

9.10.060 Development Standards

Table 4.2 prescribes the development standards for Downtown 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 4.2 Development Standards—Downtown Districts

<i>Standard</i>	<i>LT (East)</i>	<i>LT (West)</i>	<i>NV</i>	<i>BC (Promenade)</i>	<i>BC (2nd & 4th Streets)</i>	<i>TA</i>	<i>OT</i>	<i>WT</i>	<i>Additional Regulations</i>
Parcel and Intensity Standards									
<i>Minimum Parcel Size (sq. ft.)</i>	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
<i>Minimum Parcel Width (ft.)</i>	50	50	50	50	50	50	50	50	
<i>Minimum Parcel Depth (ft.)</i>	150	150	150	150	150	150	150	150	
Maximum FAR									
<i>Tier 1</i>	1.25	1.25	1.75	1.75	1.75	1.75	1.75	1.5	
<i>Tier 1—With Housing</i>	1.5	1.5	2.25	2.25	2.25	2.25	2.25	1.5	
<i>Tier 2</i>	1.75	2.25	2.75	2.75	3.0	3.0	2.25	1.75	Section 9.10.070
<i>Tier 2—With Housing</i>	2.25	2.75	3.5	2.75	3.5	3.5	2.75	2.25	Section 9.10.070
<i>Tier 2—With Housing for parcels that front on Wilshire Boulevard, are not located adjacent to a residential district, and have a LUCE designation of Downtown Core</i>	-	-	-	-	-	-	-	2.75	
<i>Tier 3</i>	-	-	-	-	-	3.5	-	-	Section 9.10.070
<i>Tier 3—With Housing</i>	-	-	-	-	-	4.0	-	-	Section 9.10.070
<i>100% Affordable Housing Projects</i>	2.75	3.25	4.0	3.25	4.0	4.0	3.25	2.75	

DOWNTOWN PROJECT REQUIREMENTS

<i>Standard</i>	<i>LT (East)</i>	<i>LT (West)</i>	<i>NV</i>	<i>BC (Promenade)</i>	<i>BC (2nd & 4th Streets)</i>	<i>TA</i>	<i>OT</i>	<i>WT</i>	<i>Additional Regulations</i>
<i>100% Affordable Housing Projects—Parcels that front on Wilshire Boulevard, are not located adjacent to a residential district, and have a LUCE designation of Downtown Core</i>	-	-	-	-	-	-	-	3.25	
Building Form and Location									
Maximum Building Height (ft.)									SMMC Section 9.04.050, Measuring Height
<i>Tier 1—Base Standard</i>	32'	32'	32'	32'	32'	32'	32'	32'	
<i>Tier 1- Projects Including On-Site Affordable Housing In Compliance with AHPP</i>	39'	39'	39'	39'	39'	39'	39'	39'	
<i>Tier 2</i>	40'	50'	60'	60'	60'	60'	50'	40'	
<i>Tier 2 – With Housing</i>	50'	60'	60'	60'	60'	60'	50'	50'	
<i>Tier 2—With Housing for parcels that front on Wilshire Boulevard, are not located adjacent to a residential district, and have a LUCE designation of Downtown Core</i>	-	-	-	-	-	-	-	60'	
<i>Tier 3</i>	-	-	-	-	-	84'	-	-	
<i>Tier 3 – With Housing</i>	-	-	-	-	-	84'	-	-	
<i>100% Affordable Housing Projects</i>	60'	70'	70'	70'	70'	84'	60'	60'	

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<i>100% Affordable Housing Projects—Parcels that front on Wilshire Boulevard, are not located adjacent to a residential district, and have a LUCE designation of Downtown Core</i>	-	-	-	-	-	-	-	70'	
<i>Height Transitions to Residential Districts</i>	See (A)(1)	See (A)(1)	N/A	N/A	N/A	N/A	N/A	See (A)(1)	SMMC Section 9.21.060, Height Exceptions
<i>Minimum Ground Floor Height</i>	11'								
<i>Maximum Ground Floor Height</i>	16'	16'	16'	N/A	16'	16'	16'	16'	
Building Form Regulated by Building Type									
<i>Minimum Stepbacks (ft.) Required Above Ground Floor</i>	15% of façade	15% of façade	15% of façade	N/A	N/A	15% of façade	15% of façade	15% of façade	See (C)(2)
<i>Build-to-Line</i>	See (C)(1)								
<i>Minimum Upper Level Stepbacks</i>	35% of façade, see (C)(3)								
<i>Minimum Open Space</i>	Varies by lot width, see (B)(1)	Varies by lot width, see (B)(1)	Varies by lot width, see (B)(1)	N/A	Varies by lot width, see (B)(1)	Varies by lot width, see (B)(1)	Varies by lot width, see (B)(1)	Varies by lot width, see (B)(1)	
<i>Minimum Side Interior</i>	15% of façade, see (C)(5)	15% of façade, see (C)(5)	15% of façade, see (C)(5)	N/A	15% of façade, see (C)(5)	15% of façade, see (C)(5)	15% of façade, see (C)(5)	15% of façade, see (C)(5)	
<i>Maximum Unbroken Primary Façade Length</i>	10' wide by 5' depth, see (C)(6)								

DOWNTOWN PROJECT REQUIREMENTS

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Setbacks									
<i>Building Frontage Line (Ground Floor Setback)</i>	See (D)	See (D)	See (D)	See (D)	See (D)	See (D)	See (D)	See (D)	
<i>Minimum Interior Side and Rear—Adjacent to Residential District</i>	10' see (A)(1) Illustr. 4.3	10' see (A)(1) Illustr. 4.3	N/A	N/A	N/A	N/A	N/A	10' see (A)(1) Illustr. 4.3	
<i>Rear Adjacent to Alley</i>	2' for first 16' of building height								
Parking	See SMMC Chapter 9.28, Parking, Loading, and Circulation								
Active Design									
<i>Active Design</i>	See (E)								
<i>Pedestrian Oriented Design</i>	See (E)								

Additional Standards	
<i>Accessory Food Service</i>	SMMC Section 9.31.030, Accessory Food Service
<i>Accessory Structures</i>	SMMC Section 9.21.020, Accessory Buildings and Structures
<i>Automobile/ Vehicle Sales, Leasing, and Storage</i>	SMMC Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
<i>Bicycle Parking</i>	SMMC Section 9.28.140, Bicycle Parking
<i>Exceptions to Height Limits</i>	SMMC Section 9.21.060, Height Exceptions
<i>Fences, Walls and Hedges</i>	SMMC Section 9.21.050
<i>Home Occupation</i>	SMMC Section 9.31.160, Home Occupation
<i>Landscaping and Street Trees</i>	SMMC Subsection 9.11.030(F), Chapter 9.26, Landscaping
<i>Lighting</i>	SMMC Section 9.21.080, Lighting
<i>Off-Street Parking and Loading</i>	SMMC Chapter 9.28, Parking, Loading, and Circulation
<i>Signs</i>	SMMC Chapter 9.61, Signs
<i>Screening</i>	SMMC Section 9.21.140, Screening
<i>Solar Energy Systems</i>	SMMC Section 9.21.150, Solar Energy Systems
<i>Refuse and Recycling Screening and Enclosure</i>	SMMC Section 9.21.130, Resource Recovery and Recycling Standards
<i>Sustainability</i>	SMMC Chapter 8.106, Green Building Standards Code