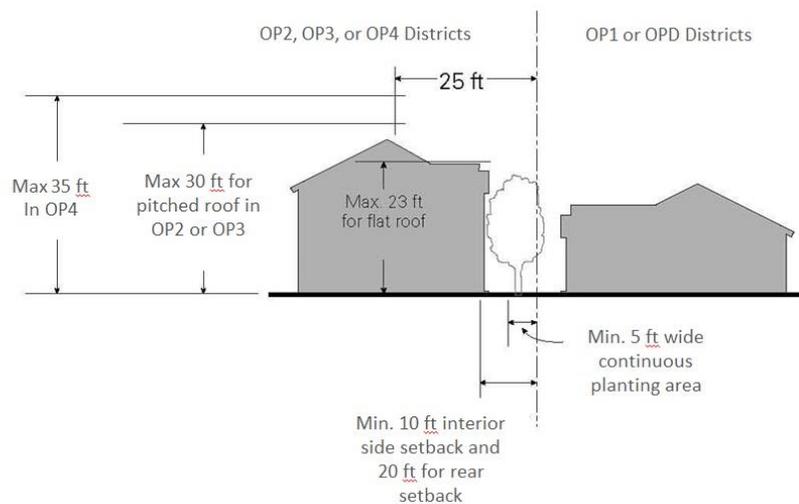
TABLE 9.09.030: DEVELOPMENT STANDARDS—OCEAN PARK NEIGHBORHOOD DISTRICTS						
<i>Standard</i>	<i>OP1</i>	<i>OPD</i>	<i>OP2</i>	<i>OP3</i>	<i>OP4</i>	<i>Additional Regulations</i>
Transition Requirements Adjacent to OP1 or OPD Districts	–	–	See (F)	See (F)	See (F)	
Open Space & Landscaping						
Minimum Outdoor Living Area (sq. ft.) per Dwelling Unit						Section 9.21.090, Outdoor Living Area
<i>Private</i>	NA	60	60	60	60	Required only of projects with 2 or more units.
<i>Total</i>	NA	150	150	150	100	Required only of projects with 2 or more units.
Minimum Planting Area (% of parcel area)	25	25	25	25	20	See (G), Chapter 9.26, Landscaping. Required only of projects with 2 or more units.
Additional Standards						
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures					
Exceptions to Height Limits	Section 9.21.060, Height Exceptions					
Fences and Walls	Section 9.21.050, Fences, Walls, and Hedges					
Home Occupation	Section 9.31.160, Home Occupation					
Landscaping	Section 9.09.030 (G), Chapter 9.26, Landscaping					
Lighting	Section 9.21.080, Lighting					
Off-Street Parking and Loading	Chapter 9.28, Parking , Loading, and Circulation					
Projections into Required Setbacks	Section 9.21.110, Projections into Required Setbacks					
Screening	Section 9.21.140, Screening					
Solar Energy Systems	Section 9.21.150, Solar Energy Systems					
Trash Screening and Enclosure	Section 9.21.130, Resource Recovery and Recycling Standards					

- A. **Maximum Density.** The following additional rules apply to the maximum residential density:
1. **Calculation of Units—Remainder Parcel Area.** An additional unit is allowed on a parcel if, after calculating the allowed number of units based on the minimum required parcel area per unit stated in Table 9.09.030 for the respective district, the excess parcel area equals or exceeds the following:
 - a. 1,000 square feet in OP2.
 - b. 750 square feet in OP3.

- c. 625 square feet in OP4.
 2. **Parcels Less Than 4,000 Square Feet.** No more than one dwelling unit shall be permitted on a parcel 4,000 square feet or less in area.
 3. **Parcels over 10,000 Square Feet—OP2 District.** In the OP2 District, the maximum density on parcel that have an area of 10,000 square feet or more or a combined street frontage of 100 feet or more shall be one dwelling unit for each 2,500 square feet of combined lot area, except where 100 percent of the proposed units are deed restricted for very low, low, middle, and/or moderate income housing, in which case the density shall be one unit for each 2,000 square feet of parcel area.
 4. **Parcels over 15,000 Square Feet—OP3 District.** In the OP3 District, the maximum density on parcel that have an area of 15,000 square feet or more or exceed a combined street frontage of 150 feet shall be one dwelling unit for each 2,000 square feet (OP3) of combined parcel area, except where 100 percent of the proposed units are deed restricted for very low, low, middle, and/or moderate income housing, in which case the density shall be one unit for each 1,500 square feet of parcel area.
- B. **Maximum Height on Sloped Parcels—OP2 District.** In the OP2 District, on upslope parcel where the change in elevation is 10 feet or greater from the finished surface of the sidewalk adjacent to the property line to the required rear setback line, the maximum allowable height for structures is:
1. One story and 14 feet in height for the first 15 feet of horizontal distance on the parcel measured from the front parcel line.
 2. 2 stories and 18 feet for a flat roof or 23 feet for a pitched roof for that portion of the structure located between 15.1 feet and 30 feet from the front parcel line.
 3. The maximum permitted height for structures beyond 30 feet from the front parcel line shall be 2 stories and 23 feet for a flat roof or 30 feet for structures with a pitched roof.
 4. The finished grade shall be no more than three feet below or above the theoretical grade line at any point adjacent to a building if excavation occurs. An opening to a garage may remain unexcavated.
- C. **Front and Side Setbacks.**
1. The front yard setback on Copeland Court shall be 30 feet measured from the center line of the walkway.
 2. The following formula shall be used to determine the required side setback for blank walls and walls containing secondary windows. In the OP1 District, this formula shall also be used to determine the required street side setback on lot parcels 50 feet or more in width. In the OP2, OP3, and OP4 districts, it shall be used to determine the required street side setback on parcels less than 50 feet in width. The setback is calculated as follows:
$$\text{Setback (ft.)} = 5 + \frac{(\text{stories} \times \text{parcel width})}{50}$$
 3. Within the required side setback area for corner parcels 50 feet or greater in width, covered or uncovered stairways or porches not exceeding 35 percent of the building frontage on the street side may encroach up to 5 feet into the required side setback.

4. Within the required side or street side setback area for parcels 50 feet or greater in width, the second floor side setback above a primary window shall not project more than 2 feet into the required side setback.
- D. **Building Spacing.** Buildings that face each other on the same lot shall be separated by the following minimum distances:
1. 15 feet if one building has primary windows facing the other.
 2. 25 feet when the windows of primary spaces in both buildings face each other on the ground or second level, except 15 feet when they are visually separated by a solid wall or opaque fence over five feet six inches in height.
 3. 10 feet when secondary windows face each other or when a secondary window faces a blank wall.
- E. **Roof Decks.** The handrail surrounding a roof deck shall be set back a minimum of three feet from the edge of the building at the side and rear yards.
- F. **Transition Requirements Adjacent to OP1 or OPD District.** Where an OP2, OP3 or OP4 District adjoins an OP1 or OPD District, the following standards apply:
1. The maximum height within 25 feet of an OP1 or OPD District is 23 feet for a building with a flat roof and 27 feet for a building with a pitched roof.
 2. The building setback from an OP1 or OPD District boundary shall be 10 feet for interior side setbacks and 20 feet for rear setbacks.
 3. A landscaped planting area, a minimum of 5 feet in width, shall be provided along all OP1 or OPD district boundaries. A tree screen shall be planted in this area with trees planted at a minimum interval of 15 feet.

FIGURE 9.09.030.D: TRANSITION REQUIREMENTS ADJACENT TO OP1 OR OPD DISTRICT—OCEAN PARK NEIGHBORHOOD DISTRICT



- G. **Planting Areas.** The following areas shall be landscaped, and may count toward the total area of site landscaping required by Table 9.09.030.
1. ***Setback Areas Adjoining Streets.*** All visible portions of a required setback area adjoining a street that are not used for driveways or walks shall be planting area or landscape. Recreational vehicles, utility trailers, un-mounted camper tops, boats, cars, trucks, motorcycles, or other vehicles shall not be parked or stored within a required planting or landscape area.
 2. ***Interior Setback Areas.*** At least 50 percent of each required interior side setback and rear setback shall be planting area having a minimum width of 7.5 feet adjoining a side or rear parcel line. The width of a required planting area may be reduced to 3 feet in one side or rear setback areas adjoining a driveway or patio, and a nonresidential accessory structure may occupy a portion of the planting area in a rear setback area.
 3. ***Adjoining OP1 and OPD Districts.*** A continuous planting area having a minimum width of 5 feet shall be provided along interior parcel lines when an OP2, OP3, or OP4 District adjoins an OP1 or OPD district.

Chapter 9.10 Downtown Districts

Development standards for the Downtown Districts will be developed through a Specific Plan process. Until such time the Specific Plan is adopted for these Downtown Districts, the existing Bayside District Specific Plan and applicable land use designations established in the 1984 Land Use and Circulation Element, as amended, continue to apply to the Downtown Core. Properties located outside of the Downtown Core shall be governed by the Mixed Use Boulevard land use designation of the 2010 Land Use and Circulation Element and the standards of this Zoning Ordinance.

Chapter 9.11 Mixed-Use and Commercial Districts

Sections:

- 9.11.010 Purpose
- 9.11.020 Land Use Regulations
- 9.11.030 Development Standards

9.11.010 Purpose

The purposes of the “Mixed-Use and Commercial” Districts are to:

- A. Transform auto-oriented boulevards and corridors into vibrant, diverse, and attractive corridors that support a mix of predominantly residential uses along with pedestrian and neighborhood serving uses in order to achieve an active social environment within a revitalized streetscape.
- B. Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan.
- C. Increase housing for all income levels along boulevards and encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and a pleasant quality of life.
- D. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along commercial and mixed-use corridors.
- E. Provide appropriate buffers and transition standards between commercial and residential uses to preserve both commercial and mixed-use feasibility and residential quality and provide a sensitive transition between the commercial uses and neighboring residences.

The specific designations and the additional purposes of the Mixed-Use and Commercial Districts are:

MUBL Mixed-Use Boulevard Low. This Zoning District is intended to facilitate the transformation of Sections of boulevards into vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent low density neighborhoods. Allowable ground floor uses include active, local-serving retail, open spaces such as plazas, service-oriented commercial uses, and residential and hotel uses in limited areas. Residential development for all income levels is the predominant use above the first floor.

MUB Mixed-Use Boulevard. This Zoning District is intended to facilitate the transformation of underutilized and auto-oriented Sections of boulevards into vibrant, diverse, and attractive pedestrian friendly mixed-use boulevards that support local-serving retail and a diversity of housing types. The Mixed-Use Boulevard District provides an environment that will accommodate affordable, workforce, and market-rate housing, stepping down in height and mass when adjacent to residential neighborhoods, as well as a variety of local-serving uses. Allowable ground floor uses include local-serving retail uses, ground floor open spaces such as small parks and plazas, service-oriented commercial uses, and some small-scale office uses. Residential development for all income levels is the predominant use above the first floor in certain locations.

In parts of the District, especially along the south side of Wilshire, medical and dental offices are allowed on all floors.

GC General Commercial. This Zoning District is intended to maintain areas for affordable and market rate housing and a broad range of commercial uses that provide necessary daily services such as auto sales and auto repair, convenience retail, hotels, hardware stores, and small restaurants while respecting adjacent residential neighborhoods and established neighborhood commercial areas.

NC Neighborhood Commercial. This Zoning District is intended to maintain and enhance small-scale neighborhood shopping districts that provide daily goods and services easily accessible from surrounding residential neighborhoods while also serving a sub-regional role. This District provides for a scale and character of development that is pedestrian-oriented and which tends to attract and promote a walk-in clientele. Development within this District should maximize human-scaled elements while providing a sensitive transition between these uses and neighboring residential areas. Ground floor uses include active, local-serving retail and service commercial uses such as small restaurants, laundromats, dry cleaners, beauty/barber shops, and clothing and grocery stores. Uses above the ground floor include residential, commercial, and local-serving office uses. This District is comprised of four geographic areas:

Main Street. Main Street is a neighborhood commercial street that is home to many boutiques, restaurants, and neighborhood-serving businesses. Main Street has both local and regional appeal, providing an eclectic mix of activities that is unique to Southern California.

Ocean Park Boulevard. Ocean Park Boulevard is a local-serving boulevard with two vibrant, neighborhood-serving commercial areas. The boulevard is a complete street for pedestrians, bicycles, transit, and autos, with an enhanced streetscape and dining, retail, and service needs within walking distance of the Sunset Park and Pico neighborhoods.

Pico Boulevard. Pico Boulevard is a local-serving, commercial boulevard that provides an enhanced environment for pedestrians and includes a wider choice of local-serving retail, expanded mobility, and shared parking.

Montana Avenue. Montana Avenue serves as a local, commercial, and entertainment street that also draws regional visitors who enjoy its many cafes and boutique stores.

9.11.020 Land Use Regulations

Table 9.11.020 prescribes the land use regulations for Mixed-Use and Commercial Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“L(#)” designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

“CUP” designates use classifications that are permitted after review and approval of a Conditional Use Permit.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit.

“-” designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
<i>Use Classification</i>	<i>MUBL (19)</i>	<i>MUB (19)</i>	<i>GC (19)</i>	<i>NC (17)</i>	<i>Additional Regulations</i>
Residential Uses					
Residential Housing Types	<i>See sub-classifications below.</i>				
<i>Single Unit Dwelling</i>	P	P	P	P	
<i>Duplex</i>	L	L	L	L	
<i>Multiple-Unit Structure</i>	P	P	P	P	
<i>Senior Citizen Multiple-Unit Residential</i>	P	P	P	P	
<i>Single-Room Occupancy Housing</i>	P	P	P	P	
<i>Group Residential</i>	MUP	MUP	MUP	MUP	
<i>Congregate Housing</i>	P	P	P	P	
<i>Senior Group Residential</i>	P	P	P	P	Section 9.31.310, Senior Group Residential
Elderly and Long-Term Care	P	P	P	-	
Emergency Shelters	L (3)/CUP	L (3)/CUP	L (3)/CUP	L (3)/CUP	Section 9.31.130, Emergency Shelters
Family Day Care	<i>See sub-classifications below.</i>				
<i>Large</i>	P	P	P	P	Section 9.31.140, Family Day Care, Large
<i>Small</i>	P	P	P	P	
Residential Facilities	<i>See sub-classifications below.</i>				
<i>Residential Care, General</i>	P	P	P	P	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Limited</i>	P	P	P	P	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Senior</i>	P	P	P	P	Section 9.31.270, Residential Care Facilities
<i>Hospice, General</i>	P	P	P	P	
<i>Hospice, Limited</i>	P	P	P	P	

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
<i>Use Classification</i>	<i>MUBL (19)</i>	<i>MUB (19)</i>	<i>GC (19)</i>	<i>NC (17)</i>	<i>Additional Regulations</i>
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Public and Semi-Public Uses					
Adult Day Care	P	P	P	L (2)/CUP	
Child Care and Early Education Facilities	P	P	P	L (2)/CUP	Section 9.31.120, Child Care and Early Education Facilities
Colleges and Trade Schools, Public or Private	CUP	CUP	P	CUP	
Community Assembly	L (18)/CUP	L (18)/CUP	L (18)/CUP	L (18)/CUP	
Community Gardens	P	P	P	P	
Cultural Facilities	P	P	P	L (2)/CUP	
Hospitals and Clinics	–	P	CUP	–	
Park and Recreation Facilities, Public	P	P	P	P	
Public Safety Facilities	P	P	P	CUP	
Schools, Public or Private	P	CUP	CUP	P	
Social Service Centers	P	P	P	P	Section 9.31.350, Social Service Centers
Commercial Uses					
Animal Care, Sales, and Services	<i>See sub-classifications below.</i>				
<i>Grooming and Pet Stores</i>	P	P	P	L (2)/CUP	No more than 10 dogs or cats may be kept overnight
<i>Pet Day Care Services</i>	MUP	MUP	MUP	MUP	
<i>Veterinary Services</i>	MUP	MUP	MUP	MUP	
Automobile/Vehicle Sales and Service	<i>See sub-classifications below.</i>				
<i>Alternative Fuels and Recharging Facilities</i>	CUP	CUP	CUP	CUP	
<i>Automobile Rental</i>	CUP	MUP	MUP	–	Section 9.31.050, Automobile Rental
<i>Automobile Storage Use</i>	L (4)/CUP	–	–	–	
<i>New Automobile/Vehicle Sales and Leasing</i>	–	–	CUP (6)	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
<i>Additions 7,500 square feet or less to Automobile/Vehicle Sales and Leasing buildings existing as of 07/06/2010</i>	L (5)/MUP	L (5)/MUP	L (5)/MUP	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
<i>Use Classification</i>	<i>MUBL (19)</i>	<i>MUB (19)</i>	<i>GC (19)</i>	<i>NC (17)</i>	<i>Additional Regulations</i>
<i>Additions larger than 7,500 square feet to Automobile/Vehicle Sales and Leasing buildings existing as of 07/06/2010</i>	CUP (5)	CUP (5)	CUP (5)	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
<i>Automobile/Vehicle Repair, Major</i>	–	–	CUP	–	Section 9.31.060, Automobile/Vehicle Repair, Major and Minor
<i>Automobile/Vehicle Service and Repair, Minor</i>	CUP	–	CUP	–	Section 9.31.060, Automobile/Vehicle Repair, Major and Minor
<i>Automobile/Vehicle Washing</i>	–	–	CUP	–	Section 9.31.080, Automobile/Vehicle Washing
<i>Service Station</i>	CUP	CUP	MUP	–	Section 9.31.320, Service Stations
<i>Towing and Impound</i>	–	–	CUP	–	
Banks and Financial Institutions	<i>See sub-classifications below.</i>				
<i>Banks and Credit Unions</i>	L (2)/CUP	L (2)/CUP	L (2)/CUP	L (2)/CUP	
<i>Check Cashing Businesses</i>	–	–	–	–	
Business Services	P	P	P	L (2)/CUP	
Commercial Entertainment and Recreation	<i>See sub-classifications below.</i>				
<i>Cinemas</i>	L (7)	–	–	L (7)	
<i>Theaters</i>	L (8)/CUP	L (8)/CUP	L (8)/CUP	L (8)/CUP	
<i>Convention and Conference Centers</i>	–	CUP	CUP	–	
<i>Large-Scale Facility</i>	CUP	CUP	CUP	-	
<i>Small-Scale Facility</i>	L (9)/CUP	L (9)/CUP	L (9)/CUP	CUP (16)	Section 9.31.340, Small-Scale Facility, Game Arcades
Eating and Drinking Establishments	<i>See sub-classifications below.</i>				
<i>Bars/Nightclubs/Lounges</i>	CUP	CUP	CUP	-	Section 9.31.040, Alcoholic Beverage Sales
<i>Restaurants, Full-Service, Limited Service & Take-out, (2,500 square feet and smaller, including Outdoor Dining and Seating)</i>	P	P	P	L (10)(11)	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited Service and Take-Out Only Section 9.31.290, Restaurants With Entertainment Section 9.31.200, Outdoor Dining and Seating

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
<i>Use Classification</i>	<i>MUBL (19)</i>	<i>MUB (19)</i>	<i>GC (19)</i>	<i>NC (17)</i>	<i>Additional Regulations</i>
<i>Restaurants, Full-Service, Limited Service & Take-out, (2,501 – 5,000 square feet, including Outdoor Dining and Seating)</i>	MUP	MUP	MUP	MUP (10)(11)	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited Service and Take-Out Only Section 9.31.290, Restaurants With Entertainment Section 9.31.200, Outdoor Dining and Seating
<i>Restaurants, Full-Service, Limited Service & Take-out, (greater than 5,000 square feet, including Outdoor Dining and Seating)</i>	CUP	CUP	CUP	CUP (10)(11)	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited Service and Take-Out Only Section 9.31.290, Restaurants With Entertainment Section 9.31.200, Outdoor Dining and Seating
Equipment Rental	–	P	P	–	
Food and Beverage Sales	<i>See sub-classifications below.</i>				
<i>Convenience Market</i>	CUP	CUP	CUP	CUP	Section 9.31.040, Alcoholic Beverage Sales
<i>Farmers Markets</i>	CUP	CUP	CUP	CUP	
<i>General Market</i>	L (12)/CUP	L (12)/CUP	L (12)/CUP	L (12)/CUP	Section 9.31.040, Alcoholic Beverage Sales
<i>Liquor Stores</i>	CUP	CUP	CUP	CUP	Section 9.31.040, Alcoholic Beverage Sales
Funeral Parlors and Mortuaries	–	CUP	CUP	–	
Instructional Services	P	P	P	P	
Live-Work	L (14)	L (14)	L (14)	PL (14)	Section 9.31.170, Live-Work
Lodging	<i>See sub-classifications below.</i>				
<i>Bed and Breakfast</i>	MUP	MUP	MUP	MUP	Section 9.31.090, Bed and Breakfasts
<i>Hotels and Motels</i>	CUP	CUP	CUP	–	
Maintenance and Repair Services	P	P	P	L (2)/CUP	
Nurseries and Garden Centers	P	P	P	P	Section 9.31.220, Outdoor Retail Display and Sales
Offices	<i>See sub-classifications below.</i>				
<i>Business and Professional</i>	L (21)/CUP	L (21)/CUP	L (21)/CUP	L (21)/CUP	

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
<i>Use Classification</i>	<i>MUBL (19)</i>	<i>MUB (19)</i>	<i>GC (19)</i>	<i>NC (17)</i>	<i>Additional Regulations</i>
<i>Creative</i>	L (21)/CUP	L (21)/CUP	L (21)/CUP	L (21)/CUP	
<i>Medical and Dental</i>	L (21)/CUP	L (21)/CUP	L (21)/CUP	L (21)/CUP	
<i>Walk-In Clientele</i>	L (21)/CUP	L (21)/CUP	L (21)/CUP	L (21)/CUP	
Outdoor Newsstands	MUP	MUP	MUP	MUP	Section 9.31.210, Outdoor Newsstands
Parking, Public or Private	CUP	CUP	CUP	CUP	
Personal Services	<i>See sub-classifications below.</i>				
<i>General Personal Services</i>	P	P	P	L (2)/CUP	Section 9.31.230, Personal Service
<i>Personal Services, Physical Training</i>	L (20)	L (20)	L (20)	L (2)(20)/CUP	
<i>Tattoo or Body Modification Parlor</i>	MUP	MUP	MUP	MUP	Section 9.31.230, Personal Service
Retail Sales	<i>See sub-classifications below.</i>				
<i>Building Materials Sales and Services</i>	–	–	CUP	–	Section 9.31.220, Outdoor Retail Display and Sales
<i>General Retail Sales, Small-scale</i>	P	P	P	L (2)/CUP	Section 9.31.220, Outdoor Retail Display and Sales
<i>General Retail Sales, Medium-scale</i>	CUP	CUP	P	–	Section 9.31.220, Outdoor Retail Display and Sales
<i>General Retail Sales, Large-scale</i>	–	–	CUP	–	Section 9.31.220, Outdoor Retail Display and Sales
<i>Medical Marijuana Dispensaries</i>	CUP (15)	CUP (15)	CUP (15)	–	Section 9.31.185, Medical Marijuana Dispensaries
<i>Pawn Shops</i>	–	–	–	–	
<i>Swap Meets</i>	–	–	CUP	–	Section 9.31.360, Swap Meets
Industrial Uses					
Artist's Studio	P	P	P	P	
Commercial Kitchens	–	–	CUP	–	
Media Production	<i>See sub-classifications below.</i>				
<i>Support Facilities</i>	L (21)/CUP	L (21)/CUP	L (21)/CUP	L (21)/CUP	
Transportation, Communication, and Utilities Uses					
Bus/Rail Passenger Stations	P	P	P	P	

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
<i>Use Classification</i>	<i>MUBL (19)</i>	<i>MUB (19)</i>	<i>GC (19)</i>	<i>NC (17)</i>	<i>Additional Regulations</i>
City Bikeshare Facility	P	P	P	P	
Communication Facilities	<i>See sub-classifications below.</i>				
<i>Antennas and Transmission Towers</i>	–	–	CUP	–	
<i>Equipment within Buildings</i>	–	–	P	–	
Light Fleet-Based Services	–	–	CUP	–	
Utilities, Major	–	L (13)	L (13)	–	
Utilities, Minor	P	P	P	P	
Specific Limitations:					
(1)	Reserved				
(2)	Limited to facilities with no more than 7,500 square feet of floor area and/or 40 linear feet of ground floor street frontage; greater area and/or width requires approval of a Conditional Use Permit.				
(3)	Limited to shelters containing less than 55 beds; Conditional Use Permit required for emergency shelters with 55 or more beds.				
(4)	Limited to automobile storage use associated with existing automobile dealerships selling new vehicles; otherwise, requires Conditional Use Permit.				
(5)	Auto dealerships existing as of July 6, 2010 are considered permitted uses. Expansions to existing dealerships conforming to the Urban Auto Dealership Format standards in Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage are permitted. Expansions to existing dealerships that do not conform to the Urban Auto Dealership Format standards shall require a MUP or CUP.				
(6)	New auto dealerships may be allowed, subject to approval of a Conditional Use Permit, only on sites with frontage on Santa Monica Boulevard between Lincoln Boulevard and 20 th Street on Lincoln Boulevard between Interstate 10 and Santa Monica Boulevard. In other locations, new automobile dealerships are not permitted.				
(7)	Limited to existing cinema buildings. New cinemas are not permitted.				
(8)	Limited to theaters with 75 or fewer seats. Theaters with more than 75 seats require Conditional Use Permit.				
(9)	Limited to exercise facilities (e.g. yoga, pilates, martial arts, and dance studios) and arts instruction facilities. Other Small-Scale Commercial Recreation uses require approval of a Conditional Use Permit.				
(10)	Limited to restaurants with 50 or fewer seats.				
(11)	<p>Limited to 2 restaurants greater than 2,500 square feet per block along Main Street. A block is defined as both sides of Main Street and the adjacent sides of adjoining side streets. Portions of Main Street to be designated a "block" for the purpose of this Section are as follows:</p> <p> Block 1: South City Limits to Marine Street.</p> <p> Block 2: Marine Street to Pier Avenue.</p> <p> Block 3: Pier Avenue to Ashland Avenue.</p> <p> Block 4: Ashland Avenue to Hill.</p> <p> Block 5: Hill to Ocean Park Boulevard.</p> <p> Block 6: Ocean Park Boulevard to Hollister Avenue (total of four restaurants and bars permitted in this block).</p> <p> Block 7: Hollister Avenue to Strand.</p> <p> Block 8: Strand to Pacific.</p> <p> Block 9: Pacific to Bicknell.</p> <p> Block 10: Bicknell to Bay.</p> <p> Block 11: Bay to Pico Boulevard</p> <p>North of Ocean Park Boulevard restaurants shall be subject to the following requirements:</p> <ul style="list-style-type: none"> • Only one restaurant on the east side of each block shall be permitted • No more than two hundred seats per each block shall be permitted, except that no more than four hundred seats shall be permitted in Block 6 <p>On-sale alcohol outlets may not exceed twelve in number north of Ocean Park Boulevard. Of the twelve total on-sale</p>				

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
<i>Use Classification</i>	<i>MUBL (19)</i>	<i>MUB (19)</i>	<i>GC (19)</i>	<i>NC (17)</i>	<i>Additional Regulations</i>
					outlets, no more than five shall have on-sale general licenses. Bars may not exceed four in number south of Ocean Park Boulevard, nor two in number north of Ocean Park Boulevard. Existing uses and existing number of seats shall count toward the total number of bars and restaurants and seating requirements permitted within the district.
(12)					General Markets greater than 15,000 square feet require a Conditional Use Permit. In the Neighborhood Commercial district, establishments shall not exceed 25,000 square ft. of floor area.
(13)					Limited to electric distribution substations.
(14)					If the commercial use requires a MUP or CUP, an application shall be required in accordance with Chapter 9.41. Even if the commercial use would otherwise be permitted, no such use shall be approved where, given the design or proposed design of the Live-Work unit, there would be the potential for adverse health impacts from the proposed use on the people residing in the unit. An example of a potential health impact is the potential for food contamination from uses that generate airborne particulates in a unit with an unenclosed kitchen.
(15)					Medical Marijuana Dispensaries are limited to the following locations: <ul style="list-style-type: none"> • MUB District along Wilshire Boulevard between Lincoln Boulevard and Centinela Avenue; • GC District along Santa Monica Boulevard between Lincoln Boulevard and 20th Street; and • MUBL District along Santa Monica Boulevard between 23rd Street and Centinela Avenue.
(16)					Limited to facilities of no more than 3,000 square feet of floor area.
(17)					No individual tenant space in the NC District shall occupy more than 7,500 square feet of floor area and/or exceed 50 linear feet of ground floor street frontage without the approval of a Conditional Use Permit.
(18)					Any community assembly facility abutting a residential district shall require a Conditional Use Permit.
(19)					No individual tenant space in the MUBL, MUB, and GC Districts shall occupy more than 12,500 square feet of floor area and/or exceed 75 linear feet of ground floor street frontage without the approval of a Conditional Use Permit.
(20)					Youth-serving Personal Services, Physical Training requires review and approval of a passenger loading and drop-off plan by the Director.
(21)					Permitted if within buildings existing as of the date this Ordinance is effective. All new construction, including new additions of 50% or more additional square footage to an existing building at any one time, or incrementally, after the effective date of this Ordinance, requires approval of a Conditional Use Permit.

9.11.030 Development Standards

Table 9.11.030 prescribes the development standards for Commercial and Mixed-Use Districts. Additional regulations are denoted with Section numbers in the right hand column or with individual letters in parentheses. Section numbers refer to other Sections of this Ordinance, while individual letters in parentheses refer to Subsections that directly follow the table.

TABLE 9.11.030: DEVELOPMENT STANDARDS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS								
<i>Standard</i>	<i>MUBL</i>	<i>MUB</i>	<i>GC (Santa Monica Blvd)</i>	<i>GC (Lincoln & Pico Blvds)</i>	<i>NC</i>	<i>NC (Main Street)</i>	<i>NC (Ocean Park Blvd & Montana Ave)</i>	<i>Additional Regulations</i>
Parcel and Intensity Standards								
Minimum Parcel Size (sq. ft.)	7,500	7,500	7,500	7,500	5,000	5,000 See (E)	5,000	
Minimum Parcel Width (ft.)	50	50	50	50	50	50	50	
Minimum Parcel Depth (ft.)	150	150	150	150	100	100	100	
Maximum FAR								Section 9.04.080, Determining FAR
<i>Tier 1— Base Standard</i>	1.25	1.25	1.0	1.25	1.25	0.75	0.75	
<i>Tier 1— Projects Including On-Site Affordable Housing In Compliance with AHPP</i>	1.5	1.5	1.25	1.5	1.5	1.0	1.0	Chapter 9.64, Affordable Housing Production Program
<i>Tier 2—With Provision of Community Benefits</i>	1.75	2.25	1.5	1.75 (2.0 if on-site affordable housing provided)	NA	NA	NA	Chapter 9.23, Community Benefits
<i>100% Affordable Housing Projects</i>	2.0	2.75	1.5	2.0	1.75; 2.0, on Pico Blvd only	1.25	1.25	Chapter 9.64, Affordable Housing Production Program

TABLE 9.11.030: DEVELOPMENT STANDARDS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS								
<i>Standard</i>	<i>MUBL</i>	<i>MUB</i>	<i>GC (Santa Monica Blvd)</i>	<i>GC (Lincoln & Pico Blvds)</i>	<i>NC</i>	<i>NC (Main Street)</i>	<i>NC (Ocean Park Blvd & Montana Ave)</i>	<i>Additional Regulations</i>
Building Form and Location								
Maximum Building Height (stories/ft.)								Section 9.04.050, Measuring Height
<i>Tier 1— Base Standard</i>	2/32'	2/32'	2/32'	2/32'	2/32'	2/27'	2/32'	
<i>Tier 1— Projects Including On-Site Affordable Housing In Compliance with AHPP</i>	3/36'	3/39' if 100% residential above ground floor, 3/35' for all other projects	NA	3/36'	2/32'	2/27'	2/32'	Chapter 9.64, Affordable Housing Production Program
<i>Tier 2— With Provision of Community Benefits</i>	3/36'	3/45'	2/35'	3/32' (3/36' if on-site affordable housing provided)	NA	NA	NA	Chapter 9.23, Community Benefits
<i>Tier 2— With Provision of Community Benefits and 100% Residential Above the Ground Floor</i>	No limit to stories/ 36'	No limit to stories/50'	No limit to stories/ 35'	No limit to stories/32' (36' if on- site affordable housing provided)	NA	NA	NA	Chapter 9.23, Community Benefits
<i>100% Affordable Housing Projects</i>	No limit to stories/ 47'	No limit to stories/ 55'	No limit to stories/ 35'	No limit to stories/ 40'	No limit to stories /32'; 40', on Pico Blvd only	No limit to stories /32'	No limit to stories /32'	Chapter 9.64, Affordable Housing Production Program

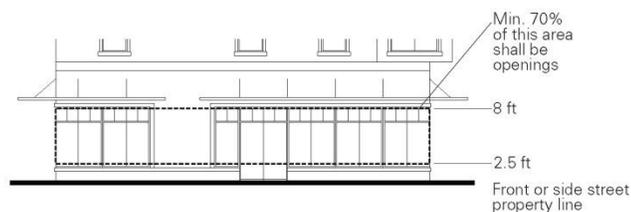
TABLE 9.11.030: DEVELOPMENT STANDARDS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS								
<i>Standard</i>	<i>MUBL</i>	<i>MUB</i>	<i>GC (Santa Monica Blvd)</i>	<i>GC (Lincoln & Pico Blvds)</i>	<i>NC</i>	<i>NC (Main Street)</i>	<i>NC (Ocean Park Blvd & Montana Ave)</i>	<i>Additional Regulations</i>
Minimum First Story Street Wall Height	15'	15'	15'	15'	15'	15'	15'	
Maximum First Story Street Wall Height	20'	20'	20'	20'	20'	20'	20'	
Maximum Building Footprint (sq. ft.)								
<i>Tier 1</i>	25,000	25,000	25,000	15,000	10,000	10,000	10,000	
<i>Tier 2—With Provision of Community Benefits</i>	35,000	35,000	35,000	20,000	15,000	15,000	15,000	
Setbacks								
<i>Minimum Interior Side and Rear— Adjacent to Residential District</i>	10	10	10	10	10	10 See (E)	10	
Parking	See Section 9.28.070, Location of Parking							
Active Commercial Design	See (A)	See (A)	See (A)	See (A)	See (A)	See (A)	See (A)	
Pedestrian Oriented Design	See (B)	See (B)	See (B)	See (B)	See (B)	See (B)	See (B)	
Build-to-Line, Nonresidential Uses	See (C)	See (C)	See (C)	See (C)	See (C)	See (C)	See (C)	
Minimum Upper-Story Stepbacks (ft.)—Required Above Maximum First Story Street Wall Height								
<i>Street-Facing Façades</i>	5' average	5' average	5' average	5' average	5' average	5' average	5' average	
Daylight Plane Adjacent to Residential District—Interior Side and Rear Setbacks	See (D)	See (D)	See (D)	See (D)	See (D)	See (D)	See (D)	Section 9.21.070, Height Exceptions

TABLE 9.11.030: DEVELOPMENT STANDARDS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS								
<i>Standard</i>	<i>MUBL</i>	<i>MUB</i>	<i>GC (Santa Monica Blvd)</i>	<i>GC (Lincoln & Pico Blvds)</i>	<i>NC</i>	<i>NC (Main Street)</i>	<i>NC (Ocean Park Blvd & Montana Ave)</i>	<i>Additional Regulations</i>
Standards for Residential Uses								
Minimum Outdoor Living Area (sq. ft./unit)—Sites with Three or More Units	100	100	100	100	100	100	100	Section 9.21.090, Outdoor Living Area
<i>Minimum Amount Provided as Private Outdoor Living Area (sq. ft./unit)</i>	60	60	60	60	60	60	60	Section 9.21.090, Outdoor Living Area
Additional Standards								
Accessory Food Service	Section 9.31.030, Accessory Food Service							
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures							
Automobile/Vehicle Sales, Leasing, and Storage	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage							
Exceptions to Height Limits	Section 9.21.060, Height Exceptions							
Fences and Walls	Section 9.21.050, Fences, Walls, and Hedges							
Home Occupation	Section 9.31.160, Home Occupation							
Landscaping and Street Trees	Subsection 9.11.030(F), Chapter 9.26, Landscaping							
Lighting	Section 9.21.080, Lighting							
Off-Street Parking and Loading	Chapter 9.28, Parking , Loading, and Circulation							
Projections into Required Setbacks	Section 9.21.110, Projections into Required Setbacks							

TABLE 9.11.030: DEVELOPMENT STANDARDS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS								
Standard	MUBL	MUB	GC (Santa Monica Blvd)	GC (Lincoln & Pico Blvds)	NC	NC (Main Street)	NC (Ocean Park Blvd & Montana Ave)	Additional Regulations
Signs	Chapter 9.61, Signs							
Screening	Section 9.21.140, Screening							
Solar Energy Systems	Section 9.21.150, Solar Energy Systems							
Refuse and Recycling Screening and Enclosure	Section 9.21.130, Resource Recovery and Recycling Standards							

- A. **Active Commercial Design.** The ground-floor street frontage of buildings on commercial boulevards shall be designed to accommodate commercial uses and activities, subject to the following:
1. A minimum average depth of 40 feet, but in no case less than 25 feet, for a minimum of 60% of the ground-floor frontage.
 2. **Minimum Floor-to-Floor Heights.**
 - a. 15 feet in all districts.
 - b. Loft spaces built within this area shall not exceed 30% of the total floor area of the space consistent with the definition of mezzanine.
 3. A minimum of 70% of the façade facing a commercial street shall be transparent and include windows, doors, and other openings between 2.5 and 8 feet above finished grade. Openings fulfilling this requirement shall have transparent glazing or openings that provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displaying merchandise or other items other than signs that are at least 3 feet deep. This requirement may be modified by the Architectural Review Board if it can be demonstrated that the fulfillment of this requirement materially interferes with the project’s ability to meet the requirements of Municipal Code Chapter 8.36 – The Energy Code.

FIGURE 9.11.030.A: STREET-FACING FACADES



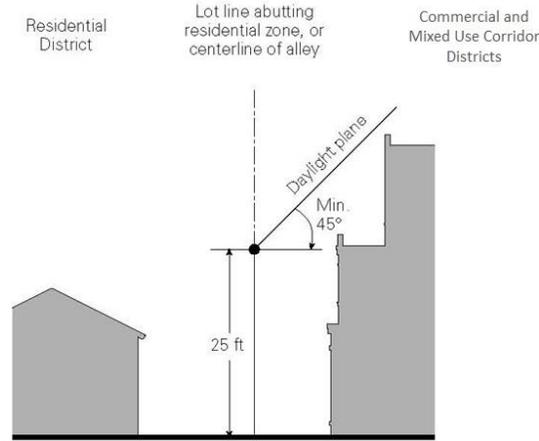
4. A minimum of one pedestrian entrance facing the commercial street.
5. **Active Use Requirement.**
 - a. Within LUCE-designated Activity Centers, and Neighborhood Commercial Districts on Main Street and Montana Avenue, uses within these active commercial designed areas shall be limited to the following:
 - i. Cultural Facilities;
 - ii. Food and Beverage Sales;
 - iii. Eating and Drinking Establishments;
 - iv. Grooming and Pet Stores;
 - v. Banks and Credit Unions;
 - vi. Business Services;
 - vii. Commercial Entertainment, Recreation, and Instructional Services;
 - viii. General Personal Services and Personal Physical Training;
 - ix. General Retail Sales; and
 - x. Childcare Facilities
 - b. In other commercial districts, the following uses and use categories are prohibited within these active commercial designed areas:
 - i. Residential; and
 - ii. Offices, with the following exceptions:
 - (1) Creative Offices or Offices with Walk-In Clientele; and
 - (2) Offices within a structure that was designed, approved, and continuously used with office at the ground level, facing the street.
6. 100% Affordable Housing Projects are exempt from the provision of subsection (A) except that 100% Affordable Housing Projects in the Neighborhood Commercial District shall be subject to subsection (A)(5).

B. Pedestrian-Oriented Design.

1. No more than twenty feet or 40% of a building's façade, whichever is less, may be continuous blank or featureless linear street-level frontage.
2. New development shall incorporate the following design elements into the street-facing façades at the ground floor level:
 - a. Articulated façades at the ground floor street frontage, which may include, but not necessarily require, such measures as indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame and projecting elements such as awnings and marquees to provide shade and shelter;

- b. Exterior lighting which provides for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination which avoids off-site glare;
 3. Residential uses at the ground floor street frontage shall incorporate planted areas, porches, front stairs and/or other elements that contribute to a pedestrian environment. Pedestrian-oriented design elements may also include street furniture or other seating surfaces on private property and design amenities scaled to the pedestrian such as awnings, drinking fountains, paseos, arcades, colonnades, plazas, noncommercial community bulletin boards, public or private art and alternative paving materials in areas of pedestrian access.
 4. When provided, storefront security grates or grilles shall be located inside exterior windows, shall be retractable into pockets or overhead cylinders, and shall be completely concealed when retracted.
 5. Alternatives to the requirements of this Section 9.11.030 may be approved if the Review Authority finds that the proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, and street-facing building walls will exhibit architectural relief and detail and be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.
- C. **Build-to Line, Nonresidential Uses.** Buildings with nonresidential uses on the ground floor and not facing a residential district shall be constructed no farther than 10 feet from the street facing property line(s) for 70 percent of linear street frontage. This requirement may be waived or modified subject to a discretionary approval upon finding that:
1. An alternative configuration can be approved based on the findings in 9.43, Modifications and Waivers, and the objectives of the Design Guidelines; and
 2. Entry courtyards, plazas, small parks, entries, outdoor eating and display areas, or other uncovered areas designed and accessible for public use are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, small park, or dining area; and
 3. The building incorporates an alternative entrance design that creates a pedestrian-oriented entry feature facing the street.
- D. **Daylight Plane Adjacent to Residential Districts.** Buildings shall not extend above a plane starting at 25 feet in height directly above the parcel line abutting any residentially-zoned parcel, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site. The 25 foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Section 9.04.050.

**FIGURE 9.11.030.D: DAYLIGHT PLANE ADJACENT TO RESIDENTIAL DISTRICTS—
COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS**



E. **Parcels in the NC – Main Street District.**

1. **Use of Rear Yard.** Commercial use in the required rear yard is not permitted. Noncommercial uses and parking are permitted in the rear yard to the rear property line on the ground level.
2. **Use of Roof in Rear Yard.** No portion of the first-floor roof within fifteen feet of the rear property line may be used for any purpose other than access for building maintenance and repair. The remaining setback area may be privately used (not open to the public) if enclosed with a solid six-foot barrier.
3. **Consolidation of Parcels.** Parcels shall not be consolidated nor shall parcels be tied if such consolidation or parcel tie results in a parcel that exceeds 6,000 square feet in size.

F. **Planting Areas.** The following areas shall be landscaped:

1. **Setback Areas Adjoining Streets.** All visible portions of a required setback area adjoining a street that are not used for driveways or walks shall consist of planting areas, landscape, or pedestrian amenities such as entry courtyards, plazas, entries, outdoor eating and display areas, or other uncovered areas designed and accessible for public use.
2. **Interior and Rear Setback Areas.** At least 50 percent of each required interior side and rear setback area shall be a planting area. The width of a required planting area may be reduced to less than 50 percent of the setback area but no less than 3 feet in width in one side or rear setback area adjoining a driveway or when an approved nonresidential accessory structure occupies a portion of the rear setback area.
3. **Adjoining R1 Districts.** A continuous planting area with a minimum width of 5 feet shall be provided along interior parcel lines when a Mixed-Use and Commercial Districts adjoins an R1 or R2 District and is not separated by a public or private thoroughfare.

Chapter 9.12 Bergamot Districts and Memorial Park Neighborhood Area Plan District

- A. ***Bergamot Districts:*** Refer to the Bergamot Area Plan for land use regulations and development standards for these Districts. If provisions in the Bergamot Area Plan and the Zoning Ordinance are in conflict, the provisions in the Bergamot Area Plan shall be applied. Where Zoning Ordinance provisions are not specifically addressed by the Bergamot Area Plan, the Zoning Ordinance shall be applied.

- B. ***Memorial Park Neighborhood Area Plan District:*** To be determined as part of an Area Plan process. The underlying Zoning Districts shall govern this area until such time as the Area Plan is adopted.

Chapter 9.13 Employment Districts

Sections:

- 9.13.010 Purpose
- 9.13.020 Land Use Regulations
- 9.13.030 Development Standards

9.13.010 Purpose

The purposes of the “Employment” Districts are to:

- A. Provide appropriately located areas for continued employment activities to ensure a robust economy that is essential in order for the City to continue to provide the high level of public services that the community expects.
- B. Continue to diversify Santa Monica’s economic base by providing sites for incubator businesses, creative industries, technology-based businesses, research and development, and professional offices.
- C. Provide a range of employment opportunities to meet the needs of current and future residents and take advantage of the City’s location relative to regional roadway and transit systems.
- D. Assure high-quality design and site planning of office and employment areas and support the adaptive reuse of industrial buildings that contribute to the character of the City as a whole.
- E. Encourage the development of employment areas that create an opportunity to walk and bike between businesses, employment, and residences.
- F. Ensure that new industrial and office development is designed to minimize traffic and parking, impacts on surrounding neighborhoods, and is appropriate to the physical characteristics of the site and the area where the project is proposed.

The specific designations and the additional purposes of the Employment Districts are:

IC Industrial Conservation. This Zoning District preserves space for existing industrial uses that provide a job base, affordable space for small-scale industrial and manufacturing businesses, and a center of economic activity for the City. The District also provides a place for the adaptive reuse of industrial buildings into affordable workspace for artists and the creative industries. Allowable land uses within this District include light industrial uses, including businesses engaged in design, development, manufacturing, fabricating, testing, or assembly of various products, which provide important community services and employment for workers with various skills. This District also allows incubator business opportunities, including sustainable industries that are appropriate for the City, as well as small visual and performing arts studios and theaters. One hundred percent affordable housing is allowed in limited areas. Additionally, auto dealers are allowed to locate storage and service facilities in this area.

OC Office Campus. This Zoning District is intended to provide for office and advanced technology uses, scientific research, and administration, and limited manufacturing of related products which require large expanses of floor area on large parcels. Development intensity is intended to provide for office uses and

other uses within a campus-like environment that will be compatible with abutting residential neighborhoods, especially in terms of scale and building mass.

HMU Healthcare Mixed Use. This Zoning District is intended to provide for the future orderly expansion of the City’s hospitals and related health care facilities in order to meet the needs of both the community and region while protecting the integrity of the surrounding residential neighborhoods. The District fosters the evolving needs of the healthcare community with expanded medical office uses and outpatient services along with retail and non-medical services.

9.13.020 Land Use Regulations

Table 9.13.020 prescribes the land use regulations for Employment Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“L(#)” designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

“CUP” designates use classifications that are permitted after review and approval of a Conditional Use Permit.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit.

“–” designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

TABLE 9.13.020: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
<i>Use Classification</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
Residential Uses				
Residential Housing Types	<i>See sub-classifications below.</i>			
<i>Single Unit Dwelling</i>	–	–	P	
<i>Multiple-Unit Structure</i>	–	–	P	
<i>Senior Citizen Multiple-Unit Residential</i>	–	–	P	
<i>Single-Room Occupancy Housing</i>	–	–	P	
<i>Congregate Housing</i>	L (1)	L (1)	P	
<i>Senior Group Residential</i>	CUP	CUP	P	Section 9.31.310, Senior Group Residential

TABLE 9.13.020: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
<i>Use Classification</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
Elderly and Long-Term Care	–	P	P	
Emergency Shelters	L (2)/CUP	L (2)/CUP	L (2)/CUP	Section 9.31.130, Emergency Shelters
Family Day Care	<i>See sub-classifications below.</i>			
<i>Small</i>	P	P	P	
<i>Large</i>	P	P	P	Section 9.31.140, Family Day Care, Large
Residential Facilities	<i>See sub-classifications below.</i>			
<i>Residential Care, Limited</i>	P	P	P	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Senior</i>	P	P	P	
<i>Hospice, Limited</i>	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
Public and Semi-Public Uses				
Adult Day Care	MUP	P	P	
Child Care and Early Education Facilities	MUP	P	P	Section 9.31.120, Child Care and Early Education Facilities
Colleges and Trade Schools, Public or Private	–	CUP	–	
Community Assembly	CUP	CUP	CUP	
Community Gardens	P	P	P	
Cultural Facility	–	–	CUP	
Hospitals and Clinics	–	–	P	
Park and Recreation Facilities, Public	P	P	P	
Public Safety Facilities	MUP	MUP	P	
Schools, Public or Private	L (3)/CUP	L (3)/CUP	P	
Social Service Centers	MUP	MUP	P	Section 9.31.350, Social Service Centers
Commercial Uses				
Animal Care, Sales, and Services	<i>See sub-classifications below.</i>			
<i>Kennels</i>	CUP	–	–	
<i>Pet Day Care Services</i>	MUP	–	–	
<i>Veterinary Services</i>	P	–	–	
Automobile / Vehicle Sales and Service	<i>See sub-classifications below.</i>			

TABLE 9.13.020: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
<i>Use Classification</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
<i>Alternative Fuels and Recharging Facilities</i>	L (5)/CUP	CUP	–	
<i>Automobile Rental</i>	L (4)	P	–	Section 9.31.050, Automobile Rental
<i>Automobile Storage Use</i>	CUP	CUP	–	
<i>Automobile / Vehicle Sales and Leasing</i>	CUP	CUP	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
<i>Automobile / Vehicle Repair, Major</i>	L (5)/CUP	–	–	Section 9.31.060, Automobile/Vehicle Repair, Major and Minor
<i>Automobile / Vehicle Service and Repair, Minor</i>	L (5)/CUP	–	–	Section 9.31.060, Automobile/Vehicle Repair, Major and Minor
<i>Automobile / Vehicle Washing</i>	CUP	–	–	Section 9.31.080, Automobile/Vehicle Washing
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	CUP	–	–	
<i>Service Station</i>	L (5)/CUP	CUP	–	Section 9.31.320, Service Stations
<i>Towing and Impound</i>	L (5)/CUP	–	–	
Banks and Financial Institutions	<i>See sub-classifications below.</i>			
<i>Banks and Credit Unions</i>	–	L (6)	CUP	
Business Services	P	L (6)	P	
Commercial Entertainment and Recreation	<i>See sub-classifications below.</i>			
<i>Cinemas</i>	–	–	–	
<i>Theaters</i>	L (7)/CUP	–	–	
<i>Convention and Conference Centers</i>	–	CUP	–	
<i>Small-Scale Facility</i>	L(8)/CUP	MUP (6)	CUP	Section 9.31.340, Small-Scale Facility, Game Arcades
Eating and Drinking Establishments	<i>See sub-classifications below.</i>			
<i>Restaurants, Full-Service, Limited Service & Take-Out, With Entertainment, With Outdoor Eating Areas (2,500 SF and smaller)</i>	P	L (6)	P	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited-Service and Take Out Section 9.31.290, Restaurants with Entertainment Section 9.31.200, Outdoor Dining and Seating

TABLE 9.13.020: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
<i>Use Classification</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
<i>Restaurants, Full-Service, Limited Service & Take-Out, With Entertainment, With Outdoor Eating Areas (2,501 – 5,000 SF)</i>	–	MUP (6)	P	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited-Service and Take Out Section 9.31.290, Restaurants with Entertainment Section 9.31.200, Outdoor Dining and Seating
<i>Restaurants, Full-Service, Limited Service & Take-Out, With Entertainment, With Outdoor Eating Areas (Greater than 5,000 SF)</i>	–	CUP (6)	P	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited-Service and Take Out Section 9.31.290, Restaurants with Entertainment Section 9.31.200, Outdoor Dining and Seating
Equipment Rental	P	–	P	
Food and Beverage Sales	<i>See sub-classifications below.</i>			
<i>Convenience Markets</i>	L (6)	L (6)	P	
<i>Farmers Markets</i>	CUP	–	–	
Funeral Parlor and Mortuary	–	–	CUP	
Live-Work	L (14)	CUP	L (14)	Section 9.31.170, Live-Work
Offices	<i>See sub-classifications below.</i>			
<i>Business and Professional</i>	L (9)	P	P	
<i>Creative</i>	P	P	–	
<i>Medical and Dental</i>	–	P	P	
<i>Walk-In Clientele</i>	L (10)	L (6)	L (10)	
Parking, Public or Private	CUP	CUP	CUP	
Personal Services	<i>See sub-classifications below.</i>			
<i>General Personal Services</i>	–	L (6)	P	
<i>Personal Services, Physical Training</i>	–	L (6)	CUP	
Retail Sales	<i>See sub-classifications below.</i>			
<i>Building Materials Sales and Services</i>	P	–	–	Section 9.31.220, Outdoor Retail Display and Sales
<i>Firearms and Ammunition Sales</i>	–	–	–	
<i>General Retail Sales, Small-scale</i>	CUP (11)	MUP (6)	P	Section 9.31.220, Outdoor Retail Display and Sales
<i>Medical Marijuana Dispensaries</i>	–	–	CUP	Section 9.31.185, Medical Marijuana Dispensaries

TABLE 9.13.020: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
<i>Use Classification</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
Industrial Uses				
Artist's Studio	P	P	P	
Commercial Kitchens	P	–	–	
Industry, General	P	CUP (12)	–	
Research and Development	P	CUP (12)	P	
Industry, Limited	P	CUP (12)	–	
Media Production	P	P	–	
Recycling Facility	<i>See sub-classifications below.</i>			
<i>Recycling Collection Facility</i>	P	–	–	
<i>Recycling Processing Facility</i>	P	–	–	
Warehousing, Storage, and Distribution	<i>See sub-classifications below.</i>			
<i>Indoor Warehousing and Storage</i>	P	–	–	
<i>Outdoor Storage</i>	CUP (13)	–	–	
<i>Personal Storage</i>	P	CUP	–	Section 9.31.240, Personal Storage
<i>Wholesaling and Distribution</i>	P	–	–	
Transportation, Communication, and Utilities Uses				
Bus/Rail Passenger Stations	P	P	P	
City Bikeshare Facility	P	P	P	
Communication Facilities	<i>See sub-classifications below.</i>			
<i>Antennas and Transmission Towers</i>	CUP	–	CUP	Chapter 9.32, Telecommunication Facilities
<i>Facilities within Buildings</i>	CUP	P	CUP	
Light Fleet-Based Services	CUP	–	–	
Utilities	<i>See sub-classifications below.</i>			
<i>Utilities, Major</i>	P	P	-	
<i>Utilities, Minor</i>	P	P	P	

TABLE 9.13.020: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
<i>Use Classification</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
* In those portions of the OC Districts adjacent to the business park, substantial new development shall only be approved after completion of a specific plan.				
Specific Limitations:				
(1)	Limited to 100%affordable housing projects. For Senior Citizen Multiple-Unit Residential projects in the Office Campus district that are not 100% affordable approval of a Conditional Use Permit is required.			
(2)	Homeless shelters with less than 55 beds are permitted by right. Homeless shelters with 55 beds or more may be permitted with application for and approval of a Conditional Use Permit.			
(3)	Permitted if existing. New uses require approval of a Conditional Use Permit.			
(4)	Limited to accessory automobile rental facilities located within Automobile/Vehicle Repair use.			
(5)	Permitted if located 100 ft. or more from any residential use or district. Conditional Use Permit required if located within 100 ft. of a residential use or district.			
(6)	Conditionally permitted as businesses that provide goods and services to employees on the premises. No more than 25 percent of the total square footage of a development may be devoted to such businesses.			
(7)	Limited to theaters with 99 seats or less and 10,000 sq. ft. or less. Larger theaters require a Conditional Use Permit.			
(8)	Exercise facilities (e.g., yoga, pilates, martial arts, and dance studios) permitted by right. Other Small-Scale Commercial Recreation uses require a Conditional Use Permit.			
(9)	Permitted if existing or accessory to a primary permitted use on the same site and not exceeding 25 percent of the gross floor area of the primary permitted use.			
(10)	Permitted if existing. New uses are not permitted.			
(11)	Limited to retail sales of goods manufactured on the premises provided that the floor space devoted to such use does not exceed 20 percent of the gross floor area of the primary permitted use or 2,000 sq. ft., whichever is less.			
(12)	Such uses must be conducted within an enclosed building or an open enclosure screened from public view. In order to approve a Conditional Use Permit, the review authority must make a finding that proposed uses are compatible with office and advanced technological uses.			
(13)	Limited to outdoor storage of fleet vehicles if such vehicles are directly related to the primary operation on the site.			
(14)	If the commercial use requires a MUP or CUP, an application shall be required in accordance with Chapter 9.41. Even if the commercial use would otherwise be permitted, no such use shall be approved where, given the design or proposed design of the Live-Work unit, there would be the potential for adverse health impacts from the proposed use on the people residing in the unit. An example of a potential health impact is the potential for food contamination from uses that generate airborne particulates in a unit with an unenclosed kitchen.			

9.13.030 Development Standards

Table 9.13.030 prescribes the development standards for Employment Districts. Additional regulations are denoted with Section numbers in the right hand column or with individual letters in parentheses. Section numbers refer to other Sections of this Ordinance, while individual letters in parentheses refer to Subsections that directly follow the table.

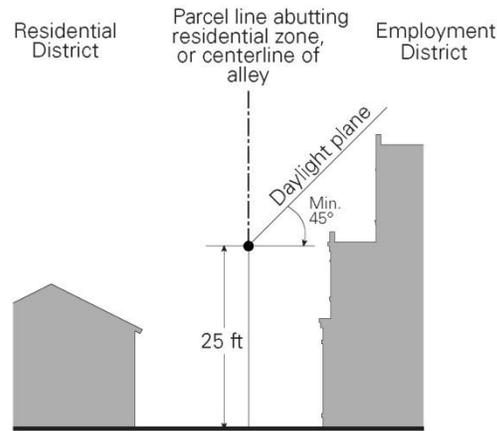
TABLE 9.13.030: DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS				
<i>Standard</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
Parcel and Intensity Standards				
Minimum Parcel Size (sq. ft.)	15,000	15,000	7,500	
Minimum Parcel Width (ft.)	100	100	50	
Minimum Parcel Depth (ft.)	150	150	100	

TABLE 9.13.030: DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS				
<i>Standard</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
Maximum FAR				Section 9.04.080, Determining FAR
<i>Tier 1—Base Standard</i>	1.0	1.5	1.5	
<i>Tier 2—With Provision of Community Benefits</i>	1.75	1.75	2.5	Chapter 9.23, Community Benefits
<i>100% Affordable Housing Projects</i>	2.25	NA	2.5	Limited to 50 or fewer units
Building Form and Location				
Maximum Building Height (stories/ft.)				Section 9.04.050, Measuring Height
<i>Tier 1—Base Standard</i>	2/32	2/32	3/45	
<i>Tier 2—With Provision of Community Benefits</i>	3/45 See (A)	3/45	5/70	
<i>100% Affordable Housing Projects</i>	No limit to stories/45	NA	No limit to stories/70	Limited to 50 or fewer units
Minimum Setbacks (ft.)				
<i>Front and Corner Side</i>	None	None	None	
<i>Interior Side and Rear Adjacent to a Residential District</i>	15. See (B)	15. See (B)	15. See (B)	
Parking	Section 9.28.070, Location of Parking			
Minimum Ground-Floor (floor-to-floor) Height (ft.)	12	12	NA	
Minimum First Story Street Wall Height for Frontages on a Boulevard (ft.)	12	12	NA	
Maximum First Story Street Wall Height for Frontages on a Boulevard (ft.)	20	20	NA	
Minimum Upper-Story Stepbacks (ft.)—Required Above Maximum First Story Street Wall Height				
<i>Street-Facing Façades</i>	5' average	5' average	5' average	
Daylight Plane Adjacent to Residential District—Interior Side and Rear Setbacks	See (C)	See (C)	See (C)	
Additional Standards				
Accessory Food Service	Section 9.31.030, Accessory Food Service			
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures			
Exceptions to Height Limits	Section 9.21.060, Height Exceptions			
Fences and Walls	Section 9.21.050, Fences , Walls, and Hedges			
Home Occupation	Section 9.31.160, Home Occupation			

TABLE 9.13.030: DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS				
<i>Standard</i>	<i>IC</i>	<i>OC*</i>	<i>HMU</i>	<i>Additional Regulations</i>
Landscaping	Subsection 9.13.030 (D), Chapter 9.26, Landscaping			
Lighting	Section 9.21.080, Lighting			
Off-Street Parking and Loading	Chapter 9.28, Parking , Loading, and Circulation			
Parking Structures and Areas	Chapter 9.28, Parking, Loading, and Circulation			
Projections into Required Setbacks	Section 9.21.110, Projections into Required Setbacks			
Signs	Chapter 9.61, Signs			
Screening	Section 9.21.140, Screening			
Solar Energy Systems	Section 9.21.150, Solar Energy Systems			
Refuse and Recycling Screening and Enclosure	Section 9.21.130, Resource Recovery and Recycling Standards			
* In those portions of the OC Districts adjacent to Ocean Park Boulevard, development of additional floor area that requires discretionary approval shall only be permitted after completion of a specific plan.				

- A. **Maximum Heights.** The following projects may have a maximum height of four stories, forty-five feet:
1. Projects involving the expansion of public or private elementary and secondary schools (Grades K through 12) existing prior to September 8, 1988.
 2. Entertainment-related facilities including sound stages, movie studios, editing facilities, post-production facilities, set construction facilities and special effects facilities.
 3. Theaters.
- B. **Use of Setbacks Adjacent to Residential Districts.** The required setback area adjacent to a Residential District shall not be used for parking or loading facilities, storage, or other commercial or industrial purposes. A portion of the setback area, not to exceed 10 feet in width, may be used for access to parking or loading areas no closer than 5 feet to the respective parcel line.
- C. **Daylight Plane Adjacent to Residential Districts.** Buildings shall not extend above a plane starting at 25 feet in height directly above the parcel line abutting any residentially-zoned parcel, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site. The 25 foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Section 9.04.050.

**FIGURE 9.13.030.B: DAYLIGHT PLANE ADJACENT TO RESIDENTIAL DISTRICTS—
EMPLOYMENT DISTRICTS**



D. **Planting Areas.** The following areas shall be landscaped.

1. ***Setback Areas Adjoining Streets.*** All visible portions of a required setback area adjoining a street that are not used for driveways or walks shall be planting area or landscape.
2. ***Adjoining Residential or Mixed-Use Districts.*** A continuous planting area with a minimum width of 5 feet shall be provided along interior parcel lines when an Employment district adjoins a Residential or Mixed-Use District and is not separated by a public or private thoroughfare.

Chapter 9.14 Oceanfront District

Sections:

- 9.14.010 Purpose
- 9.14.020 Land Use Regulations
- 9.14.030 Development Standards

9.14.010 Purpose

The purposes of the “Oceanfront” District are to:

- A. Maintain and enhance the beach area as an important visitor-serving destination with lodging, restaurants, shopping, and recreation that support it as a regional, national, and international tourist destination.
- B. Preserve the unique scale, character, and uses along the Ocean Front Walk and on the Santa Monica Pier.
- C. Protect the existing residential mix in the area while providing for coastal-related, lodging, dining, recreation, and shopping needs of tourists and others in the oceanfront area. Conditionally permit other uses such as office, new residential, and cultural uses.
- D. Avoid the deleterious effects of uncontrolled growth and preserve the unique and diverse character of the Santa Monica oceanfront by limiting the proliferation of excessive hotel, motel, and large restaurant development in the oceanfront area.

9.14.020 Land Use Regulations

Table 9.14.020 prescribes the land use regulations for the Oceanfront District. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“L(#)” designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

“CUP” designates use classifications that are permitted after review and approval of a Conditional Use Permit.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit.

“–” designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning

Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

TABLE 9.14.020: LAND USE REGULATIONS—OCEANFRONT DISTRICT		
<i>Use Classification</i>	<i>OF</i>	<i>Additional Regulations</i>
Residential Uses		
Residential Housing Types	<i>See sub-classifications below.</i>	
<i>Single Unit Dwelling</i>	P	
<i>Second Dwelling Unit</i>	P	Section 9.31.300, Second Dwelling Units
<i>Duplex</i>	P	
<i>Multiple-Unit Dwelling</i>	P	
<i>Senior Citizen Multiple-Unit Residential</i>	P	
<i>Single Room Occupancy Housing</i>	P	Section 9.31.330, Single Room Occupancy Uses
<i>Group Residential</i>	MUP	
<i>Congregate Housing</i>	P	Section 9.31.110, Congregate and Transitional Housing
<i>Senior Group Residential</i>	P	Section 9.31.310, Senior Group Residential
<i>Elderly and Long-Term Care</i>	P	
<i>Emergency Shelters</i>	CUP	Section 9.31.130, Emergency Shelters
<i>Family Day Care</i>	<i>See sub-classifications below.</i>	
<i>Large</i>	P	Section 9.31.140, Family Day Care, Large
<i>Small</i>	P	
<i>Residential Facilities</i>	<i>See sub-classifications below.</i>	
<i>Residential Care, General</i>	P	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Limited</i>	P	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Senior</i>	P	Section 9.31.270, Residential Care Facilities
<i>Supportive Housing</i>	P	
<i>Transitional Housing</i>	P	
Public and Semi-Public Uses		
<i>Adult Day Care</i>	CUP	
<i>Child Care and Early Education Facilities</i>	CUP	Section 9.31.120, Child Care and Early Education Facilities

TABLE 9.14.020: LAND USE REGULATIONS—OCEANFRONT DISTRICT		
<i>Use Classification</i>	<i>OF</i>	<i>Additional Regulations</i>
Cultural Facilities	CUP	
Park and Recreations Facilities, Public	P	
Schools	P	
Commercial Uses		
Automobile/Vehicle Sales and Service	<i>See sub-classifications below.</i>	
<i>Automobile Rental</i>	MUP	Section 9.31.050, Automobile Rental
Commercial, Entertainment, and Recreation	<i>See sub-classifications below.</i>	
<i>Theaters</i>	L (1)	
<i>Convention and Conference Centers</i>	P	
<i>Small-Scale Facility</i>	P	Section 9.31.340, Small-Scale Facility, Game Arcades
<i>Large-scale Facility</i>	L (2)/CUP	
Eating and Drinking Establishments	<i>See sub-classifications below.</i>	
<i>Bars/Nightclubs/Lounges</i>	L (3)/CUP	Section 9.31.040, Alcoholic Beverage Sales
<i>Restaurants, Full-Service including Outdoor Dining and Seating</i>	P	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited Service and Take-Out Only Section 9.31.290, Restaurants With Entertainment Section 9.31.200, Outdoor Dining and Seating Chapter 9.20, Beach Overlay District
<i>Restaurants, Limited Service and Take-Out Only including Outdoor Dining and Seating</i>	P	Section 9.21.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited-Service and Take Out Only Section 9.31.290, Restaurants With Entertainment Section 9.31.200, Outdoor Dining and Seating Chapter 9.20, Beach Overlay District
Food and Beverage Sales	<i>See sub-classifications below.</i>	
<i>Convenience Markets</i>	P	Section 9.31.040, Alcoholic Beverage Sales
<i>Farmers Markets</i>	MUP	
<i>General Markets</i>	L (4)	Section 9.31.040, Alcoholic Beverage Sales
<i>Liquor Stores</i>	CUP	Section 9.31.040, Alcoholic Beverage Sales
Lodging	<i>See sub-classifications below.</i>	

TABLE 9.14.020: LAND USE REGULATIONS—OCEANFRONT DISTRICT		
<i>Use Classification</i>	<i>OF</i>	<i>Additional Regulations</i>
<i>Bed and Breakfast</i>	CUP	Within Designated Landmarks only. Section 9.31.090, Bed and Breakfasts
Offices	<i>See sub-classifications below.</i>	
<i>Business and Professional</i>	L (5)/CUP	
<i>Creative</i>	L (5)/CUP	
<i>Walk-In Clientele</i>	L (5)/CUP	
Parking, Public or Private	CUP	
General Personal Services	MUP	
Retail Sales	<i>See sub-classifications below.</i>	
<i>General Retail Sales, Small-Scale</i>	P	Section 9.31.220, Outdoor Retail Display and Sales
Transportation, Communication, and Utilities Uses		
City Bikeshare Facility	P	
Specific Limitations:		
(1)	Limited to theaters for live performances.	
(2)	Existing large-scale commercial, entertainment, and recreation facilities existing as of the date of this Ordinance are permitted. Any new large-scale commercial, entertainment, and recreation facilities require approval of a Conditional Use Permit.	
(3)	Bars, nightclubs, and lounges are only permitted on the Pier, on Oceanfront Walk, and within hotels.	
(4)	Limited to establishments with no more than 2,500 sq. ft. of floor area.	
(5)	Office uses on the ground floor street frontage may not exceed 25 percent of the parcel width or 1,000 sq. ft, whichever is less.	

9.14.030 Development Standards

Table 9.14.030 prescribes the development standards for the Oceanfront District. Additional regulations are denoted with Section numbers in the right hand column or with individual letters in parentheses. Section numbers refer to other Sections of this Ordinance, while individual letters in parentheses refer to Subsections that directly follow the table.

TABLE 9.14.030: DEVELOPMENT STANDARDS—OCEANFRONT DISTRICT		
<i>Standard</i>	<i>OF</i>	<i>Additional Regulations</i>
Parcel and Intensity Standards		
Minimum Parcel Size (sq. ft.)	5,000	
Minimum Parcel Width (ft.)	50'	
Minimum Parcel Depth (ft.)	100'	

TABLE 9.14.030: DEVELOPMENT STANDARDS—OCEANFRONT DISTRICT		
<i>Standard</i>	<i>OF</i>	<i>Additional Regulations</i>
Maximum Density; Parcels along the Pacific Coast Highway between the Santa Monica Pier and the north City limits	Parcels 4,000 sq. ft. or more: 1 dwelling unit/1,500 sq. ft. Parcels less than 4,000 sq. ft.: 1 dwelling unit/parcel if existing, no new dwelling units	No more than one dwelling unit shall be permitted on a parcel 40 ft. or less in width
Maximum FAR		Section 9.04.080, Determining FAR
<i>Tier 1—Base Standard</i>	1.5; 0.5 for parcels located along the Pacific Coast Highway between the Santa Monica Pier and the north City limits	
<i>Tier 2—With Provision of Community Benefits</i>	2.0	Chapter 9.23, Community Benefits
<i>100% Affordable Housing Projects</i>	2.25	Limited to 50 or fewer units; Chapter 9.64, Affordable Housing Production Program
Santa Monica Pier Maximum FAR		
<i>The Deauville site to the north, Seaside Terrace to the south, The Ocean Front Walk to the west, and Ocean Avenue to the east, except parcels fronting on Ocean Avenue</i>	1.0	
<i>Parcels fronting on Ocean Avenue</i>	0.5	
Maximum Parcel Coverage (%)	70; 50 on parcels along the Pacific Coast Highway between the Santa Monica Pier and the north City limits	
Building Form and Location		
Maximum Building Height (stories/ft.)	One story for newly constructed stand-alone restaurants except for the Santa Monica Pier.	Section 9.04.050 Measuring Height
<i>Tier 1—Base Standard</i>	2/32'; 2/23' (flat roof) or 2/30' (pitched roof) for parcels located along the Pacific Coast Highway between the Santa Monica Pier and the north City limits	
<i>Tier 1—Projects Including On-Site Affordable Housing In Compliance with AHPP</i>	3/36'	Chapter 9.64, Affordable Housing Production Program
<i>100% Affordable Housing Projects</i>	No limit to number of stories/47'	Limited to 50 or fewer units; Chapter 9.64, Affordable Housing Production Program
<i>Tier 2—With Provision of Community Benefits</i>	3/47'	Chapter 9.23, Community Benefits

TABLE 9.14.030: DEVELOPMENT STANDARDS—OCEANFRONT DISTRICT		
<i>Standard</i>	<i>OF</i>	<i>Additional Regulations</i>
<i>Tier 2—With Provision of Community Benefits and 100% Residential Above the Ground Floor</i>	No limit to stories/47'	Chapter 9.23, Community Benefits
Santa Monica Pier Maximum Building Height (stories/ft.)		Section 9.04.050, Measuring Height
<i>The Deauville site to the north, Seaside Terrace to the south, The Promenade to the west, and Ocean Avenue to the east, including parcels fronting on Ocean Avenue</i>	2/30'	
<i>Amusement Rides on the Santa Monica Pier</i>	85 ft. for one ferris wheel; 55 ft. for one roller coaster; 45 ft. for all other amusement rides	
Street-Facing Façades (ft.)		
<i>Minimum Ground Floor (floor-to-floor) Height for Non-Residential Uses</i>	15'	
<i>Minimum First Story Street Wall Height</i>	15'	
<i>Maximum First Story Street Wall Height</i>	20'	
Active Commercial Design	See (A)	
Pedestrian Oriented Design	See (B)	
Exterior Lighting	See (D)	
Minimum Setbacks (ft., measured from parcel line)		
<i>Street Frontage</i>	5 ft. from street fronting parcel line except for 20 ft. on Pacific Coast Highway between northern City limits and Santa Monica Pier. See (C)	
<i>Rear</i>	15 if adjacent to a residential use; 25 for beach rear setback on parcels over 100 ft. in depth located along the Pacific Coast Highway between the Santa Monica Pier and the north City limits	
<i>Side</i>	If adjacent to a residential use, see (E); for parcels located along the Pacific Coast Highway between the Santa Monica Pier and the north City limits, see (E)	
Minimum Upper-Story Setbacks (ft.)—Required Above Maximum First Story Street Wall Height		

TABLE 9.14.030: DEVELOPMENT STANDARDS—OCEANFRONT DISTRICT		
<i>Standard</i>	<i>OF</i>	<i>Additional Regulations</i>
<i>Street-Facing Facades</i>	At least thirty percent of the building elevation above fourteen feet in height shall provide an additional five-foot average setback from the minimum required front yard setback.	
Daylight Plane Adjacent to Residential Use—Interior Side and Rear setbacks	See (F)	Section 9.21.070, Height Exceptions
View Corridors	See (G)	
Standards for Residential Uses		
Minimum Outdoor Living Area (sq. ft./unit)—Sites with Three or More Units	100	Section 9.21.090, Outdoor Living Area
<i>Minimum Amount Provided as Private Outdoor Living Area (sq. ft./unit)</i>	60	
Additional Standards		
Accessory Food Service	Section 9.31.030, Accessory Food Service	
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures	
Exceptions to Height Limits	Section 9.21.060, Height Exceptions	
Fences and Walls	Section 9.21.050, Fences, Walls, and Hedges	
Home Occupation	Section 9.31.160, Home Occupation	
Landscaping	Sub-section 9.14.030(H), Landscaping; Chapter 9.26, Landscaping	
Lighting	Section 9.21.080, Lighting	
Off-Street Parking and Loading	Chapter 9.28, Parking , Loading, and Circulation	
Projections into Required Setbacks	Section 9.21.110, Projections into Required Setbacks	
Signs	Chapter 9.61, Signs	
Screening	Section 9.21.140, Screening	
Solar Energy Systems	Section 9.21.150, Solar Energy Systems	
Trash Screening and Enclosure	Section 9.21.130, Resource Recovery and Recycling Standards	

- A. **Active Commercial Design.** The ground-floor street frontage of buildings on commercial boulevards intended to accommodate commercial uses and activities shall be subject to the following:
1. A minimum average depth of 40 feet, in no case less than 25 feet, for a minimum of 60% of the ground-floor frontage.
 2. Minimum floor-to-floor heights;

- a. A minimum floor-to-floor height of 15 feet.
 - b. Loft spaces built within this area shall not exceed 30 percent of the total floor area of the space consistent with the definition of mezzanine.
3. A minimum of 70 percent of the façade facing a commercial street shall be transparent and include windows, doors, and other openings between 2.5 and 8 feet above finished grade. Openings fulfilling this requirement shall have transparent glazing or openings that provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displaying merchandise or other items other than signs that are at least 3 feet deep. This requirement may be modified by the Architectural Review Board if it can be demonstrated that the fulfillment of this requirement materially interferes with the project's ability to meet the requirements of Municipal Code Chapter 8.36 – The Energy Code.
 4. A minimum of one pedestrian entrance facing the street.
- B. **Pedestrian-Oriented Design.** New development shall incorporate the following design elements into the street-facing façades at the ground floor level:
1. Articulated façades at the ground floor street frontage, which may include, but not necessarily require, such measures as indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame and projecting elements such as awnings and marquees to provide shade and shelter.
 2. Alternatives to the requirements of this Section 9.14.030 may be approved if the Review Authority finds that the proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, and street-facing building walls will exhibit architectural relief and detail and be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.
- C. **Build-to Line, Nonresidential Uses.** Except on Pacific Coast Highway between northern City limits and Santa Monica Pier, buildings with nonresidential uses on the ground floor shall be constructed no farther than 10 feet from the street facing parcel line(s) for 70 percent of linear street frontage. This requirement may be waived or modified subject to a discretionary approval upon finding that:
1. Entry courtyards, plazas, entries, outdoor eating and display areas, or other uncovered areas designed and accessible for public use are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area; and
 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.
- D. **Exterior Lighting.** Exterior lighting should provide for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination which avoids off-site glare.

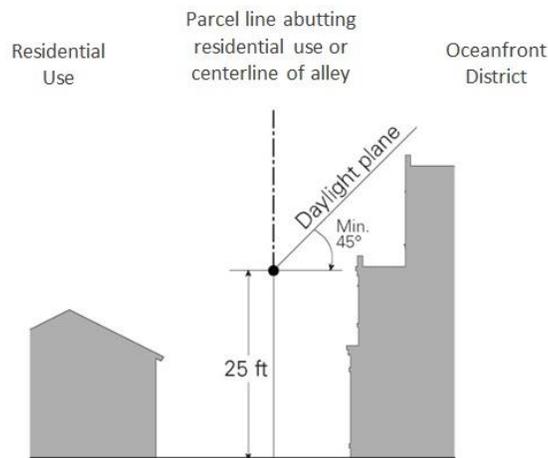
- E. **Side Setback.** The side setback shall be determined in accordance with the following formula, except for parcels of less than 50 feet in width for which the side setback shall be 10 percent of the parcel width but not less than four feet:

$$5' + \frac{(\text{stories} \times \text{parcel width})}{50'}$$

For parcels located along the Pacific Coast Highway between the Santa Monica Pier and the north City limits, at least 25 percent of the side elevation above 14 feet in height shall provide an additional 4 foot average setback from the minimum side setback.

- F. **Daylight Plane Adjacent to Residential Uses.** Buildings shall not extend above a plane starting at 25 feet in height directly above the parcel line abutting any residentially-zoned parcel in residential use, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site. The 25 foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Section 9.04.050.

FIGURE 9.14.030.F: DAYLIGHT PLANE ADJACENT TO RESIDENTIAL USES— OCEANFRONT DISTRICTS



- G. **View Corridors.** For parcels located along the Pacific Coast Highway between the Santa Monica Pier and the north City limits, any structure with 70 feet or more of frontage parallel to the Pacific Coast Highway shall provide an unobstructed view corridor between Pacific Coast Highway and the ocean. The view corridor shall be a minimum of 20 continuous feet in width measured from the parcel line abutting and parallel to Pacific Coast Highway and shall remain unobstructed by any structure or portion thereof.

H. **Landscaping.** The following landscaping requirements apply.

1. ***Setback Areas Adjoining Streets.*** All visible portions of a required setback area adjoining a street that are not used for driveways or walks shall consist of planting areas, landscape, or pedestrian amenities.
2. ***Interior Setback Areas.*** At least 50 percent of each required interior side setback area and rear setback area shall be planting area having a minimum width of 7.5 feet adjoining a side or rear parcel line. The width of a required planting area may be reduced to 3 feet in one side or rear setback areas adjoining a driveway, and a nonresidential accessory structure may occupy a portion of the planting area in a rear setback area.

Chapter 9.15 Public and Semi-Public Districts

Sections:

- 9.15.010 Purpose
- 9.15.020 Land Use Regulations
- 9.15.030 Development Standards

9.15.010 Purpose

The purposes of the “Public and Semi-Public” Districts are to:

- A. Provide areas for a wide range of public facilities, including parks and open space, educational facilities, municipal offices, the Civic Center, museums or performance spaces, City yards, and other public or quasi-public facilities.
- B. Ensure that the development and operation of public and semi-public uses protects and enhances the character and quality of life of surrounding residential areas.
- C. Retain the beach as Santa Monica’s character-defining open space, preserving the area as a scenic resource that serves as a local gathering place, and enhances the beach-going experience with limited visitor-serving uses.
- D. Ensure the provision of services and facilities needed to serve residents, businesses, and visitors and maintain a high quality of life standard.

The specific designations and the additional purposes of the Public and Semi-Public Districts are:

CC Civic Center. This Zoning District is intended to be the cultural and institutional core of Santa Monica, with a mix of high intensity government and cultural uses with significant gathering spaces and parks combined with civic buildings and connections to the beach and Downtown areas. Commercial, retail, office, affordable, workforce and market-rate housing, and community facilities such as early childhood centers are also allowed in this mixed-use District. This District is consistent with the LUCE’s Institutional/Public Lands land use designation.

PL Institutional/Public Lands. This Zoning District is for public or semi-public facilities, including municipal offices, schools, libraries, museums, or performance spaces, cemeteries, corporation yards, utility stations, and similar uses. This District is consistent with the LUCE’s Institutional/Public Lands land use designation.

OS Parks and Open Space. This Zoning District is intended to preserve, enhance, and expand Santa Monica’s existing open space, parks, beaches, and recreational areas, providing residents with easy access to a relaxing, visually appealing amenity that provides opportunities for healthy recreation. This District is applied to areas that will remain as parks or green open space, or be developed as such. Other allowed uses in this designation include supporting structures such as recreation centers, gymnasiums, community meeting facilities and small-scale retail uses that support outdoor recreation, such as restaurants, refreshment stands,

or sporting equipment and rental vendors. This District is consistent with the LUCE’s Parks and Open Space land use designation.

9.15.020 Land Use Regulations

Table 9.15.020 prescribes the land use regulations for Public and Semi-Public Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“L(#)” designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

“CUP” designates use classifications that are permitted after review and approval of a Conditional Use Permit.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit.

“–” designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

TABLE 9.15.020: LAND USE REGULATIONS—PUBLIC AND SEMI-PUBLIC DISTRICTS				
<i>Use Classification</i>	<i>CC</i>	<i>PL</i>	<i>OS</i>	<i>Additional Regulations</i>
Residential Uses				
Residential Housing Types	<i>See sub-classifications below.</i>			
<i>Multiple-Unit Dwelling</i>	L (1)	-	-	
<i>Senior Citizen Multiple-Unit Residential</i>	L (1)	-	-	
<i>Single Room Occupancy Housing</i>	L (1)	-	-	
Emergency Shelters	-	P	-	Section 9.31.130, Emergency Shelters
Group Residential	L(1)	-	-	
Congregate Housing	L (1)	-	-	Section 9.31.110, Congregate and Transitional Housing
Senior Group Residential	L (1)	-	-	Section 9.31.310, Senior Group Residential
Residential Care Facilities	<i>See sub-classifications below.</i>			

TABLE 9.15.020: LAND USE REGULATIONS—PUBLIC AND SEMI-PUBLIC DISTRICTS				
<i>Use Classification</i>	<i>CC</i>	<i>PL</i>	<i>OS</i>	<i>Additional Regulations</i>
<i>Residential Care, General</i>	L (1)	-	-	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Limited</i>	L (1)	-	-	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Senior</i>	L (1)	-	-	Section 9.31.270, Residential Care Facilities
Hospice, General	-	-	-	
Hospice, Limited	-	-	-	
Supportive Housing	L (1)	-	-	
Transitional Housing	L (1)	-	-	
Public and Semi-Public Uses				
Adult Day Care	P	P	P	
Cemetery	-	P	-	
Child Care and Early Education Facilities	P	P	P	Section 9.31.120, Child Care and Early Education Facilities
Colleges and Trade Schools, Public or Private	L (3)	P	-	
Community Assembly	P	P	L (3)	
Community Gardens	-	P	P	
Cultural Facilities	P	P	P	
Family Day Care	<i>See sub-classifications below.</i>			
<i>Large</i>	P	P	P	Section 9.31.140, Family Day Care, Large
<i>Small</i>	P	P	P	
Park and Recreations Facilities, Public	P	P	P	
Public Safety Facilities	P	P	-	
Schools, Public or Private	L (3)	P	-	
Social Service Centers	P	P	-	
Commercial Uses				
Banks and Financial Institutions	L (1)	-	-	
Business Services	L (1)	-	-	
Commercial, Entertainment, and Recreation	<i>See sub-classifications below.</i>			
<i>Cinemas/Theaters</i>	-	-	MUP (3)	
<i>Convention and Conference Centers</i>	P	-	-	

TABLE 9.15.020: LAND USE REGULATIONS—PUBLIC AND SEMI-PUBLIC DISTRICTS				
<i>Use Classification</i>	<i>CC</i>	<i>PL</i>	<i>OS</i>	<i>Additional Regulations</i>
<i>Large-Scale Facility</i>	-	-	-	
<i>Small-Scale Facility</i>	-	-	-	Section 9.31.340, Small-Scale Facility, Game Arcades
Eating and Drinking Establishments	<i>See sub-classifications below.</i>			
<i>Restaurants, Full-Service</i>	L (1)	L (2)	L (2)	Section 9.31.040, Alcoholic Beverage Sales
<i>Restaurants, Limited Service</i>	L (1)	L (2)	L (2)	Section 9.31.040, Alcoholic Beverage Sales
<i>Restaurants, Take-Out Only</i>	L (1)	L (2)	-	Section 9.31.040, Alcoholic Beverage Sales
<i>With Outdoor Eating Areas</i>	L (1)	L (2)	L (2)	Section 9.31.200, Outdoor Dining and Seating
Food and Beverage Sales	<i>See sub-classifications below.</i>			
<i>Convenience Markets</i>	L (1)	-	-	Section 9.31.040, Alcoholic Beverage Sales
<i>Farmers Markets</i>	-	P	CUP	
<i>General Markets</i>	L (1)	-	-	Section 9.31.040, Alcoholic Beverage Sales
Live-Work	L (1)	-	-	Section 9.31.170, Live-Work Units
Lodging	<i>See sub-classifications below.</i>			
<i>Hotels and Motels</i>	CUP	-	-	
Offices	<i>See sub-classifications below.</i>			
<i>Business and Professional</i>	L (4)/CUP	L (3)	-	
<i>Creative</i>	L (4)/CUP	-	-	
<i>Walk-In Clientele</i>	L (4)/CUP	-	-	
Parking, Public or Private	L (3)	P	L (5)	
General Personal Services	L (1)	-	-	
Retail Sales	<i>See sub-classifications below.</i>			
<i>General Retail Sales, Small-Scale</i>	L (1)	-	-	Section 9.31.220, Outdoor Retail Display and Sales
<i>Swap Meet</i>	MUP	MUP	MUP	Section 9.31.360, Swap Meets
Transportation, Communication, and Utilities Uses				
Citywide Bikeshare Facility	P	P	P	
Communication Facilities	<i>See sub-classifications below.</i>			
<i>Antennas and Transmission Towers</i>	CUP	CUP	-	
<i>Equipment Within Buildings</i>	-	P	-	

TABLE 9.15.020: LAND USE REGULATIONS—PUBLIC AND SEMI-PUBLIC DISTRICTS				
<i>Use Classification</i>	<i>CC</i>	<i>PL</i>	<i>OS</i>	<i>Additional Regulations</i>
Utilities, Major	-	P	-	
Utilities, Minor	-	P	-	
Specific Limitations:				
(1)	Permitted as part of a mixed-use development. Residential uses not permitted on ground floor.			
(2)	Permitted only as an accessory to a primary use. Must be located within the same building as a primary use.			
(3)	Limited to public, quasi-public, or nonprofit establishments.			
(4)	Public, quasi-public, and nonprofit offices are permitted. Conditional Use Permit required for private offices.			
(5)	Limited to public parking for beach or park users.			

9.15.030 Development Standards

Table 9.15.030 prescribes the development standards for the Public and Semi Public Districts. Additional regulations are denoted with Section numbers in the right hand column or with individual letters in parentheses. Section numbers refer to other Sections of this Ordinance, while individual letters in parentheses refer to Subsections that directly follow the table. Development standards for the Civic Center (CC) district are as prescribed in the Civic Center Specific Plan.

TABLE 9.15.030: DEVELOPMENT STANDARDS—PUBLIC AND PARK DISTRICTS			
<i>Standard</i>	<i>PL</i>	<i>OS</i>	<i>Additional Regulations</i>
Parcel and Intensity Standards			
Minimum Parcel Size (sq. ft.)	20,000	5,000	
Building Form and Location			
Maximum Building Height (stories/ft.)	2/32	2/28; 1/20 west of the centerline of Ocean Avenue and Barnard Way	Section 9.04.050, Measuring Height
Minimum Setbacks (ft., measured from property line)			
Street Frontage	10	20	
<i>Interior Side and Rear</i>	10; 15 when abutting a residential district	10	
Maximum Parcel Coverage (% of a parcel)	NA	25	
Additional Standards			
Accessory Food Service	Section 9.31.030, Accessory Food Service		
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures		
Exceptions to Height Limits	Section 9.21.060, Height Exceptions		
Fences and Walls	Section 9.21.050, Fences, Walls, and Hedges		

TABLE 9.15.030: DEVELOPMENT STANDARDS—PUBLIC AND PARK DISTRICTS			
<i>Standard</i>	<i>PL</i>	<i>OS</i>	<i>Additional Regulations</i>
Home Occupation	Section 9.31.160, Home Occupation		
Landscaping	Section 9.15.030(A), Chapter 9.26, Landscaping		
Lighting	Section 9.21.080, Lighting		
Off-Street Parking and Loading	Chapter 9.28, Parking, Loading, and Circulation		
Projections into Required Setbacks	Section 9.21.110, Projections into Required Setbacks		
Signs	Chapter 9.61, Signs		
Screening	Section 9.21.140, Screening		
Solar Energy Systems	Section 9.21.150, Solar Energy Systems		
Trash Screening and Enclosure	Section 9.21.130 Resource Recovery and Recycling Standards		

- A. **Planting Areas, Public District.** In the Public and Semi-Public Districts, the following landscaping requirements apply.
1. ***Setback Areas Adjoining Streets.*** All visible portions of a required setback area adjoining a street that are not used for driveways or walks shall consist of planting areas, landscape, or pedestrian amenities.
 2. ***Interior Setback Areas.*** At least 50 percent of each required interior side setback area and rear setback area shall be planting area having a minimum width of 7.5 feet adjoining a side or rear parcel line. The width of a required planting area may be reduced to 3 feet in one side or rear setback areas adjoining a driveway, and a nonresidential accessory structure may occupy a portion of the planting area in a rear setback area.

Chapter 9.16 A Off-Street Parking Overlay District

Sections:

9.16.010	Purpose
9.16.020	Permitted Uses
9.16.030	Uses Subject to a Minor Use Permit
9.16.040	Conditionally Permitted Uses
9.16.050	Prohibited Uses
9.16.060	Property Development Standards for Non-Parking Uses
9.16.070	Development Standards for Below Grade Parking Structure Facilities
9.16.080	Special Design Standards for All Parking Facilities
9.16.090	Architectural Review

9.16.010 Purpose

The A Off-Street Parking Overlay District is intended to provide adequate parking facilities to support important commercial corridors and neighborhood commercial areas in the City, while assuring that each facility will not adversely impact the environment of nearby residents or diminish the integrity of the subject residential zoning district in a manner consistent with the goals, objectives, and policies of the General Plan. Any parcel classified as “A” shall also be classified in one of the Residential Districts.

9.16.020 Permitted Uses

The following uses shall be permitted in the A Off-Street Parking Overlay District:

- A. All uses listed as permitted uses in the residential district in which the parcel is located.
- B. Existing parking on “A” lots shall be permitted if all of the following conditions are met:
 - 1. The commercial parcel supported by the “A” parcel is not redeveloped.
 - 2. The lot remains as a surface level parking lot.
 - 3. The square footage of the existing commercial building on the commercial parcel is not added to or expanded beyond fifty percent of the floor area existing on September 8, 1988.
 - 4. The required parking for any new addition or expansion of less than fifty percent of the floor area is not located on the “A” parcel.

9.16.030 Uses Subject to a Minor Use Permit

The following uses may be permitted in the A Off-Street Parking Overlay District subject to the approval of a Minor Use Permit:

- A. All uses listed as subject to Minor Use Permit in the residential district in which the parcel is located.

9.16.040 Conditionally Permitted Uses

The following uses may be permitted in the A Off-Street Parking Overlay District subject to the approval of Conditional Use Permit:

- A. All uses listed as conditionally permitted uses in the residential district in which the parcel is located.
- B. Parking structures below the ground level if all of the following conditions are met:
 - 1. The “A” parcel was in parking use on the effective date of this Chapter.
 - 2. The “A” parcel is in an R2, R3, or R4 zoning designation.
 - 3. Any code-required parking in an existing “A” parcel is replaced in the structure.
 - 4. The facility is for the temporary parking of transient motor vehicles and trucks with no overnight storage.
 - 5. The parking structure is accessory to a permitted commercial and/or residential use on the adjacent commercially zoned parcel.
 - 6. The surface level of the “A” parcel is developed and maintained as landscaped open space with a minimum of 75% of the parcel planted with trees, ground cover, shrubbery, and other plant material for the life of the commercial project, or in R2, R3, and R4 designations, developed as a residential project as permitted by the underlying designation.
 - 7. The access to commercial-serving parking spaces is from the commercially zoned parcel.
- C. Farmers markets.

9.16.050 Prohibited Uses

- A. Parking structures located above the ground level, unless authorized by 9.31.070 Automobile/Vehicle Sales, Leasing, and Storage.
- B. There shall be no use of any parcel in the “A” Off-Street Parking Overlay District for automobile parking unless all properties between the side property line of the “A” parcel and the boundary of any adjacent commercial district are in nonresidential use. The automobile parking on the “A” Overlay parcel must remain contiguous to the adjacent commercial parcel that it is supporting.
- C. Rooftop parking directly abutting, or separated by an alley from, a residential use.
- D. New surface level parking lots.

9.16.060 Property Development Standards for Non-Parking Uses

All non-parking uses developed on property in the A Off-Street Parking Overlay District shall be developed in accordance with the same property development standards required for the underlying residential district.

9.16.070 Development Standards for Below Grade Parking Structure Facilities

- A. ***Side Yard Setback.*** The side yard shall be five feet for any underground parking facility. No side yard shall be required adjacent to a commercially zoned parcel or another “A” designated parcel in commercial parking use.

Parking structures located below grade shall be exempt from the parcel coverage and setback requirements provided that there remains an unexcavated area five feet in width along the side property line that abuts a residentially zoned parcel which shall contain landscaping pursuant to the provisions of Chapter 9.26, Landscaping.

9.16.080 Special Design Standards for All Parking Facilities

- A. **Walls.** Walls shall conform to the provisions of Section 9.21.050, Fences, Walls, and Hedges.
- B. **Use of Required Yards.** There shall be no access to parking permitted within the required side yard, except access may be provided within a required side yard that abuts a commercially zoned parcel.
- C. **Landscaping.** At least fifty percent of the required front yard area shall be landscaped pursuant to the provisions of Chapter 9.26, Landscaping.
- D. **Vehicle Access.** Vehicle access to and from all parking structures shall be located a minimum of twenty feet or a greater distance if practical from any residentially zoned parcel.
- E. **Lighting.** Lighting shall be provided pursuant to the provisions of Section 9.21.080, Lighting.

9.16.090 Architectural Review

All new construction, new additions to existing buildings, and any other exterior improvements that require issuance of a building permit shall be subject to architectural review pursuant to the provisions of Chapter 9.55 of this Article.

Chapter 9.17 Residential Mobile Home Park

Sections:

- 9.17.010 Purpose
- 9.17.020 Land Use Regulations
- 9.17.030 Development Standards

9.17.010 Purpose

The purpose of the “Residential Mobile Home Park” District is to preserve and protect existing mobile home parks as developments that offer alternative types of residential units and opportunities for affordable housing.

9.17.020 Land Use Regulations

Table 9.17.020 prescribes the land use regulations for the Residential Mobile Home Park District. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“L(#)” designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

“CUP” designates use classifications that are permitted after review and approval of a Conditional Use Permit.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit.

“–” designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

TABLE 9.17.020: LAND USE REGULATIONS—RESIDENTIAL MOBILE HOME PARK DISTRICT		
<i>Use Classification</i>	<i>RMH District</i>	<i>Additional Regulations</i>
Residential Uses		
Mobile Home Park	P	

TABLE 9.17.020: LAND USE REGULATIONS—RESIDENTIAL MOBILE HOME PARK DISTRICT		
<i>Use Classification</i>	<i>RMH District</i>	<i>Additional Regulations</i>
Family Day Care	<i>See sub-classifications below.</i>	
<i>Large</i>	P	Section 9.31.140, Family Day Care, Large
<i>Small</i>	P	
Public and Semi-Public Uses		
Adult Day Care	CUP	
Child Care and Early Education Facilities	CUP	Section 9.31.120, Child Care and Early Education Facilities
Transportation, Communication, and Utilities Uses		
Citywide Bikeshare Facility	P	

9.17.030 Development Standards

A Development Review Permit shall be required for any new development in the Residential Mobile Home Park District. An Administrative Approval shall be required for remodels or additions to existing facilities so long as the existing density is not increased or the number of spaces reduced. Construction of a new mobile home park, the addition of a new pad in an existing mobile home park, the removal of an existing pad in an existing mobile home park, reconfiguration of the park layout, and reconfiguration of existing pads in an existing mobile home park are considered new development and require the approval of a Development Review Permit. The remodeling of an existing mobile home/manufactured home, the increase in height of an existing mobile or manufactured home from one story to two stories, or the placement of a new mobile home/manufactured home on an existing pad, provided there is no alteration to the size of the pad, is considered a remodel or addition to an existing mobile home park facility. This work requires an Administrative Approval.

Chapter 9.18 Activity Center Overlay District

To be established by City Council through preparation of Area Plans for the Activity Center areas and Development Agreements for each defined project.

Chapter 9.19 Neighborhood Conservation Overlay District

To be amended as the City Council establishes Neighborhood Conservation Overlay Districts in accordance with Chapter 9.47.

Chapter 9.20 Beach Overlay District

Sections:

- 9.20.010 Purpose
- 9.20.020 Exclusions
- 9.20.030 Permitted Uses
- 9.20.040 Uses Subject to Use Permit
- 9.20.050 Conditionally Permitted Uses
- 9.20.060 Prohibited Uses
- 9.20.070 Recreational Use

9.20.010 Purpose

The purpose of this initiative ordinance is to add a new overlay district to the City of Santa Monica's Zoning Districts. This initiative ordinance is necessary to protect the public health, safety and welfare of present and future residents of the City of Santa Monica [the "City"] by avoiding the deleterious effects of uncontrolled growth in the Beach Overlay District and preserving the unique and diverse character of the Santa Monica oceanfront.

This purpose is achieved by limiting the proposed proliferation of excessive hotel, motel and large restaurant development within the Beach Overlay District. Such development ignores the need to preserve Santa Monica's greatest asset — its oceanfront setting, view, and access to coastal resources — and to maintain its beach and oceanfront parks as open recreational area for present and future generations.

9.20.020 Exclusions

The following areas are excluded from the Beach Overlay District:

- A. The Santa Monica Pier platform and up to a maximum of 140,000 square feet of new development to be erected on the platform after the effective date of this initiative ordinance.
- B. That area described as follows: that portion of the Beach Overlay District seaward of the centerline of Ocean Avenue and lying between the Santa Monica pier on the north and Seaside Terrace on the south, and the Promenade on the west.

9.20.030 Permitted Uses

Subject to the provisions of Section 9.20.060 the following uses shall be permitted in the Beach Overlay District:

- A. All uses listed as permitted uses within the district in which the parcel is located.
- B. Open space, public beaches, parks, incidental park structures, gardens, playgrounds, recreational buildings, and recreational areas.
- C. Public parking.

9.20.040 Uses Subject to Use Permit

Subject to the provisions of Section 9.20.060, the following uses may be permitted in the Beach Overlay District subject to the approval of a use permit:

- A. All uses listed as subject to performance standards permits in the District in which the parcel is located.

9.20.050 Conditionally Permitted Uses

Subject to the provisions of Section 9.20.060, the following uses may be permitted in the Beach Overlay District subject to the approval of a conditional use permit:

- A. All uses listed as conditionally permitted uses in the District in which the parcel is located.

9.20.060 Prohibited Uses

- A. Hotels, motels.
- B. Restaurants and/or food service facilities of more than two thousand square feet and/or exceeding one story in height.
- C. Any use not specifically listed in Section 9.20.030.

9.20.070 Recreational Use

Any building or area within the Beach Overlay District currently in use as a recreational building or recreational area shall not be removed or demolished except to replace said building or area with open space or substantially similar recreational use or uses.

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