SEC. 12.21. GENERAL PROVISIONS.

A. Use.

1. **Conformance and Permits Required.**

(a) **Permits and Licenses.** No building or structure shall be erected, reconstructed, structurally altered, enlarged, moved, or maintained, nor shall any building, structure, or land be used or designed to be used for any use other than is permitted in the zone in which such building, structure, or land is located and then only after applying for and securing all permits and licenses required by all laws and ordinances. **(Amended by Ord. No. 131,319, Eff. 1/16/66.)**

(b) **Flexible Units.** Whenever a layout within any dwelling unit or guest room is designed with multiple hallway entrances, multiple toilet and bath facilities or bar sink installations, so that it can be easily divided into or used for separate apartments or guest rooms, the lot area requirements and the automobile parking requirements shall be based upon the highest possible number of dwelling units or guest rooms obtainable from any such arrangement. **(Amended by Ord. No. 149,118, Eff. 2/5/77.)**

2. **Other Use and Yard Determinations by the Zoning Administrator. (Amended by Ord. No. 177,103, Eff. 12/18/05.)** The Zoning Administrator shall have authority to determine other uses, in addition to those specifically listed in this article, which may be permitted in each of the various zones, when in his or her judgment, the other uses are similar to and no more objectionable to the public welfare than those listed.

The Zoning Administrator shall also have authority to interpret zoning regulations when the meaning of the regulation is not clear, either in general or as it apples to a specific property or situation.

Anyone aggrieved by the Zoning Administrator's determination may file an appeal within 15 days from the issuance of the written decision.

The City Planning Commission shall hear appeals on Zoning Administrator Interpretations where there is no site specific issue. The Area Planning Commission shall hear appeals on site specific Zoning Administrator Interpretations. In no instance, however, shall the Zoning Administrator determine, nor shall these regulations be so interpreted, that a use may be permitted in a zone when that use is specifically listed as first permissible in a less restrictive zone; e.g., a use listed in the C2 Zone shall not be permitted in the C1 Zone, or in a more restricted designation associated with a Pedestrian Oriented District or Specific Plan.

The Zoning Administrator shall also have authority to adopt general interpretations determining the proper application of the yard regulations to groups of lots located in hillside districts or affected by common problems.

3. **Zone Group Classification.** Whenever the terms A Zone, R Zone, C Zone, or M Zone are used in this article, they shall be deemed to refer to all zones containing the same letters in their title; provided, however, the term A zone shall include the RA Zone, the term R Zone shall include the RD, RE, RS, RW, RU, RZ, and RMP Zones, the term C Zone shall include the CR, CM and the CM(GM) Zones, and the term M Zone shall include the MR Zones. **(Amended by Ord. No. 169,103, Eff. 11/21/93.)**

4. **Off-Street Automobile Parking Requirements. (Amended by Ord. No. 185,480, Eff. 5/9/18.)** A garage or an off-street automobile parking area shall be provided in connection with and at the time of the erection of each of the buildings or structures hereinafter specified, or at the time such buildings or structures are altered, enlarged, converted or increased in capacity by the addition of dwelling units, guest rooms, beds for institutions, floor area or seating capacity. The parking space capacity required in said garage or parking area shall be determined by the amount of dwelling units, guest rooms, beds for institutions, floor area or seats so provided, and said garage or parking area shall be maintained thereafter in connection with such buildings or structures.

New or existing automobile parking spaces required by the Code for all uses may be replaced by bicycle parking at a ratio of one standard or compact automobile parking space for every four required or non-required bicycle parking spaces provided, so long as the number of compact stalls complies with Section 12.21 A.5.(c) of this Code. In cases where additional bicycle parking spaces are required as a result of an addition to an existing building, the maximum number of bicycle parking spaces eligible to be applied toward the required number of automobile parking spaces shall be calculated based on the total number of bicycle parking spaces provided for the existing

building plus the number of bicycle parking spaces provided for the addition. Notwithstanding the foregoing, no more than 20 percent of the required automobile parking spaces for nonresidential uses shall be replaced at a site. Automobile parking spaces for nonresidential projects or buildings located within 1,500 feet of a major transit stop, as defined in Subdivision (b) of Section 21155 of the California Public Resources Code as that section may be amended from time to time, may replace up to 30 percent of the required automobile parking spaces with bicycle parking. For buildings with less than 20 required automobile parking spaces, those spaces may be replaced subject to the limits described in this Subdivision, not exceeding a total of four parking spaces replaced.

Residential buildings, including hotels, motels and apartment hotels, may replace 10 percent of the required automobile parking with bicycle parking. Automobile parking spaces for residential projects or buildings located within 1,500 feet of a major transit stop, as defined in Subdivision (b) of Section 21155 of the California Public Resources Code, may replace up to 15 percent of the required automobile parking spaces with bicycle parking. If a residential building includes at least the minimum number of restricted affordable units to receive a density bonus under Section 12.22 A.25., then 30 percent of the required automobile parking may be replaced. In such cases, the replacement of automobile parking with bicycle parking shall be implemented in lieu of the parking options in Section 12.22 A.25.(d).

For the purposes of this subdivision, the 1,500-foot distance shall be measured horizontally based on the shortest distance between any point on the lot and a qualified major transit stop.

In cases where additional automobile parking spaces are required as a result of an addition to an existing building, the maximum number of required automobile parking spaces eligible to be satisfied using bicycle parking spaces shall be calculated based on the total number of automobile parking spaces provided for the existing building plus the number of automobile parking spaces required for the addition.

Bicycle parking installed pursuant to this section may be installed in existing automobile parking spaces and shall not be considered to violate the maintenance of existing parking as defined by section 12.21 A.4.(m). The ratio of short- to long-term bicycle parking provided for pursuant to this section shall be provided in accordance with the requirements set forth for each use as defined by Section 12.21 A.16.(a). If additional bicycle parking is provided beyond the requirements of Section 12.21 A.16., or provided when not required by Code, the ratio of short- to long-term bicycle parking provided may be determined by the business or property owner.

(a) **For Dwelling Units. (Amended by Ord. No. 176,354, Eff. 1/31/05.)** In all zones, there shall be at least two automobile parking spaces on the same lot with each one-family dwelling thereon, and in any RW Zone there shall be at least two automobile parking spaces per dwelling unit which shall be upon the same lot with the dwelling unit. However, for small lot subdivisions approved pursuant to Article 7 of this Chapter in conformity with the provisions of Section 12.22 C.27. of this Code, the required parking spaces shall not be required to be located on the same lot with each dwelling unit, but shall be provided within the boundaries of the parcel or tract map. The ratio of parking spaces required for all other dwelling units shall be at least one parking space for each dwelling unit of less than three habitable rooms, one and one-half parking spaces for each dwelling unit of three habitable rooms, and two parking spaces for each dwelling unit of more than three habitable rooms. Where the lot is located in an RA, RE, RS, R1, RU, RZ, RMP, or RW Zone, the required parking spaces shall be provided within a private garage. Where the lot is located in an R2 Zone, at least one of the required parking spaces per dwelling unit shall be provided within a private garage. Any door or doors installed at the automobile entry to a garage serving a one or two-family dwelling where one or more required parking spaces is located shall be of conventional design constructed so as to permit the simultaneous entry of automobiles into each required parking space without damaging the door or door frame and constructed so as to permit the flow of air through the automobile entry when the door is in the fully closed position.

The above area requirements shall not apply to mobilehomes parks or mobilehomes located with in mobilehome parks. Mobilehome parks are subject to the requirements of Title 25 of the California Administrative Code.

(b) **For Guest Rooms**. Automobile parking spaces shall be provided in the following ratio for the guest rooms included within any building: **(Amended by Ord. No. 129,334, Eff. 2/28/65.)**

(1) One parking space for each individual guest room or suite of rooms for the first 30;

(2) One additional parking space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; and

(3) One additional parking space for each three guest rooms or suites of rooms in excess of 60.

(c) **For Commercial and Industrial Buildings. (Amended by Ord. No. 182,386, Eff. 3/13/13.)** Except as otherwise provided in subparagraphs (1) through (7) below, there shall be at least one automobile parking space for each 500 square feet of combined floor area contained within all the office, business, commercial, research and development buildings, and manufacturing or industrial buildings on any lot.

A specific plan may impose less restrictive parking requirements, if it expressly states that the specific plan's parking provisions are intended to supersede the standards set forth in this paragraph.

(1) **Warehouse**: Where a building or portion thereof is designed, arranged or used as a warehouse including storage buildings for household goods and has a gross floor area in excess of 10,000 square feet, in addition to the one automobile parking space for each 500 square feet of floor area for the first 10,000 square feet, only one parking space need be provided for each 5,000 square feet of floor area in excess of the first 10,000 square feet contained in such warehouse. Such warehouse may not be changed to another use unless additional parking space is provided to meet the requirements contained herein for such other uses.

(2) **Health Clubs**: There shall be at least one automobile parking space for each 100 square feet of floor area in the building being utilized for a health club, athletic club, bath house, gymnasium, dance studio, dance hall, or any similar establishment, which operates as a private facility or offers the use of the premises and equipment to the general public for physical exercise, dance or sports activities. This provision does not include such a facility located in a building which is accessory to an elementary school, junior high school or senior high school as defined in Section 12.03 of this article or any other institution of learning under the jurisdiction of the State Department of Education. This provision does not include such a facility located within an office building of at least 50,000 square feet or more of gross floor area, or located within the Downtown Business District parking exception area described in Paragraph (i) of this subdivision.

(3) **Restaurants and Bars, General**: There shall be at least one automobile parking space for each 100 square feet of gross floor area included within the total square footage of any restaurant, cafe, coffee shop, tea room, fast food establishment, bar, night club, or any similar establishment, which dispenses food or refreshments or provides dancing or live entertainment. This requirement shall only apply to an establishment which has a gross floor area greater than 1,000 square feet. An establishment which provides no seating and exclusively dispenses food or refreshments to be eaten off the premises is not included in this definition and shall instead meet the requirement for general retail uses.

(4) **Restaurant, Small**: If a restaurant, cafe, coffee shop, or other dining establishment has a gross floor area of 1,000 square feet or less, then it need provide only one automobile parking space for each 200 square feet of gross floor area. However, if such an establishment has a separate bar, or provides dancing or live entertainment, then additional parking shall be provided to meet the requirements for general restaurants set forth in Subparagraph (3) of this paragraph.

(5) **Retail Stores, General**: **(Amended by Ord. No. 173,992, Eff. 7/6/01.)** Retail establishments and discount wholesalers selling to the general public, shall provide at least four automobile parking spaces for each 1,000 square feet of gross floor area.

(6) **Retail, Furniture Stores**: Furniture stores, major appliance stores, or similar establishments shall provide at least one automobile parking space for each 500 square feet of gross floor area.

(7) **Trade Schools**: Trade schools, business colleges, professional or scientific schools, music schools, chiropractic schools, or any similar commercial school shall provide at least one automobile parking space for each 50 square feet of floor area contained within classrooms and assembly areas, or one parking space for each five fixed seats contained within classrooms and assembly areas, whichever provides the greater number of parking spaces. This does not include classroom area

where heavy equipment is used in conjunction with training, which shall instead provide at least one parking space for each 500 square feet of floor area.

(d) **For Institutions**. **(Amended by Ord. No. 145,088, Eff. 10/18/73.)** There shall be at least one automobile parking space for each 500 square feet of floor area contained within any philanthropic institution, governmental office building, or similar use. Institutions which provide medical services, such as hospitals, sanitariums, convalescent homes, clinics, medical office buildings and other medical service facilities shall make the following provisions for off-street automobile parking.

(1) Hospitals shall provide 2.0 automobile parking spaces for each patient bed for which the hospital is licensed.

(2) Sanitariums and convalescent homes shall provide one automobile parking space for each 500 square feet of floor area, or 0.2 automobile parking spaces per patient bed, for which the facility is licensed, whichever provides the greater number of automobile parking spaces.

(3) Clinics, as defined in Health and Safety Code Section 1202, medical office buildings and other medical service facilities shall provide one automobile parking space per 200 square feet of total floor area.

(4) Any institution providing a mixture of medical services, such as a combined hospital/clinic facility, shall meet the requirements for automobile parking spaces as if each portion of the facility were an independent entity.

(5) **(Added by Ord. No. 178,063, Eff. 12/30/06.)** Any Eldercare Facility shall meet the following requirements for automobile parking spaces for each housing type within the facility.

Housing Type	**Required Parking For Each Housing Type (whether or not included within an Eldercare Facility)**
Senior Independent Housing	1 automobile parking space for each dwelling unit
Assisted Living Care Housing	1 automobile parking space for each dwelling unit or 1 automobile parking space for each guest room
Skilled Nursing Care Housing	0.2 automobile parking space for each guest bed
Alzheimer's/Dementia Care Housing	0.2 automobile parking space for each guest bed

(e) **For Auditoriums**. There shall be at least one automobile parking space for each five seats contained within any theatre, church, high school, college or university auditorium, or general auditorium, stadium or other similar place of assembly. Where there are no fixed seats in the auditorium or place of assembly, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.

(f) **For Elementary Schools**. There shall be one automobile parking space on the same lot with each classroom contained in any elementary school.

(g) **Location of Parking Area**. The automobile parking spaces required by Paragraphs (b), (c), (d) and (e) hereof, shall be provided either on the same lot as the use for which they are intended to serve or on another lot not more than 750 feet distant therefrom; said distance to be measured horizontally along the streets between the two lots, except that where the parking area is located adjacent to an alley, public walk or private easement which is easily usable for pedestrian travel between the parking area and the use it is to

serve, the 750-foot distance may be measured along said alley, walk or easement. **(Amended by Ord. No. 145,088, Eff. 10/18/73.)**

(h) **Access Driveways**. An access driveway shall be provided and maintained between each automobile parking space or area and a street, or alley, or a private street or easement approved in accordance with the provisions of Article 8 of this chapter. Such access driveway shall be located entirely on the lot which it serves. However, an access driveway need not be located entirely on the same lot as the dwelling and parking space it serves if the driveway lot and dwelling existed on September 6, 1961, and additions and alterations may be made to such dwelling, and accessory buildings may be added on such lot, if no additional dwelling units or guest rooms are created. **(Amended by Ord. No. 142,306, Eff. 9/13/71, Operative 2/9/72.)**

(i) **Exception Downtown Business District**. **(Amended by Ord. No. 137,036, Eff. 9/22/68.)** Notwithstanding any other provisions of this section to the contrary, within that area hereinafter described, the off-street automobile parking spaces required in connection with the following buildings, structures or uses shall be located on the same lot or not more than 1,500 feet therefrom and said spaces shall be provided in the following ratio:

(1) For auditoriums and other similar places of assembly, one space for each 10 fixed seats or one space for each 100 square feet of floor area (exclusive of stage) where there are no fixed seats;

(2) For hospitals, philanthropic institutions, governmental office buildings, and similar uses, at least one parking space for each 1,000 square feet of floor area.

(3) For business, commercial or industrial buildings, having a gross floor area of 7,500 square feet or more, at least one parking space for each 1,000 square feet of floor area in said building, exclusive of floor areas used for automobile parking space, for basement storage, or for rooms housing mechanical equipment incidental to the operation of buildings; provided that, for a warehouse having a gross floor area of 10,000 square feet or more, in addition to one automobile parking space for each 1,000 square feet of floor area for the first 10,000 square feet, the automobile parking required for that portion of the warehouse in excess of the first 10,000 square feet of floor area shall be one space for each 5,000 square feet. **(Amended by Ord. No. 137,557, Eff. 12/26/68.)**

This exception shall apply only to property located within the area bounded by Pico Boulevard from the Harbor Freeway to Figueroa Street; Figueroa Street from Pico Boulevard to Venice Boulevard; Venice Boulevard from Figueroa Street to Main Street; Sixteenth Street from Main Street to Maple Avenue; Maple Avenue from Sixteenth Street to Olympic Boulevard; Olympic Boulevard from Maple Avenue to San Julian Street; San Julian Street from Olympic Boulevard to Ninth Street; Ninth Street from San Julian Street to Gladys Avenue; Olympic Boulevard from Gladys Avenue to Central Avenue; Central Avenue from Olympic Boulevard to Third Street; Third Street from Central Avenue to Alameda Street; Alameda Street from Third Street to Sunset Boulevard; Sunset Boulevard from Alameda Street to North Broadway; North Broadway from Sunset Boulevard to Temple Street; Temple Street from North Broadway to Hill Street; Hill Street from Temple Street to First Street; First Street from Hill Street to the Harbor Freeway; the Harbor Freeway from First Street to Pico Boulevard. **(Amended by Ord. No. 147,460, Eff. 8/31/75.)**

(j) **Combination of Uses**. **(Amended by Ord. No. 165,773, Eff. 5/21/90.)**

(1) Where there is a combination of uses on a lot, the number of automobile parking spaces required shall be the sum of the requirements of the various uses, except as provided below.

(2) If there is office space auxiliary to a manufacturing, warehouse, or other industrial use on the same lot, the office use shall have its required parking spaces computed at the same ratio as the industrial use. However, if the office space exceeds 10 percent of the total gross floor area of a building, then the balance of the office space in excess of 10 percent shall have its required spaces computed at the ratio specified for office use.

(3) For an office building with a total gross floor area of at least 50,000 square feet, and if the retail space in the building does not exceed five percent of the total gross floor area, or 15,000 square

feet, whichever is the smaller amount, then any retail space in the building shall have its required parking spaces computed at the same ratio as the office use.

(k) **Fractional Space**. When the application of these regulations results in the requirement of a fractional automobile space, any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one automobile parking space.

(l) **Use of Passageways**. In no event shall the passageways provided in compliance with the requirements of Subdivision 2. of Subsection C. of this section be considered as also providing the automobile parking space or any portion of the parking space required hereby.

(m) **For Existing Buildings. (Amended by Ord. No. 182,110, Eff. 5/29/12.)** Off-street automobile parking space being maintained in connection with any existing main building or structure shall be maintained so long as said main building or structure remains, unless an equivalent substitute number of such spaces are provided and thereafter maintained conforming to the requirements of this paragraph; provided, however, that this regulation shall not require the maintenance of more automobile parking space than is required herein for a new building or structure identical to said existing building or structure, nor the maintenance of such space for any type of main building or structure other than those specified herein. Further, provided, however, that if a building or structure constructed after the effective date of this ordinance is of insufficient floor area at the time of its construction to be required to provide parking spaces by the requirements of this section, but is subsequently increased in floor area in such a manner that it would be subject to said requirements, parking spaces shall then be provided on the basis of the total resulting floor area.

Exceptions:

(1) Notwithstanding any other provisions of this section to the contrary and for any existing high rise building cited under Los Angeles Municipal Code Section 91.8604.6.3, the Department of Building and Safety may reduce the number of required parking spaces by the number of spaces which the Department of Building and Safety determines are needed to install a water storage tank to enlarge an existing fire pump room, or to install a new fire pump room.

(2) The Department of Building and Safety may reduce the number of required parking spaces by the number of spaces which the Department of Building and Safety determines are needed to provide disabled parking spaces as required by State access laws.

(3) Notwithstanding any other provisions of this section to the contrary, the Department of Building and Safety may reduce the number of required parking spaces by the number of spaces that are necessarily displaced as a result of compliance with Divisions 93 and 95 of Article 1 of Chapter IX of the Los Angeles Municipal Code. The reduction shall not exceed 20 percent of required parking spaces or one (1) space, whichever is greater. This exception does not nullify any existing obligations under the Rent Stabilization Ordinance in Chapter XV, Article 1, of the Los Angeles Municipal Code. **(Added by Ord. No. 185,633, Eff. 7/9/18.)**

(n) In no event shall automobile parking space which is provided for a building or use, as required by this section, be considered as providing any of the required space for another building or use.

(o) **Waiver. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)** All or a portion of the off-street automobile parking spaces required by this section may be waived when the lot involved is located within the boundaries of an assessment district for the acquisition of publicly owned automobile parking lots, or is located adjacent to land used or being acquired for publicly owned parking lots. The City Planning Commission, with the assistance of the Off-Street Parking Bureau, shall determine to what extent and on which lots the required parking may be waived, but in no event shall the total number of the waived parking spaces exceed the total number provided on the publicly owned parking lots.

(p) **Exception for Central City Area**. **(Added by Ord. No. 129,334, Eff. 2/28/65.)** Notwithstanding any other provisions of this section to the contrary, within that area hereinafter described, the off-street automobile parking spaces required in connection with the following residential uses shall be located on the same lot and said spaces shall be provided in the following ratio:

(1) One space for each dwelling unit, except where there are more than six dwelling units of more than three habitable rooms per unit on any lot, the ratio of parking spaces required for all of such units shall be at least one and one-quarter parking spaces for each dwelling unit of more than three habitable rooms.

(2) One space for each two individual guest rooms or suites of rooms for the first 20, one additional parking space for each four guest rooms or suites of rooms in excess of 20 but not exceeding 40, and one additional parking space for each six guest rooms or suites of rooms in excess of 40.

With regard to any development for which architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety and for which a complete and full plan check fee was paid on or before May 11, 1988, and for which no subsequent changes are made to those plans which increase the number of dwelling units or guest rooms:

This exception shall apply to property located within the area bounded by Western Avenue from Melrose Avenue to Washington Boulevard, Washington Boulevard to Vermont Avenue, Vermont Avenue from Washington Boulevard to the Santa Monica Freeway, the Santa Monica Freeway from Vermont Avenue to Hoover Street, Hoover Street from the Santa Monica Freeway to Union Avenue, Union Avenue from Hoover Street to Washington Boulevard, Washington Boulevard from Union Avenue to the Harbor Freeway, the Harbor Freeway from Washington Boulevard to Figueroa Street, Figueroa Street from Harbor Freeway to Jefferson Boulevard, Jefferson Boulevard from Figueroa Street to Broadway, Broadway from Jefferson Boulevard to Martin Luther King, Jr. Boulevard, Martin Luther King, Jr. Boulevard from Broadway to Central Avenue, Central Avenue from Martin Luther King, Jr. Boulevard to 41st Street, 41st Street from Central Avenue to the City Boundary at Alameda Street, City Boundary north and east to Soto Street, Soto Street from the City Boundary to Valley Boulevard, Valley Boulevard from Soto Street to North Main Street, North Main Street from Valley Boulevard to the Golden State Freeway, the Golden State Freeway from North Main Street to the Pasadena Freeway, the Pasadena Freeway from the Golden State Freeway to Stadium Way, Stadium Way from the Pasadena Freeway to Elysian Park Avenue, Elysian Park Avenue from Stadium Way to Lilac Terrace, Lilac Terrace from Stadium Way to Sunset Boulevard, Sunset Boulevard from Lilac Terrace to Silver Lake Boulevard, Silver Lake Boulevard from Sunset Boulevard to the Hollywood Freeway, the Hollywood Freeway from Silver Lake Boulevard to Melrose Avenue, Melrose Avenue from the Hollywood Freeway to Western Avenue. **(Second Unnumbered Para. Amended by Ord. No. 163,666, Eff. 7/2/88.)**

With regard to any development for which architectural and structural plans sufficient for a complete plan check were not accepted by the Department of Building and Safety and for which a complete and full plan check fee was paid after May 11, 1988 and before November 22, 1988:

This exception shall apply to property located within the area bounded by Western Avenue from Wilshire Boulevard to Washington Boulevard, Washington Boulevard to Vermont Avenue, Vermont Avenue from Washington Boulevard to the Santa Monica Freeway, the Santa Monica Freeway from Vermont Avenue to Hoover Street, Hoover Street from Santa Monica Freeway to Union Avenue, Union Avenue from Hoover Street to Washington Boulevard, Washington Boulevard from Union Avenue to the Harbor Freeway, the Harbor Freeway from Washington Boulevard to Figueroa Street, Figueroa Street from the Harbor Freeway to Jefferson Boulevard, Jefferson Boulevard from Figueroa Street to Broadway, Broadway from Jefferson Boulevard to Martin Luther King, Jr. Boulevard, Martin Luther King, Jr. Boulevard from Broadway to Central Avenue, Central Avenue from Martin Luther King, Jr. Boulevard to 41st Street, 41st Street from Central Avenue to the City Boundary at Alameda street, City Boundary north and east to Soto Street, Soto Street from the City Boundary to Valley Boulevard, Valley Boulevard from Soto Street to North Main street, North Main Street from Valley Boulevard to the Golden State Freeway, the Golden State Freeway from North Main Street to the Pasadena Freeway, the Pasadena Freeway from the Golden State Freeway to Stadium Way, Stadium Way from the Pasadena Freeway to Elysian Park Avenue, Elysian Park Avenue from Stadium Way to Lilac Terrace, Lilac Terrace from Stadium Way to Sunset Boulevard, Sunset Boulevard from Lilac Terrace to Alvarado Street, Alvarado Street from Sunset Boulevard to Kent street, Kent Street from Alvarado Street to Coronado Street, Coronado Street from Kent Street to

Temple Street, Temple Street from Coronado Street to Coronado Street, Coronado Street from Temple Street to Third Street, Third Street from Coronado Street to Hoover Street, Hoover Street from Third Street to Beverly Boulevard, Beverly Boulevard from Hoover Street to First Street, First Street from Beverly Boulevard to Vermont Avenue, Vermont Avenue from First Street to Wilshire Boulevard, Wilshire Boulevard from Vermont Avenue to Western Avenue. **(Third Unnumbered Para. Amended by Ord. No. 164,394, Eff. 3/13/89.)**

With regard to any development for which architectural and structural plans sufficient for complete plan check were not accepted by the Department of Building and Safety and for which a complete and full plan check fee was paid on or after November 22, 1988:

This exception shall apply to property located within the area bounded by beginning at the Los Angeles River and Alhambra Avenue; thence southwesterly along Alhambra Avenue to Main Street; thence southwesterly along Main Street to Ord Street; thence westerly along Ord Street to North Broadway; thence southerly along North Broadway to Sunset Boulevard; thence northwesterly along Sunset Boulevard to Pasadena Freeway; thence southwesterly along the Pasadena Freeway and the Harbor Freeway to Fourth Street; thence northwesterly along Fourth Street to Third Street; thence northwesterly along Third street to Bixel Street; thence southwesterly along Bixel Street to Fifth Street; thence northwesterly along Fifth Street to Lucas Avenue; thence southwesterly along Lucas Avenue to Sixth Street; thence northwesterly along Sixth Street to Valencia Street; thence southwesterly along Valencia Street to Seventh Street; thence southeasterly along Seventh Street to Garland Avenue; thence southwesterly along Garland Avenue to Ninth Street; thence southeasterly along Ninth Street to the Harbor Freeway; thence southwesterly and southerly along the Harbor Freeway to Figueroa Street; thence southerly along Figueroa Street from the Harbor Freeway to Jefferson Boulevard; thence easterly along Jefferson Boulevard from Figueroa street to Broadway; thence southerly along Broadway from Jefferson Boulevard to Martin Luther King, Jr. Boulevard; thence easterly along Martin Luther King, Jr. Boulevard from Broadway to Central Avenue; thence southerly along Central Avenue from Martin Luther King, Jr. Boulevard to 41st Street; thence easterly along 41st Street from Central Avenue to the City Boundary at Alameda Street; thence northerly along City boundary to 24th Street; thence easterly along City boundary to the Los Angeles River; thence northerly to the westbound transition connecting the Golden State and the Santa Monica Freeways; thence northeasterly along said transition to 7th Street; thence westerly along 7th Street to Anderson Street; thence northerly along Anderson Street to Sunrise Street; thence easterly along Sunrise Street to Clarence Street; thence northerly along Clarence street to Jesse Street; thence westerly along Jesse Street to Anderson Street: thence northerly along Anderson Street to Whittier Boulevard; thence easterly along Whittier Boulevard to Clarence Street; thence northerly along Clarence Street to 6th Street; thence easterly along 6th Street and its easterly prolongation to the southerly prolongation of Gless Street; thence northerly along said southerly prolongation of Gless Street to the alley southerly of 4th Street; thence westerly along the alley southerly of 4th Street to Clarence Street; thence northerly along Clarence Street to 1st Street; thence westerly along First Street to the Los Angeles River; thence northeasterly along the Los Angeles River to the Santa Ana Freeway; thence westerly and northwesterly along the Santa Ana Freeway to Spring Street; thence northeasterly along Spring Street to Macy Street; thence easterly along Macy Street to Alameda Street; thence northeasterly along Alameda Street to the westerly prolongation of the southerly line of former Bauchet Street as described in deed recorded Book 37112, page 408, of Official Records, in the office of said County Recorder; thence easterly along said southerly line of said former Bauchet Street and continuing along said southerly line in its various courses intersection with in the southeasterly line of former Date Street, as described in said deed recorded in Book 37112, page 408 of Official Records; thence northeasterly along said southeasterly line of former Date Street and continuing along its northeasterly prolongation to Vignes Street; thence southeasterly along Vignes Street to Bauchet Street; thence westerly along Bauchet Street to Avila Street; thence southerly along Avila Street to Macy Street; thence easterly along Macy Street to Los Angeles River; thence northerly and northeasterly along the Los Angeles River to Alhambra Avenue. **(Fourth Unnumbered Para. Added by Ord. No. 164,394, Eff. 3/13/89.)**

(q) **Exception. Dwelling on Narrow Lot.** Where only one single-family dwelling is located on a nonconforming lot 40 feet or less in width and not abutting an alley, only one automobile parking space need be provided. This exception shall not apply to any lot in the A1, A2, RA, RE, RS, R1 or RD Zones which fronts on a Substandard Hillside Limited Street. **(Amended by Ord. No. 168,159, Eff. 9/14/92.)**

(r) **Exception for Teen Posts**. Notwithstanding any other provisions on this section to the contrary, no off-street automobile parking spaces shall be required in connection with a building or structure, or portion thereof, used primarily for the operation of a "Teen Post" administered by Teen Post, Incorporated, a delegate agency of the Greater Los Angeles Community Action Agency, or its successors. This exception shall be effective to and including December 31, 1974, only. Thereafter, the off-street automobile parking requirements of the Comprehensive Zoning Plan of the City of Los Angeles shall apply fully to such a use, and any certificate of occupancy issued for such a use during the time this paragraph is in effect not having the required number of off-street automobile parking spaces shall automatically be cancelled and the building shall no longer be so occupied or used unless and until the required automobile parking spaces are provided and a new certificate is issued. **(Amended by Ord. No. 145,487, Eff. 2/24/74.)**

(s) **Parking Requirements for Air Space Lots**. Notwithstanding any provision of this section to the contrary, in the case of developments containing one or more air space lots, required automobile parking spaces may be located anywhere on the lot which has had the spaces above or below it divided by such air space lot or lots. All other parking requirements of this section shall apply to developments containing one or more air space lots. **(Added by Ord. No. 156,681, Eff. 6/21/82.)**

(t) **Exception for Rental Units Resulting from Conversion of One- Family Dwellings**. Notwithstanding any other provision of this subdivision to the contrary, in the RD, R2, R3, R4 and R5 zones, only one automobile parking space is required for each dwelling unit which results from the conversion of an existing one-family dwelling, by the interior structural alteration thereof or by the addition of not more than 250 square feet of floor area thereto, into two or more dwelling units and all such newly created dwelling units are rental units. **(Added by Ord. No. 157,220, Eff. 12/11/82.)**

(u) **Senior Independent Housing / Assisted Living Care Housing / Housing Development Occupied By Disabled Persons. (Amended by Ord. No. 178,063, Eff. 12/30/06.)** Except for Skilled Nursing Care Housing and Alzheimer's / Dementia Care Housing, the number of parking spaces required for Senior Independent Housing, Assisted Living Care Housing, or a housing development occupied by disabled persons as set forth below, may be reduced to 50 percent of the number otherwise required by this subdivision if all of the following requirements are met:

(1) Each dwelling unit or guest room in the development shall be occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel who are required to live on the premises. For purposes of this paragraph, a disabled person is a person who has: (a) physical or mental disabilities, which seriously restricts that person from operating a motor vehicle; (b) is expected to be of long, continued and indefinite duration; (c) substantially impedes his or her ability to live independently; and (d) is of a nature that the ability to live independently could be improved by more suitable housing conditions.

(2) There shall also be provided at least ten square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both of which shall be available and accessible to all residents of the development. The open space may be located on the ground, on terraces or on rooftops, shall be landscaped or developed for active or passive recreation and may include roofed recreation areas, swimming pools, or unenclosed porches where not otherwise prohibited. The open space may include walkways, but shall not include land used for required front or side yards, private streets, driveways, passageways, parking, loading or service areas.

(3) Prior to the issuance of a building permit for construction of the development, the owner shall execute and record in the Office of the County Recorder of Los Angeles County, as a covenant running with the land for the benefit of the City of Los Angeles, an agreement that if the Department of Building and Safety determines that the development ceases to qualify under Subparagraph (1) above, the owner will at the written request of the Department of Building and Safety develop the additional parking spaces otherwise required for the development by this subdivision.

(v) **Exception for Pre-1934 Public Branch Libraries**. Notwithstanding any other provision of this Code to the contrary, no off-street automobile parking spaces shall be required in connection with a building or structure, or portion thereof, or subsequent addition thereto, which is used primarily for the operation of a

City of Los Angeles public branch library if built prior to 1934 and administered by the City Board of Library Commissioners. **(Added by Ord. No. 159,920, Eff. 7/7/85.)**

(w) **Shelter for the Homeless**. The number of automobile parking spaces required for a "shelter for the homeless" as defined in Section 12.03 of this Code, located within 1,000 feet of a public transit stop may be reduced to 25 percent of the number otherwise required by Paragraphs (a) through (v), inclusive, of this Subdivision 4, but in no event less than two spaces for any such shelter. The number of automobile parking spaces required for a "**shelter for the homeless**" as defined in Section 12.03 of this Code, located 1,000 feet or more from a public transit stop, may be reduced to 25 percent of the number otherwise required by Paragraphs (a) through (v), inclusive, of this Subdivision 4, plus two spaces. **(Added by Ord. No. 161,427, Eff. 8/2/86.)**

(x) **Exception for Council Approved Agreements and Historic/Cultural Buildings, and Specified Exception Areas. (Added by Ord. No. 165,773, Eff. 5/21/90.)**

(1) For any project for which an Owner Participation Agreement or Developer Disposition Agreement has been signed between the owner or developer of a project and the Community Redevelopment Agency and approved by Council before February 28, 1989, the parking required shall be either the number of parking spaces described in the subject agreement, or the parking required by the Los Angeles Municipal Code as of February 29, 1989, whichever is greater.

(2) Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, for any structure designated on the National Register of Historic places or State or City list of historical or cultural monuments, no additional automobile or bicycle parking spaces need be provided in connection with a change of use. Nevertheless, a decision-making body, as part of a discretionary approval related to a change of use, may impose conditions requiring additional parking requirements in connection with the change of use. Existing parking for such buildings shall be maintained if the proposed use requires the same or more parking. If the floor area of such a building is increased, then automobile and bicycle parking shall be provided for the increased floor area as set forth in Sections 12.21 A.4. and 12.21 A.16. The parking requirements for existing buildings set forth in Section 12.21 A.4.(m) shall still apply to an historic building and any change of use of that building. **(Amended by Ord. No. 182,386, Eff. 3/13/13.)**

(3) Except for the Downtown Business District parking area described in Section 12.21A,4(i) the following described areas there need only be two parking spaces for every one thousand square feet of combined gross floor area of commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings on any lot:

1. Chinatown Redevelopment Project Area, delineated by Ordinance No. 153,385;

2. Hollywood Redevelopment Project Area, delineated by Ordinance No. 161,202;

3. Wilshire Center/Koreatown Recovery Redevelopment Project Area, delineated by Ordinance No. 170,806; **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

4. Central Business District Redevelopment Project Areas delineated by Ordinance Nos. l40,069; 113,231; 135,900; 140,662; 147,480;

5. North Hollywood Redevelopment Area, delineated by Ordinance No. 152,030;

6. Any Enterprise Zone as that term is defined in Section 12.21.4 of this Code. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

7. **(Repealed by Ord. No. 177,103, Eff. 12/18/05.)**

8. **(Repealed by Ord. No. 177,103, Eff. 12/18/05.)**

9. **(Repealed by Ord. No. 177,103, Eff. 12/18/05.)**

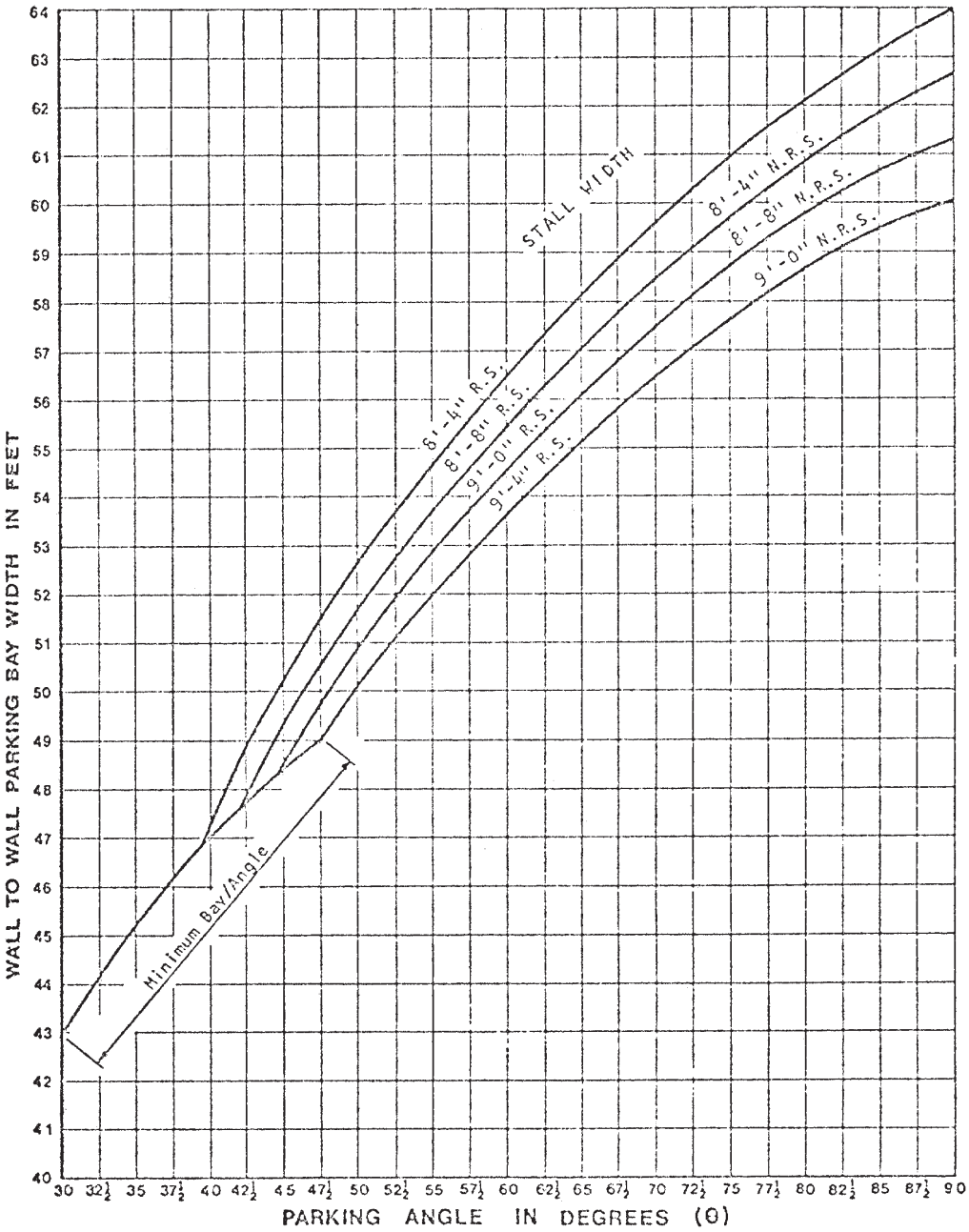
10. **(Repealed by Ord. No. 177,103, Eff. 12/18/05.)**

(y) **City Planning Commission Authority for Reduced On-Site Parking with Remote Off-site Parking or Transportation Alternatives. (Amended by Ord. No. 173,492, Eff. 10/10/00.)** The City Planning Commission may, upon application, authorize reduced on-site parking and remote off-site parking. The City Planning Commission authorization may only be approved in connection with a City Planning Commission approval of an application or appeal otherwise subject to its jurisdiction including the following: the City Planning Commission action on an application for a zone change, height district change, supplemental use district, and conditional use pursuant to Section 12.24U; the City Planning Commission action on a tentative tract map appeal, a vesting tentative tract map appeal, a development agreement; and the City Planning Commission action on a request for a density bonus greater than the minimum 25 percent required by California Government Code Section 65915, exception from a specific plan, or a project permit pursuant to a moratorium ordinance or interim control ordinance. In exercising this authority, the City Planning Commission shall act on an application in the same manner and subject to the same limitations as applicable to the Zoning Administrator, under Section 12.27X. However, the procedures for notice, hearing, time limits, appeals and Council review shall be the same as those applicable to the underlying discretionary approval.

5. **Design of Parking Facilities**. Every parking area and garage providing required or non-required parking stalls, other than those parking areas in garages lawfully in existence on February 9, 1972, shall be designed, improved, and maintained in accordance with the following regulations, provided, however, that any parking stall in which the normal turning pattern is obstructed shall be designed in accordance with standards established by the Superintendent of Building. **(Amended by Ord. No. 142,418, Eff. 10/15/71, Oper. 2/9/72.)**

(a) **Parking Stall Dimensions**. **(Amended by Ord. No. 142,306, Eff. 9/13/71, Oper. 2/9/72.)**

PARKING BAY DIMENSIONS CHART NO. 1
(Added by Ord. NO. 142,306, Eff. 9/13/71, Oper. 2/9/72.)

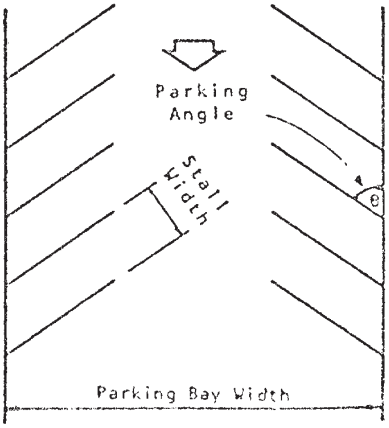


PARKING BAY DIMENSIONS
CHART NO 1

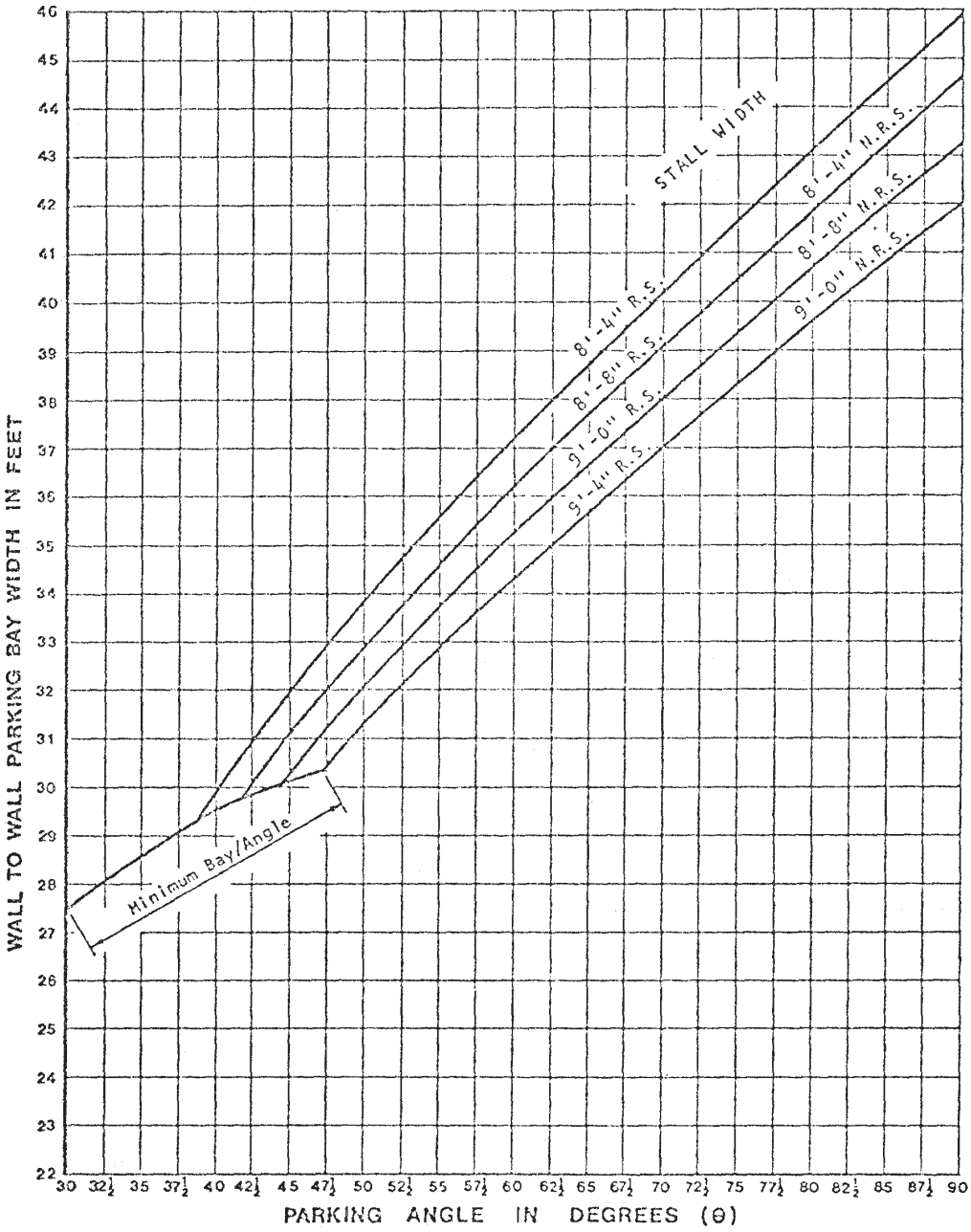
ONE-WAY TRAFFIC

DOUBLE-LOADED AISLES

R.S. Required Parking Stalls
N.R.S. Non-required Parking Stalls



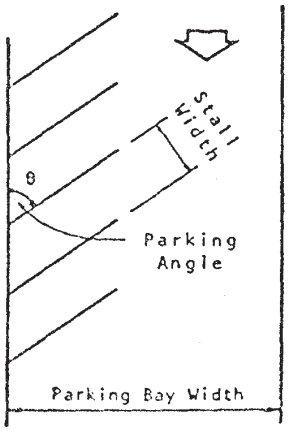
PARKING BAY DIMENSIONS CHART NO. 2
(Added by Ord. NO. 142,306, Eff. 9/13/71, Oper. 2/9/72.)



PARKING BAY DIMENSIONS
CHART NO. 2

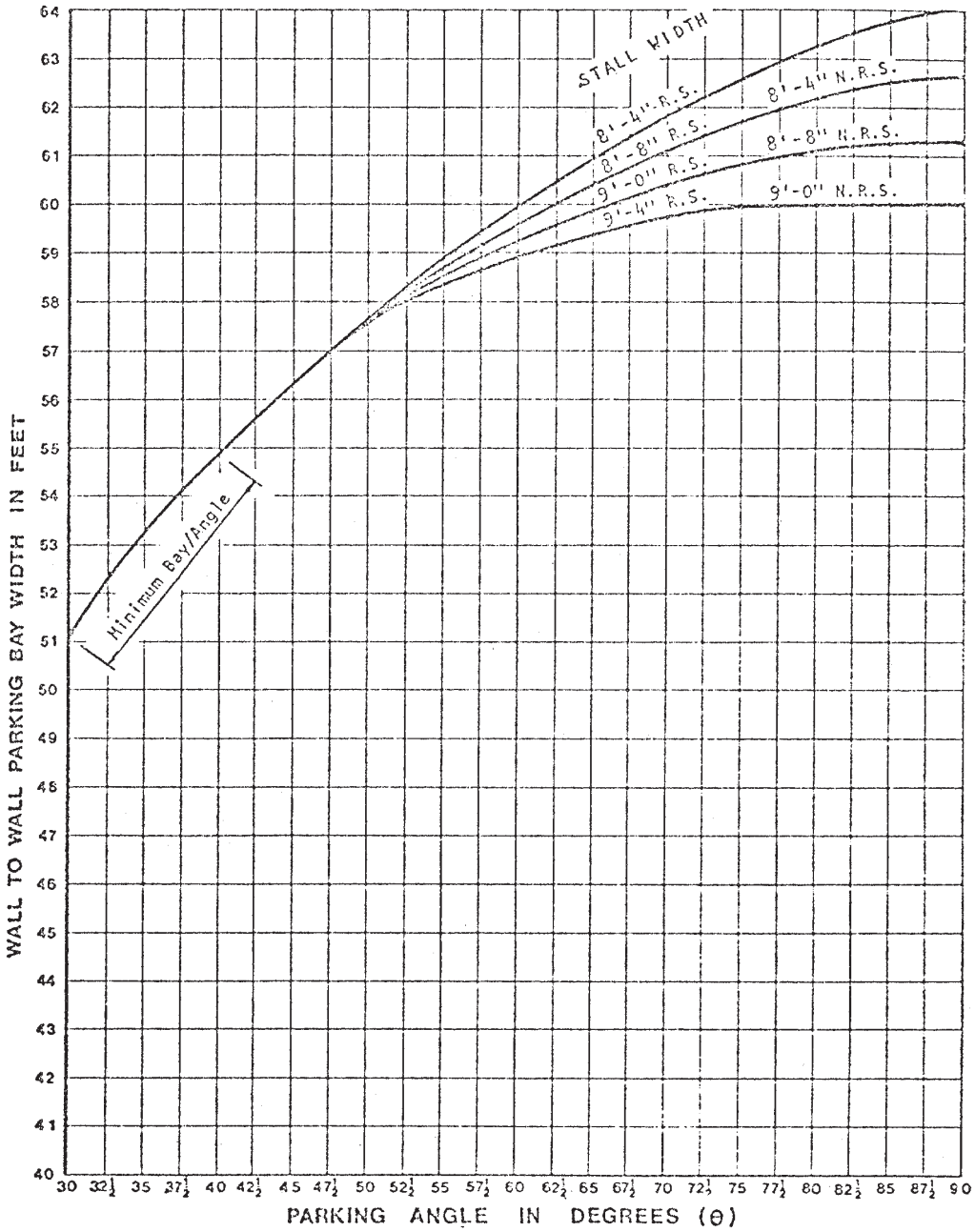
ONE-WAY TRAFFIC

SINGLE-LOADED AISLES



R.S. Required Parking Stalls
N.R.S. Non-required Parking Stalls

PARKING BAY DIMENSIONS CHART NO. 3
(Added by Ord. NO. 142,306, Eff. 9/13/71, Oper. 2/9/72.)

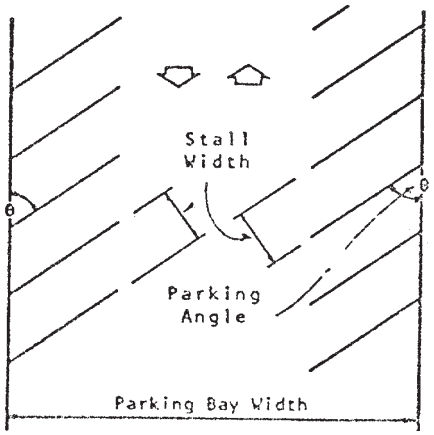


PARKING BAY DIMENSIONS
CHART NO. 3

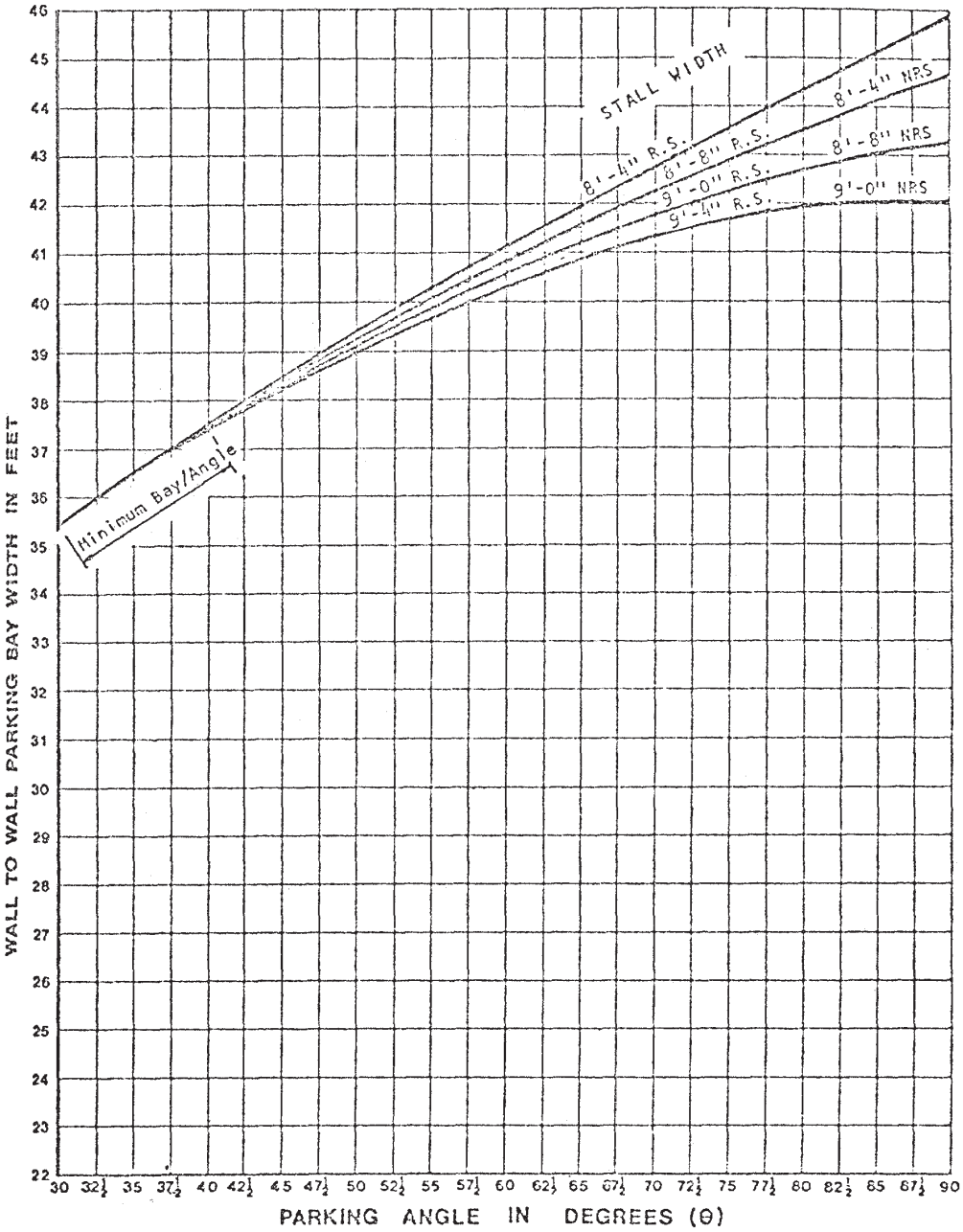
TWO-WAY TRAFFIC

DOUBLE-LOADED AISLES

R.S. Required Parking Stalls
N.R.S. Non-required Parking Stalls



PARKING BAY DIMENSIONS CHART NO. 4
(Added by Ord. NO. 142,306, Eff. 9/13/71, Oper. 2/9/72.)

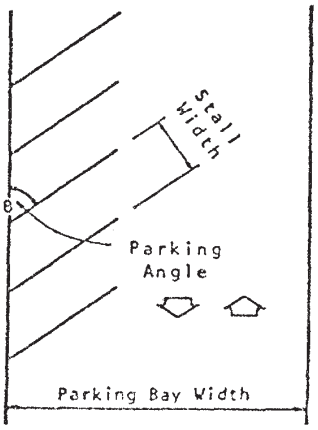


PARKING BAY DIMENSIONS
CHART NO. 4

TWO-WAY TRAFFIC

SINGLE-LOADED AISLES

R.S. Required Parking Stalls
N.R.S. Non-required Parking Stalls



(1) **Width. (Amended by Ord. No. 179,191, Eff. 11/5/07.)** Every parking stall provided for dwelling units shall be at least 8 feet 6 inches wide, every compact stall shall be at least 7 feet 6 inches wide, and every other parking stall shall be at least 8 feet 4 inches wide, except that:

(i) Every parallel parking stall shall be at least 8 feet wide;

(ii) Every parking stall, other than those provided for a one-family or two- family dwelling, which is adjoined on either side of its longer dimension by a fence, wall, partition, column, post or similar obstruction, and said obstruction is located less than 14 feet from the access aisle measured along the length of the stall, shall have its minimum width increased by at least 10 inches on the side of the obstruction.

(iii) **Exception: (Added by Ord. No. 182,110, Eff. 5/29/12.)** The required width and length of a parking stall may be reduced to accommodate a structure solely supporting a solar energy system if it meets all of the following conditions:

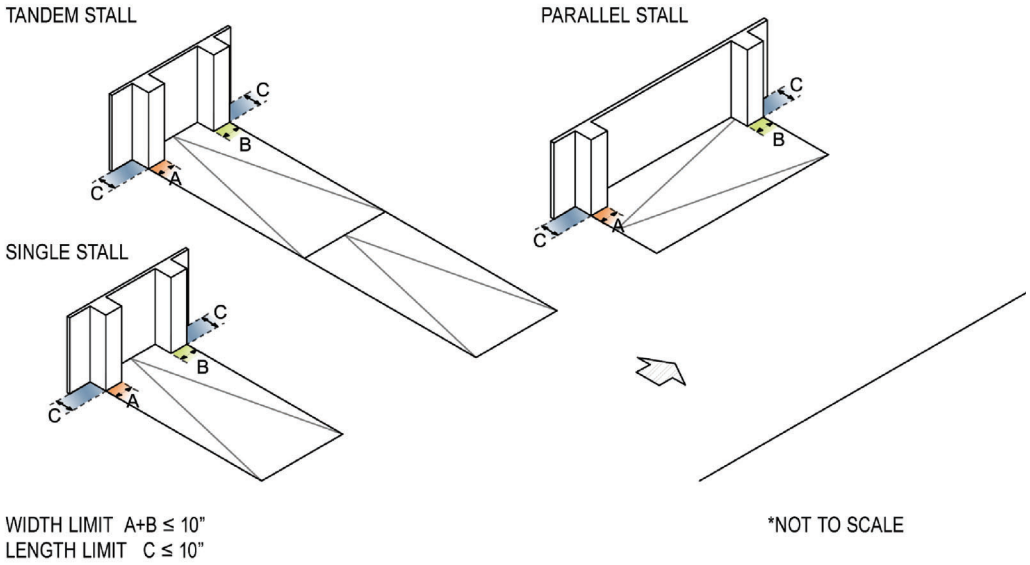
a. The structural elements are within 10 inches of a corner of the stall farthest from the access aisle or driveway.

b. For tandem spaces, dimensions are reduced only for the stall farthest from the access driveway.

c. The reductions are not applied to a disabled parking stall.

d. The parking lot already exists and is not new construction.

See diagram below:



(2) **Length**. Every compact parking stall shall be at least 15 feet long, every parallel parking stall shall be at least 26 feet long, and every other parking stall shall be at least 18 feet long.

(b) **Parking Bay Dimensions**. The minimum width of each parking bay shall be determined by the stall width and parking angle in accordance with Chart Nos. 1, 2, 3 and 4 of this section. Where parking stalls of two bays interlock the parking bays may overlap. **(Amended by Ord. No. 142,306, Eff. 9/13/71, Oper. 2/9/72.)**

(c) **Compact Stalls**. **(Amended by Ord. No. 156,979, Eff. 9/25/82.)** In each parking area or garage devoted to parking for dwelling uses all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls to accommodate compact cars.

In each parking area or garage containing 10 or more parking stalls for other than dwelling uses, not more than 40 percent of the required stalls may be designed as compact stalls to accommodate compact cars. Such

restriction shall not apply to parking stalls in excess of the number of required stalls. All other provisions of this section shall apply to each parking stall.

The minimum bay widths required by Paragraph (b) of this subdivision may be reduced for bays or portions of bays containing compact stalls.

Each stall designed to accommodate a compact car shall be clearly marked as a compact stall. Each parking area or garage containing 10 or more parking stalls of which more than 20 percent are in compact stalls shall have a sign posted at each entrance or other appropriate locations which shall contain the following information: (i) compact cars are to be parked in compact stalls when available, (ii) standard-sized cars shall not be parked in compact only stalls, (iii) problems concerning parking should be reported to the property owner or a designated representative, and (iv) the phone number of the property owner or designated representative.

The sign requirements of this section shall not apply to any parking area or garage that has been granted authority by the Office of Zoning Administrator to increase compact parking prior to May 21, 1981 so long as such parking area or garage conforms to the terms and conditions of such grant.

(d) **Attended Commercial Parking Lots**. A public parking area containing no required parking stalls and providing attendants to park the vehicles at all times when said area is open for use shall be designed in compliance with Paragraphs (c), (f), (g), (i) and (k) of this subdivision, but shall not be subject to the requirements set forth in any other paragraph of this subdivision. **(Amended by Ord. No. 142,306, Eff. 9/13/71, Oper. 2/9/72.)**

(e) **Driveway Location**. Access driveways to every parking area and garage shall be designed in accordance with Sections 62.105.1, 62.105.2, 62.105.3 and 62.105.4 of this Code, and in a manner to provide the minimum practical interference with the use of adjacent property and with pedestrian or vehicular traffic.

Such driveways shall be located in accordance with a plan approved by the Department of Building and Safety in the following instances:

(1) On a lot in a P (including any combination with an A or R Zone) or PB Zone.

(2) For every parking area or garage having a capacity of more than 25 automobiles or trucks.

The Department of Building and Safety shall disapprove any plan which it determines fails to meet the standards established by this paragraph.

(f) **Driveway Width. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** Every access driveway shall be at least 9 feet in width in the A, RE, RS, R1, RU, RZ, R2, RMP and RW Zones, and 10 feet in width in the RD, R3, RAS3, R4, RAS4, R5, P, PB, C and M Zones; provided, however, every access driveway serving a parking area or garage having a capacity of more than 25 automobiles or trucks shall be at least 19 feet in width, or in lieu thereof, there shall be two access driveways, each of which is at least 10 feet in width; provided, further, however, that an access driveway serving an apartment house erected in the R2 Zone shall be at least 10 feet in width.

Except that in the R1 Zone, when not designated as a Hillside Area on the Department of City Planning Hillside Area Map, driveway width at the front property line shall not exceed 25 percent of the lot width or the width of any currently existing driveway, whichever is greater; provided, however, that nothing in this paragraph shall be deemed to require a driveway less than 9 feet in width at the front property line.

(g) **Driveway and Ramp Slopes**. The slope of every driveway or ramp shall not exceed 20 percent, except that where an existing driveway being used for access is required to be modified because of a public improvement project, such grade may exceed 20 percent provided the design is approved by the City Engineer.

Transition slopes in driveways and ramps shall be designed to the standards established by the Superintendent of Building and the City Engineer.

(h) **Tandem Parking. (Amended by Ord. No. 179,191, Eff. 11/5/07.)** Each required parking stall within a parking area or garage shall be accessible. Automobiles may be parked in tandem in the following instances:

(1) In a public garage or public parking area, which provides attendants to park vehicles at all times the garage or area is open for use.

(2) In a private garage or private parking area serving a one-family dwelling, an apartment house, apartment hotel, hotel, two-family dwelling, or multiple or group dwelling, where the tandem parking is not more than two cars in depth. Tandem parking shall not be allowed in parking areas for recreational vehicles or guest parking.

(i) **Parking Stall Location**. **(Amended by Ord. No. 144,082, Eff. 12/11/72.)** Each automobile parking stall shall be so located that:

(1) No automobile is required to back onto any public street or sidewalk to leave the parking stall, parking bay or driveway, except where such parking stalls, parking bays or driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway. **(Amended by Ord. No. 151,608, Eff. 11/26/78.)**

(2) Parking maneuvers can be accomplished without driving onto that portion of a required front yard where driveways are prohibited. Car stops or other barriers shall be provided in accordance with Section 12.21-A.6. **(Amended by Ord. No. 144,082, Eff. 12/11/72.)**

(j) **Internal Circulation**. All portions of a public parking area or, public garage shall be accessible to all other portions thereof without requiring the use of any public street, unless the Department of Transportation determines that such use is not detrimental to the flow of traffic. **(Amended by Ord. No. 152,425, Eff. 6/29/79.)**

The driveway width within a public garage shall maintain a constant width for its entire length. **(Added by Ord. No. 179,191, Eff. 11/5/07.)**

(k) **Lighting**. **(Amended by Ord. No. 171,858, Eff. 1/23/98.)** All lights used to illuminate a parking area shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises.

EXCEPTION: **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

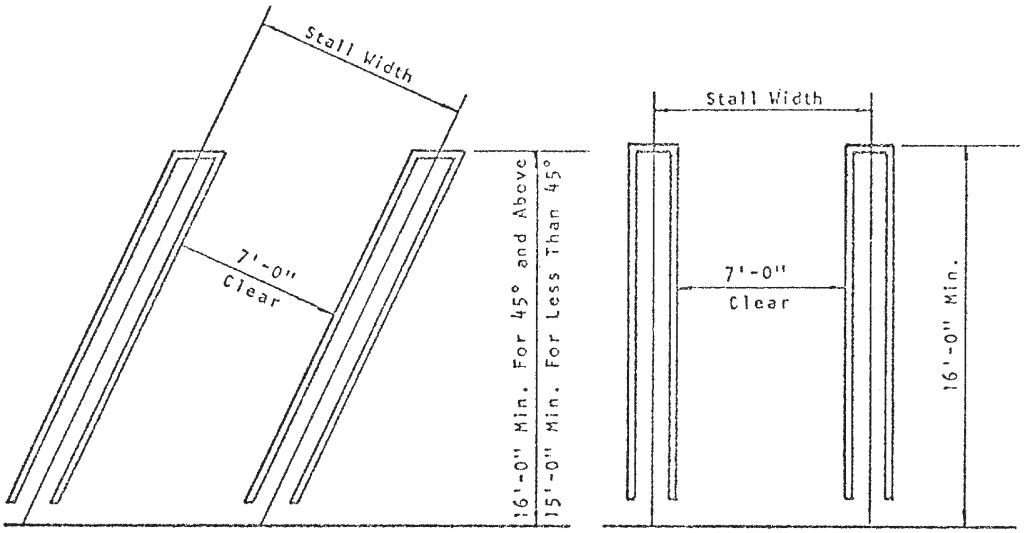
Lights in compliance with Sections 91.6305 and 91.8607 of the Code.

All parking areas and garages provided for three or more dwelling units or guest rooms shall have an average surface illumination of not less than 0.2 footcandles (2.15 lx).

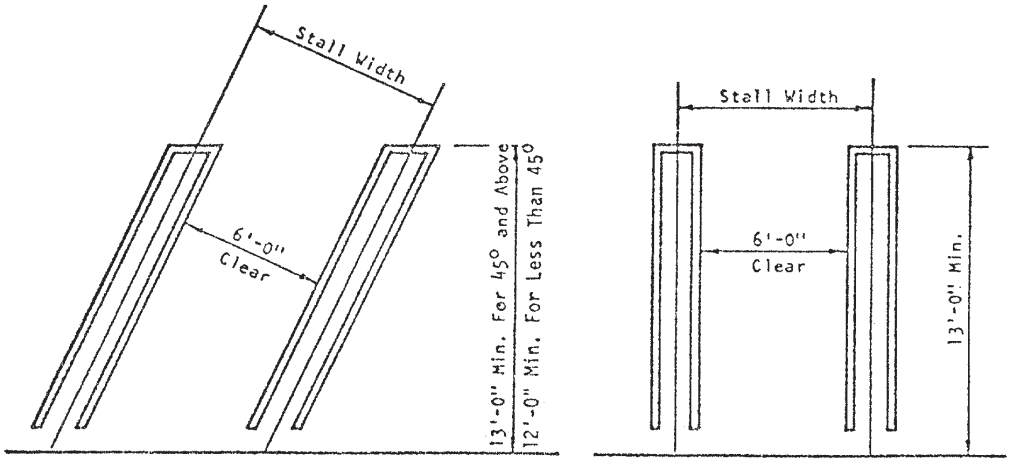
All parking areas and garages provided for three or more dwelling units or guest rooms shall have an average surface illumination of not less than 0.2 footcandles (2.15 lx).

(l) **Striping.** All parking stalls, other than those serving a one-family dwelling, shall be striped substantially in accordance with the illustrations set forth on Chart No. 5 of this section. **(Amended by Ord. No. 179,191, Eff. 11/5/07.)**

STRIPING FOR PARKING STALLS CHART NO. 5
(Added by Ord. NO. 142,306, Eff. 9/13/71, Oper. 2/9/72.)
STANDARD PARKING STALLS



COMPACT PARKING STALLS



(m) **Mechanical Automobile Lifts and Robotic Parking Structures.** The stacking of two or more automobiles via a mechanical car lift or computerized parking structure is permitted in all zones. The platform of the mechanical lift on which the automobile is first placed shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meet the requirements of paragraphs (a), (b), and (i) of this subdivision. The lift equipment or computerized parking structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Department of Building and Safety. **(Added by Ord. No. 179,191, Eff. 11/5/07.)**

6. **Automobile Parking and Sales Area — Improvement**. Every public or private parking area or automobile, manufactured home or trailer sales area other than those lawfully in existence on August 21, 1969, shall be arranged, improved and maintained in accordance with the following regulations: **(Amended by Ord. No. 161,716, Eff. 12/6/86.)**

(a) **Yard Areas**. **(Title and Par. (a) amended by Ord. No. 152,949, Eff. 9/21/79.)** Where a public parking area is the principal use of land in the A or R zones, or in any combination of an A or R zone with a P zone, the public parking area shall not extend into the portion of the lot within 10 feet of the front lot line.

Where parking is an accessory use of land in the A and R zones, the parking area may occupy the remainder of the lot, except for the required A or R zone front yard, and a five foot side yard along the side street lot line of a corner lot.

(b) **(None)**

(c) **Paving and Car Stops. (Amended by Ord. No. 182,431, Eff. 3/24/13.)** Every parking area, every parking garage required by the provisions of this article, every automobile storage area (except those areas utilized for the temporary storage of automobiles for not to exceed six months in any calendar year), every

automobile, manufactured home or trailer sales area, and every driveway shall be paved with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with portland cement paving at least three inches thick or with an alternative paving material described below. All such areas shall have appropriate bumper guards, wheel stops, steel posts, walls, curbs, suitable landscaping or other installations adequate to prevent vehicles from parking or maneuvering on those portions of a lot upon which a driveway or parking area is prohibited, or into a public right-of-way, or where those portions of a lot are needed to prevent encroachment on walkways or adjoining properties.

Alternative Paving Materials. An alternative paving material is one of the following: porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids.) Alternative paving materials are permitted for use in every parking area, automobile storage area, automobile, manufactured home or trailer sales area, and driveways, subject to:

(1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department.

(2) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

(3) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

(4) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

(5) Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving only one or two residential unit(s).

(6) All projects shall be compliant with all other provisions of the Los Angeles Municipal Code and any applicable standards or guidelines.

(d) **Wall Required**. Every public or private parking area, or automobile, manufactured home or trailer sales area shall be completely enclosed with a wall except that no wall shall be required: **(Amended by Ord. No. 161,716, Eff. 12/6/86.)**

(1) across necessary driveways;

(2) on a lot in an M2 or M3 Zone;

(3) along a lot line abutting an alley, a public parking area, or a P (not including the A or R zones), PB, C or M zones;

(4) along any portion of a lot line, including the front lot line where no parking area or access driveway is located within 15 feet of said line, when adequate safeguards are provided to prevent vehicles from occupying said 15 foot space and said space is landscaped;

(5) along any lot line of an automobile sales area that abuts a street, provided, however, such sales area incorporates landscaped area or areas in the amount of at least three percent of said sales area.

(e) **Wall Height**. **(Amended by Ord. No. 147,913, Eff. 1/23/76.)** The wall required by Paragraph (d) hereof or constructed in compliance with Paragraphs (g) or (h) hereof, shall be not less than five feet nine inches in height, except under the following circumstances:

(1) The wall shall not be less than four feet in height in any lot where the surface of the parking area is raised one foot nine inches or more above the natural ground, said wall to be measured from the finished grade of the parking area. Provided, however, that where the wall requirements here

specified would exceed those specified in Section 12.22-C,20(f), the provisions of Section 12.22-C,20(f) shall control.

(2) The wall shall not be less than three feet in height under the following circumstances:

(ii-a) On that portion of a lot in the A or R zone which extends into the required front yard;

(ii-b) On that portion of a lot in a P (not including the A or R zones), PB, C or M1 zone within 15 feet of the front lot line

(ii-c) On that portion of a corner lot within five feet of the side street lot line.

(ii-d) Along any lot line abutting a street.

(f) **Wall Construction and Maintenance**. **(Amended by Ord. No. 158,894, Eff. 6/8/84.)** Walls required by this subdivision or constructed in compliance with Paragraphs (g) and (h) hereof, when located along the lot lines of parking areas and said lot lines abut a street, shall be of concrete or masonry construction, but need not be solid walls, provided that any open areas in said walls shall be designed for architectural effect. Walls, or portions of walls, abutting a street and constructed above the minimum three foot height required by this subdivision shall be designed to permit visibility into the parking area from the street and shall be constructed of wrought iron, vista-type masonry or other materials as approved by the Department of Building and Safety.

All other walls required by this subdivision shall be without openings, and shall be of concrete or masonry provided, however, that other materials may be used in the construction of the wall enclosing a private parking area containing not more than four parking spaces. All concrete or masonry walls shall have a minimum nominal thickness of six inches unless designed to withstand lateral force and constructed pursuant to plans approved by the Department of Building and Safety.

All walls shall be maintained in good condition.

(g) **Improvement**. Where a lot located in all zones but the A, R, or A or R in combination with a P zone is used for a public parking area for more than 20 vehicles and is offering as its prime service the commercial parking of motor vehicles for the public at large, at least two percent of the parking area shall be devoted to improvement as follows:

(1) One-half of the required two percent improvement shall be credited for street trees planted in accordance with plans approved by the Street Tree Division of the Bureau of Street Maintenance. Approval shall be granted for any plan which complies with the Master Plan for Street Trees. Existing street trees shall be considered in satisfying this provision;

(2) One-half of the required two percent improvement shall be credited for walls, providing walls are constructed along all lot lines abutting a street. Existing walls shall be credited.

(3) Up to and including one-half of the two percent improvement shall be credited for landscaped setback areas, provided that the total of such setback area is equal to that percent of the total parking area being created.

(4) Up to and including one-half of the two percent improvement shall be credited for interior landscaping, provided that the total of such landscaped area is equal to that percent of the total parking area being credited.

(5) On those lots having no street frontage two percent improvement shall be credited for interior landscaping, provided that the total of such landscaped area is equal to the percent of the total parking area credited.

(h) **Improvement**. Where a lot located in either an A, R, or A or R in combination with a P zone, or is serving as a parking area for the primary use of as specific building or buildings, and said lot is used for a

public or private parking area for more than 20 vehicles, at least four percent of the parking area shall be devoted to improvements as follows:

(1) One-fourth of the required four percent improvement shall be credited for street trees planted in accordance with plans approved by the Street Tree Division. Approval shall be granted for any plan which complies with the Master Plan for Street Trees. Existing street trees shall be considered in satisfying this provision;

(2) One-fourth of the required four percent improvement shall be credited for walls, provided that walls are constructed along all lot lines abutting a street. Existing walls shall be credited;

(3) Up to and including three-fourths of the four percent improvement shall be credited for landscaped setback areas, provided that the total of said setback area is equal to the percent of the total parking area credited;

(4) Up to and including three-fourths of the four percent improvement shall be credited for interior landscaping, provided that the total of such landscaped area is equal to that percent of the total parking area being credited;

(5) On those lots having no street frontage, four percent improvement shall be credited for interior landscaping provided the total of such landscaped area is equal to that percent of the total parking area being credited.

(i) **Landscaping**. **(Amended by Ord. No. 152,467, Eff. 7/14/79.)** Those portions of a lot developed as a public parking area on which automobile parking is prohibited by paragraph (a) above, or otherwise not improved, shall be fully landscaped with lawn, trees, shrubs or suitable groundcover, and no portion except the access driveways shall be paved.

Where a wall is not required along any lot line of an automobile sales area abutting a street, said sales area shall incorporate a landscaped area or areas in the amount of at least three percent of said sales areas.

All landscaping required by the provisions of this subsection or provided in compliance with Paragraphs (g) or (h) hereof shall be installed in accordance with a plan approved by the City Planning Department. Approval shall be granted for any wherein the design and materials proposed therein are reasonably appropriate for the use and appearance of the parking area. Such landscaped areas shall be equipped with a water sprinkler system and shall be maintained free of weeds and debris.

(j) **Lighting**. All lights used to illuminate an automobile, manufactured home or trailer sales area shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises. Parking areas and garages shall conform to the lighting requirements of Sec. 12.21-A, 5(k). **(Amended by Ord. No. 161,716, Eff. 12/6/86.)**

(k) **Intersection Obstruction**. The provisions of this subsection shall not be construed as permitting any obstruction at a street intersection contrary to the provisions of Section 62.200 of this Code.

7. **(Amended by Ord. No. 174,547, Eff. 6/10/02.)** No nameplate, sign or advertising matter of any kind shall be placed or maintained on any lot in any zone except in accordance with the following regulations:

(a) All nameplates, signs and advertising matter on a lot in an “A” or “R” Zone shall pertain to a permitted use (except that no signs shall be permitted to identify a home occupation) or indicate the name of the occupant and shall be located on the same lot with that use;

(b) No nameplate, sign or advertising matter, which is attached to a building on a lot in an “A” or “R” Zone, may project above the roof ridge or parapet wall (whichever is the higher) of the building;

(c) No illuminated nameplate, identification sign or advertising matter, which is permitted by this subdivision, may be of the flashing, moving or animated type;

(d) There may be only one unlighted nameplate for each dwelling unit on a lot in an "A" or "R" Zone indicating the name of the occupant, (except that no signs shall be permitted to identify a home occupation), and no nameplate may exceed three square feet in area in an "A" Zone, nor exceed one and one-half square feet in area in an "R" Zone;

(e) There may be one or more unlighted signs pertaining to the sale of farm products raised or produced on the premises, but the total area of all these signs shall not exceed 20 square feet on any lot in an "A" Zone, nor exceed 12 feet on any lot in an "R" Zone;

(f) There may be one or more unlighted signs pertaining to the prospective rental or sale of the property, but the total area of all these signs shall not exceed 20 square feet on any lot in an "A" Zone, nor exceed 12 square feet on any lot in an "R" Zone;

(g) There may be one identification sign for each farm, ranch, estate or building other than a dwelling in an "A" Zone, but that identification sign may not exceed 20 square feet in area;

(h) There may be one or more signs identifying the buildings or permitted use (except that no signs shall be permitted to identify a home occupation) on any lot in any "R" Zone, but no one sign may have a surface area which exceeds 20 square feet, nor shall the total surface area of all these signs exceed 30 square feet;

(i) There may be one church bulletin board, not exceeding 18 square feet in area, on any lot in any "A" or "R" Zone;

(j) There may be one or more signs, warning against trespassing, on any lot in an "A" Zone, but no one sign shall exceed three square feet in area.

(k) **Temporary Subdivision Directional Signs.** Notwithstanding any other provision of this article, a Zoning Administrator may approve the use of any property in an "A" or "R" Zone for the erection and maintenance of temporary unlighted subdivision directional signs, which are neither reflective nor fluorescent, if he or she finds that the location of the signs is proper in relation to uses of adjacent property and that the use will not be materially detrimental to the property of other persons located in that vicinity. This approval shall be subject to the following regulations:

(1) An application shall be filed in the Office of Zoning Administration upon a form and accompanied by the data and information as has been prescribed by the Office. Each application shall be consented to and acknowledged by the owner or lessee of each parcel of property upon which a sign is to erected. Only one application need be filed for all temporary, unlighted, subdivision directional signs relating to a single subdivision separately numbered and recorded by the Los Angeles County Recorder. The manner of installation and conditions regulating number, size and type of signs shall be determined and approved by a Zoning Administrator. To the extent possible, he or she shall make available a list or explanation of those installation features and conditions that are usually required.

(2) An approval to erect and maintain signs pursuant to this paragraph shall be valid for one year. If, after one year, 3/4 of the dwelling units or lots have not been sold or leased for the first time, approval for retaining the directional signs for not more than an additional one-year period may be granted by a Zoning Administrator.

(3) No sign erected pursuant to this paragraph shall exceed 12 square feet in area.

(4) One temporary, unlighted, subdivision directional sign may be approved for location adjacent to each street which constitutes a separate and distinct direction on the route from a major or secondary highway to a subdivision site. Where there are two or more major or secondary highways from which there are routes to a subdivision site, signs may be approved only along two routes.

(5) The erection and maintenance of temporary, unlighted, subdivision directional signs may be approved only on vacant property; however, if a Zoning Administrator determines that vacant property is not available in locations where provisions for travel directions are essential, he or she may approve developed property for the location of signs.

(6) Signs may not be located within the public right-of-way of any highway, street, alley, or on any other public right-of-way.

(7) All signs permitted by this paragraph shall be removed within five days after the expiration of the authorized time period. Each application shall contain a statement signed by the applicant, the owner of the signs, and the owner or lessee of the property upon which the signs are to be placed, agreeing that if the signs are not removed as required above, they may be confiscated, removed and destroyed by the City without further notice. Prior to the erection of any signs authorized pursuant to any single application, the applicant shall deposit $100 with the Department of Building and Safety for the purposes of defraying any expense incurred by the City in the removal of the signs. This money shall be refunded on the expiration of the prescribed time period if all of the signs have been removed by the applicant, the owner of the signs, or the owner and the lessee of the property where the signs are placed.

(8) Any sign erected pursuant to these regulations may be used only for the purpose of providing necessary travel direction to a subdivision development located in the City of Los Angeles, and must include the name of the owner, the City Planning Department file number, and the expiration date of the approval period. The sign may contain the name of the land development project to which it pertains, including a characteristic trademark or other identifying insignia. The content of each sign shall be subject to approval by a Zoning Administrator.

(9) The approval of temporary subdivision directional signs pursuant to these regulations does not release the applicant from the responsibilities of complying with any provisions of the Los Angeles Municipal Code pertaining to building permit requirements or any other provisions of the Code regulating signs.

(10) **Appeals.** Appeals from a determination by a Zoning Administrator may be taken to the Area Planning Commission in the manner prescribed in Section 12.24 I.

(l) **Off-site signs.** No off-site sign shall be allowed in any zone, except when off-site signs are specifically permitted pursuant to a legally adopted specific plan, supplemental use district, an approved development agreement, or a relocation agreement entered into pursuant to California Business and Professions Code Section 5412. Further, legally permitted existing signs shall not be altered or enlarged. **(Amended by Ord. No. 176,800, Eff. 8/15/05.)**

8. **Dismantling, Repairing and Storing of Vehicles – Where Prohibited. (Added by Ord. No. 137,210, Eff. 10/12/68.)**

(a) No person shall dismantle, repair, or otherwise perform any work upon any vehicle, machine, motor, appliance or other similar device, other than to effect minor emergency repairs to a motor vehicle, on any property in the A or R Zones unless such activity is incidental to a permitted or a conditionally permitted use and is conducted within a building or within an area wholly enclosed from view by a wall or fence conforming to the requirements of this Code.

(b) No vehicle (except those upon which minor emergency repairs are presently being effected), machine, motor, appliance or other similar device from which any part has been removed, or which is inoperable for any reason, shall be stored, maintained, or kept on any property in the A or R Zones as an activity incidental to a permitted or conditionally permitted use except within a building or within an area which is wholly enclosed from view by a wall or fence conforming to the requirements of this Code.

9. **Fences and Walls**. Whenever fences or walls are required by any of the provisions of this chapter or by a variance, conditional use, supplemental use district or other authorized Planning Department determination, said fences or walls shall be maintained in good repair and shall be kept vertical, uniform and structurally sound, and all repairs shall blend in with said fence or wall and be compatible therewith in color and material. Fences constructed of wood, metal, Masonite, or similar materials shall be uniformly painted or stained or otherwise treated or sealed to prevent weathering or deterioration. **(Amended by Ord. No. 146,030, Eff. 7/11/74.)**

10. **Alcoholic Beverages (On-Site). (Amended by Ord. No. 187,402, Eff. 3/31/22.)** Notwithstanding any other provisions of this Code to the contrary, no building, structure or land shall be used for the sale or dispensing for consideration of any alcoholic beverage, including beer and wine, for consumption on the premises except upon premises approved for that use in accordance with the provisions of Section 12.24, or if the establishment complies with all the requirements and standards under Sections 12.22 A.34. (Restaurant Beverage Program) or 12.22 A.35. (Restaurant Beverage Program – Alcohol Sensitive Use Zone).

The provisions of this subdivision shall not abrogate any right to the continued use of premises for these purposes pursuant to Section 12.24 L.

11. **Tennis or Paddle Tennis Courts.** A tennis or paddle tennis court, constructed as an accessory use to the primary residential use on the same lot in the A or R Zones, shall comply with specific construction and operation standards as may be established by the Zoning Administrator pursuant to Subsection C.4. of this section and shall be located as required in Subsection C.5. of this section. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

12. **Protected Tree and Shrub Relocation and Replacement**. All existing protected trees and shrubs and relocation and replacement trees and shrubs specified by the Advisory Agency in accordance with Sections 17.02, 17.05, 17.06, 17.51 and 17.52 of this Code shall be indicated on a plot plan attached to the building permit issued pursuant to this Code. In addition, the trees or shrubs shall be identified and described by map and documentation as required by the Advisory Agency. A Certificate of Occupancy may be issued by the Department of Building and Safety, provided the owner of the property or authorized person representing the owner of the property (licensed contractor) obtains from the Advisory Agency, in consultation with the City's Chief Forester and prior to the final inspection for the construction, a written or electronic document certifying that all the conditions set forth by the Advisory Agency relative to protected trees have been met. **(Amended by Ord. No. 186,873, Eff. 2/4/21.)**

13. **Permitted Incidental Use for Bingo**. The conducting of any game of bingo authorized pursuant to the provisions of Article 4.5 of Chapter IV of this Code shall be permitted in the A, R, CR and C1 zones as an activity incidental to any permitted or conditionally permitted use therein for a school, church, lodge, auditorium, recreational and community center or other similar use, provided that the off-street automobile parking space requirements of Subdivision 4. of Section 12.21 A. have been satisfied. Parking spaces provided in satisfaction of such requirements for the permitted incidental use for bingo shall not be subject to the requirements set forth in Subdivisions 5., 6. and 9. of Section 12.21 A. of this Code. **(Amended by Ord. No. 153,620, Eff. 5/18/80.)**

14. **Alcoholic Beverages (Off-Site). (Amended by Ord. No. 187,402, Eff. 3/31/22.)** Notwithstanding any other provisions of this Code to the contrary, no building, structure or land shall be used for the sale or dispensing for consideration of any alcoholic beverage, including beer and wine, for consumption off-site of the premises except upon premises approved for that use in accordance with the provisions of Section 12.24. The provisions of this subdivision shall not abrogate any right to the continued use of premises for those purposes pursuant to Section 12.24 L. of this Code.

The provisions of this subdivision shall not apply to the sale or dispensing, for consideration, of alcoholic beverages, including beer and wine, for consumption off-site of the premises, if the premises are located within the area of an operative specific plan which provides for conditional use approval for the sale or dispensing. If such a specific plan ceases to be operative, then a conditional use approval granted pursuant to the provisions of that specific plan, for the sales or dispensing, may continue subject to the same rights and limitations as a conditional use granted pursuant to the provisions of Section 12.24 of this Code.

15. **(Repealed by Ord. No. 171,740, Eff. 10/27/97.)**

16. **Bicycle Parking and Shower Facilities. (Amended by Ord. No. 185,480, Eff. 5/9/18.)** Bicycle parking spaces and facilities for employee showers and lockers shall be provided for new development and additions that increase the floor area of a building as follows:

(a) **Land Uses.**

(1) **Residential.**

(i) **Dwelling Units.** For all residential buildings other than hotels and motels containing more than three dwelling units, long- and short-term bicycle parking shall be provided

according to the ratios specified for each marginal increment of dwelling units specified in Table 12.21 A.16.(a)(1)(i). A minimum of two short-term bicycle parking spaces shall be provided in all cases.

Table 12.21 A.16.(a)(1)(i)

Required Short-term and Long-term Bicycle Parking Spaces by Residential Dwelling Unit

Dwelling Units	Short-term Spaces	Long-term Spaces
1 - 25	1 space per 10 units	1 space per unit
26 - 100	1 space per 15 units	1 space per 1.5 units
101 - 200	1 space per 20 units	1 space per 2 units
201+	1 space per 40 units	1 space per 4 units

(a) Developments such as townhouses that include individually accessed private garages for each unit shall not be required to provide long-term bicycle parking.

(b) Required short- and long-term bicycle parking for the following types of senior and eldercare housing shall be the same as for institutional uses in Table 12.21 A.16.(a)(2): Alzheimer's/Dementia Care Housing; Assisted Living Care Housing; Eldercare Facility; Senior Independent Housing; Skilled Nursing Care Housing; Home for the Aged, No Medical or Nursing Care; Home for the Aged, with Special Care, Philanthropic; Home for the Aged, with Special Care, Private; and Retirement Hotel.

(ii) **Guest Rooms.** All hotels, motels, and apartment hotels containing more than five guest rooms shall provide both short- and long-term bicycle parking, respectively, at a rate of one per ten guest rooms. A minimum of two short-term and two long-term bicycle parking spaces shall be provided.

(iii) **Buildings With Dwelling Units and Guest Rooms.** The total amount of bicycle parking for a building containing both dwelling units and guest rooms shall be calculated by adding the number of required bicycle parking spaces for dwelling units to the number of required bicycle parking spaces for guest rooms. Any combination that results in more than five combined dwelling units and guest rooms will require bicycle parking.

(2) **Commercial, Institutional, and Industrial Uses.** For all commercial, institutional, and industrial uses that require automobile parking under Subsections 12.21 A.4.(c), (d), (e) and (f), short- and long-term bicycle parking shall be provided as per Table 12.21 A.16.(a)(2).

(i) For uses listed in Table 12.21 A.16.(a)(2) a minimum of two short-term and two long-term bicycle parking spaces shall be provided.

(ii) After the first 100 bicycle parking spaces are provided for uses listed in Table 12.21 A.16.(a)(2), additional spaces may be provided at the minimum number required by the California Green Building Standards Code Section 5.106.4, as that section may be amended from time to time.

Table 12.21 A.16.(a)(2)

Required Bicycle Parking Spaces per Building Floor Area as Defined under Section 12.03

Land Use	Short-term Bicycle Parking	Long-term Bicycle Parking
	Short-term Bicycle Parking	**Long-term Bicycle Parking**

Land Use		
Commercial Uses		
Office	1 per 10,000 sq. ft. (minimum 2)	1 per 5,000 sq. ft. (minimum 2)
Warehouse	1 per 10,000 sq. ft. (minimum 2)	1 per 10,000 sq. ft. (minimum 2)
Health Clubs	1 per 2,000 sq. ft. (minimum 2)	1 per 2,000 sq. ft. (minimum 2)
Restaurants and Bars, General	1 per 2,000 sq. ft. (minimum 2)	1 per 2,000 sq. ft. (minimum 2)
Restaurant, Small (floor area less than 1,000 sq. ft.)	2 per restaurant	2 per restaurant
Retail Stores, General	1 per 2,000 sq. ft. (minimum 2)	1 per 2,000 sq. ft. (minimum 2)
Retail, Furniture Stores	1 per 10,000 sq. ft. (minimum 2)	1 per 10,000 sq. ft. (minimum 2)
Trade Schools, Private Universities, and Private Colleges	1 per 500 square feet or 1 per 50 fixed seats whichever is greater (minimum 2)	1 per 1,000 square feet or 1 per 100 fixed seats whichever is greater (minimum 2)
All other Commercial Uses	1 per 10,000 sq. ft. (minimum 2)	1 per 10,000 sq. ft. (minimum 2)
Institutional Uses		
All Institutional Uses	1 per 10,000 sq. ft. (minimum 2)	1 per 5,000 sq. ft. (minimum 2)
Industrial Uses		
All Industrial Uses	1 per 10,000 sq. ft. (minimum 2)	1 per 10,000 sq. ft. (minimum 2)
Other Uses		
Auditoriums	1 per 350 square feet or 1 per 50 fixed seats whichever is greater (minimum 2)	1 per 700 square feet or 1 per 100 fixed seats whichever is greater (minimum 2)
Private Elementary Schools, Private High Schools, and Charter Schools	4 per classroom (minimum 2)	1 per 10 classrooms (minimum 2)

(3) **Combination of Uses.** Where there is a combination of uses on a lot, the number of bicycle parking spaces required shall be the sum of the requirements of the various uses. The exceptions provided in Section 12.21 A.4.(j) for automobile parking shall also apply to bicycle parking.

(4) **City Owned and Leased Buildings and Parking Lots.** In all buildings or parking lots used by the City of Los Angeles for government purposes, including government office buildings, both short-term and long-term bicycle parking shall be provided at a rate of 10 percent of the required parking available on the site. However, short- and long-term bicycle parking shall be no less than five spaces each for the entire site.

Buildings and lots owned by the City of Los Angeles that are leased for private uses shall meet the bicycle parking required for commercial uses as detailed in Table 12.21 A.16.(a)(2).

(5) **Parks.** In Neighborhood Recreation Sites, Community Recreation Sites, Regional Parks, and School Playgrounds, as defined in Section 1 of the Service Systems Element - Public Recreation Plan of the City's General Plan, short-term bicycle parking shall be provided at a rate of 10 percent of the required automobile parking with a minimum of five short-term bicycle parking spaces. In Neighborhood Recreation Sites, Community Recreation Sites, Regional Parks, and School Playgrounds where no automobile parking is provided, at least five short-term bicycle parking spaces will be provided, except that in park space of less than two acres in which there are no recreational facilities requiring building permits, no short-term bicycle parking shall be required. Long-term bicycle parking shall be provided as required in the California Green Building Standards Code Section 5.106.4 as that section may be amended from time to time.

(6) **Unmanned Facilities.** No bicycle parking shall be required for unmanned facilities, such as stand-alone public restrooms in parks or unmanned cellular antenna facilities.

(b) **Fractions.** When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half shall be construed as requiring one bicycle parking space.

(c) **Change of Use.** Buildings undergoing a change of use shall not be required to provide bicycle parking. This includes adaptive reuse projects pursuant to Section 12.22 A.26.

(d) **Bicycle Parking Facility Requirements.**

(1) **Short-Term Bicycle Parking.** Short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.

(i) Racks shall allow for the bicycle frame and at least one wheel to be locked to the racks.

(ii) The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.

(iii) If bicycles can be locked to each side of the rack, each side shall be counted toward a required space.

(iv) Racks shall be securely anchored to a permanent surface.

(v) If more than 20 short-term bicycle parking spaces are provided, at least 50 percent shall be covered by a roof or overhang.

(2) **Long-Term Bicycle Parking.** Long-term bicycle parking shall be secured from the general public and enclosed on all sides and protect bicycles from inclement weather.

(i) Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities.

(ii) Except in the case of lockers and commercially operated attended bicycle parking, all long-term parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

(3) **Bicycle Share Stations.**

(i) Bicycle share stations shall comply with all requirements for such stations established by the Department of Transportation.

(ii) Bicycle share stations shall be exempt from the requirements in Sections 12.21 A.16. (d)(1) and (2).

(e) **Design Standards.**

(1) **Dimensions.**

(i) Each bicycle parking space shall be a minimum 6 feet (72 inches) in length.

(a) **Vertical Storage.** Long-term bicycle parking may be mounted so that the bicycle is stored vertically. Such devices that hold the bicycle by the wheel shall be designed to support the bicycle without damaging the wheels. Vertically installed bicycle parking shall be a minimum of 4 feet (48 inches) deep and 6 feet (72 inches) in height.

(b) **Stacked Storage.** Long-term or short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is primarily an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

(c) **Horizontal Storage.** Where bicycles are stored horizontally, devices that hold the bicycle upright by wheel contact shall hold at least 180 degrees of wheel arc.

(ii) Short-term bicycle parking spaces shall be a minimum of 2 feet (24 inches) wide.

(a) Individual racks installed beside each other that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

(b) Racks installed parallel to walls shall be a minimum of 30 inches from the wall, except that bicycle parking spaces providing a tray or channel for insertion of bicycle wheels may be placed a minimum of 20 inches from the wall, or 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

(c) Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.

(iii) Long-term bicycle parking spaces shall be sized to permit safe, efficient, and convenient access to each individual bicycle parking space without interference from bicycles in adjoining spaces, as described below:

(a) Individual racks installed beside each other within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

(b) Racks installed parallel to walls shall be a minimum of 30 inches from the wall, with the exception that bicycle parking spaces that provide a tray into which the bicycle wheels may be inserted may be placed a minimum of 20 inches from the wall, or 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

(c) Triangular lockers with varying widths may be used so long as the opening is at least 2 feet (24 inches) wide.

(d) Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.

(e) If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.

(iv) For single-tiered bicycle parking, minimum headroom of 7 feet (84 inches) shall be provided. For facilities where two tiers of bicycle parking are installed one above another, minimum headroom of 4 feet (48 inches) shall be provided for each tier.

(v) Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb or by at least 5 feet of open space marked to prohibit parking.

Where bicycle parking is adjacent to accessible automobile parking, aisles or loading areas provided for accessible spaces may count towards the open space requirement for bicycle parking so long as they are immediately adjacent to the bicycle parking.

(2) **Siting Requirements.**

(i) **Location.** Required bicycle parking shall be provided on the same lot as the use for which it is intended to serve, or in a parking facility serving that use. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with motor vehicles. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).

(ii) **Unreasonable Rules Prohibited.** A building, lot, or garage shall not establish unreasonable rules that interfere with the ability of bicyclists to safely and conveniently access bicycle parking. Such rules include shorter operating hours than those of the building or those of the automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

(iii) **Short-Term Bicycle Parking.** Short-term bicycle parking shall be located so as to provide safe and convenient access to visitors. For new construction, at least 50 percent of short-term bicycle parking shall be located outside buildings; however, no more than eight short-term bicycle parking spaces per 100 linear feet of street frontage shall be required to be outside. The remaining required short-term bicycle parking spaces may be provided inside the building on the ground floor, or inside the parking garage on the ground floor with a direct access to a public street.

(a) For new developments, short-term bicycle parking shall be located to maximize visibility from a pedestrian entrance. For new or existing buildings, where short-term bicycle parking is located within buildings or parking garages, signage is required at each building entrance as per Section 12.21 A.16.(d)(4).

(b) Short-term bicycle parking spaces shall be located no farther than 100 feet of walking distance from a pedestrian entrance.

(c) For buildings with more than one pedestrian entrance, short-term bicycle parking shall be distributed in approximately equal proportions among all pedestrian entrances. In buildings with three or more pedestrian entrances, no more than 50 percent of all short-term bicycle parking spaces shall be assigned to a single pedestrian entrance.

(iv) **Long-Term Bicycle Parking.** Long-term bicycle parking spaces shall be provided in one of the following locations, or in a combination thereof:

(a) On the ground floor within 100 feet of the major entrance to the lobby. There shall be safe and convenient access between the public right-of-way, the bicycle parking space, and the lobby area.

(b) In the off-street automobile parking area, subject to the following limitations:

(1) Long-term bicycle parking inside a parking garage shall be no more than 200 feet from a pedestrian entrance to the main building, and located so as to provide reasonably convenient access from the bicycle parking to the nearest walkway, ramp, or elevator providing access to the building.

(2) Long-term bicycle parking inside a parking garage shall be located within the space available on the building's pedestrian entry level, after required handicapped-accessible parking stalls and other required elements have been provided. Remaining long-term bicycle parking may be provided on other levels of the parking garage in accordance with the provisions of this Subparagraph (iv).

(c) One level above or below the ground floor, within 100 feet of the elevator, ramp, walkway, or other building entrance on that story. In such cases, elevator or ramp access to the building shall be provided.

(d) Residential long-term bicycle parking may be provided in common storage facilities on residential floors in accordance with Sections 12.21 A16.(d) and (e). If residential long-term bicycle parking is provided on residential floors, the amount of bicycle parking on each floor shall be equal to or greater than 50 percent of the number of dwelling units on the same floor.

(v) **Bicycle Share Station Docks.** Bicycle share station docks counted toward the requirements for short-term bicycle parking spaces as permitted in Section 12.21 A.16.(f)(3) shall conform to Sections 12.21 A.16.(e)(2)(i) and (e)(2)(iii)(a) and (b).

(vi) **Combination of Uses.** Where there is a combination of uses on a lot, long-term bicycle parking may be provided in one or more bicycle parking facilities within 200 feet of each use.

(vii) **Multiple Buildings.** For a development site with multiple buildings, required bicycle parking may be sited in one or more bicycle parking facilities within 200 feet of each building.

(viii) **Attended Bicycle Parking Service.** Where short-term or long-term bicycle parking is provided by means of an Attended Bicycle Parking Service, the pick-up and drop-off location shall either comply with the siting requirements of this Subparagraph (2) above or be co-located with any valet automobile parking pick-up or drop-off location provided on the same site for the subject use. Where such a facility is provided, the bicycle storage area need not comply with the siting requirements of this Subparagraph (2) above. In addition, the pick-up and drop-off location for an Attended Bicycle Parking Service need not comply with the siting requirements for combinations of uses or multiple buildings.

If some or all required bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation. If, for any reason, an Attended Bicycle Parking Service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward the required number of bicycle parking spaces and shall be required to provide

a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

(3) **Lighting.** Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with Section 12.21 A.5.(k).

(4) **Signage.** Where bicycle parking is not clearly visible from the street, legible reflectorized signs shall be permanently posted at the street entrances to each site indicating the availability and location of bicycle parking within the site. All signs must comply with Section 14.4.7 of this Code.

(f) **Additional Requirements and Allowances.**

(1) **Bicycle Parking in the Public Right-of-Way.**

(i) Short-term bicycle parking spaces located immediately in front of a site within the public right-of-way may be counted towards the short-term bicycle parking requirements of said site.

(ii) Business operators or property owners may install and maintain their own racks within the public right-of-way unless a City owned rack already exists.

(a) Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install short-term bicycle parking within the public right-of-way. A Bureau of Engineering permit may be issued only after the business operator or property owner receives issuance of plan approval or a permit by the Department of Transportation pursuant to LAMC Section 85.04.

(b) All bicycle parking installed in this manner shall meet the rules and regulations set out by the Bureau of Engineering Standard Plan S-671.

(c) Business operators or property owners who choose to install bicycle parking within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with the Department of Transportation.

(2) **Bicycle Corrals.**

(i) **City-funded Bicycle Corrals.** Any site located within 500 feet of a City funded bicycle corral may count up to four bicycle parking spaces towards their required short-term bicycle parking spaces.

(ii) **Bicycle Corral Parking Incentive Program.** Business operators or property owners may submit an application to the Department of Transportation to install and maintain their own bicycle corrals immediately in front of their property in the public right-of-way.

(a) Businesses or property owners who do so may count all the bicycle parking within the bicycle corral towards their required number of short-term bicycle parking spaces. In such cases, short-term bicycle parking installed in such a manner shall not be counted towards the bicycle parking requirements of surrounding businesses.

(b) Business operators or property owners shall pay the construction and maintenance costs of building said bicycle corrals.

(c) Multiple businesses or property owners may submit an application to the Department of Transportation's Bicycle Program as a group and split the costs to construct and maintain the corral.

(1) In such cases, a single business shall be responsible for assuming the maintenance responsibilities detailed in a Covenant Maintenance Agreement

as outlined below.

(2) The business responsible for maintaining the bicycle corral may count the full amount of bicycle parking in the corral towards its short-term bicycle parking requirements.

(3) All other businesses may count up to half of the bicycle parking spaces in the corral towards their required short-term bicycle parking spaces so long as they provide a financial contribution.

(d) Business operators or property owners shall be responsible for applying for a permit with the Bureau of Engineering to install bicycle corrals within the public right-of-way.

(e) Business operators or property owners who choose to install bicycle corrals within the public right-of-way shall be responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with the Department of Transportation.

(f) If, for any reason, the responsibility for maintaining a bicycle corral is returned to the City of Los Angeles, it shall be considered a City-funded bicycle corral.

(iii) If, for any reason, the City determines that a bicycle corral must be removed, business owners shall no longer be able to count the spaces removed toward their required bicycle parking. In such cases, said businesses shall be required to provide any bicycle spaces lost in the removal of the corral. Failure to comply may result in the revocation of a business's Certificate of Occupancy and a fine for Code violation.

(3) **Bicycle Share Stations.**

(i) Business operators or property owners may allow a bicycle share service provider to install one or more bicycle share stations on their property, provided that such bicycle share station(s) shall be part of a bicycle share system approved by the Department of Transportation and comply with all location criteria established by the Department of Transportation for bicycle share stations.

(ii) Any site within 500 feet of a bicycle share station may count up to four bicycle share docks toward the required number of short-term bicycle parking spaces for a building or buildings on the same lot. In all cases, the number of bicycle share docks counted toward the required number of short-term bicycle parking spaces shall not exceed 10 percent of the total number of short-term bicycle parking spaces required for the subject site.

(iii) Where bicycle share docks are counted toward the required number of short-term bicycle parking spaces, residential and non-residential uses may replace a percentage of the required automobile parking spaces with bicycle share docks in a manner consistent with the limitations and replacement ratio established in Section 12.21 A.4.

(iv) If, for any reason, bicycle share docks are removed, the associated land uses may no longer count the docks removed toward required bicycle parking and shall be required to replace the number of docks formerly counted toward required bicycle parking with an equivalent number of bicycle parking spaces.

(4) **Showers and Personal Lockers.** Showers and personal lockers shall be provided as required per LAMC Section 91.6307. Personal lockers shall only be required for long-term bicycle parking in nonresidential uses. If showers and personal lockers are provided, such showers and personal lockers shall remain available for the use of building occupants, including residents and/or employees, arriving by bicycle.

(g) **Exceptions.** The provisions of this section do not apply to any of the following projects, which shall comply with the regulations as of March 13, 2013, as applicable:

(1) Any entitlement application filed and accepted as complete prior to March 13, 2013 with the exception of CEQA review as determined by the Department of City Planning.

(2) Any project for which the City has approved an entitlement application as of March 13, 2013, but that has not yet submitted plans and appropriate fees to the Department of Building and Safety for plan check, as determined by the Department of City Planning.

(h) **Alternative Compliance – Director's Authority.** The Director of Planning or the Director's designee shall have initial decision-making authority to approve an alternative to the design standards specified in Section 12.21 A.16.(e)(1) or to the siting requirements specified in Section 12.21 A.16.(e)(2)(iii) and (iv) with an appeal to the Area Planning Commission in accordance with the procedures set forth in Section 11.5.7 C.4. - 6. of this Code. An applicant may request such approval by submitting an application and paying a filing fee equivalent to that established for a "Miscellaneous Plan Approval". This fee is set forth in Section 19.01 of this Code.

(1) **Findings.** The Director's determination shall include written findings in support of the decision. In order to grant approval of the alternative design or siting, the Director must find that the location, dimensions, position, security, and spacing allow for safe and reasonably accessible and convenient short or long-term storage of bicycles for the anticipated users of the bicycle parking, and that the proposed design or siting meets the needs of bicyclists at least as effectively as the requirements of Section 12.21 A.16.(e)(1).

17. **One-Family Dwellings, Accessory Buildings and Additions. Hillside Regulations.** Notwithstanding any other provisions of this Code to the contrary, the following regulations shall apply to any Major Remodel - Hillside, or construction of or addition to any One-Family Dwelling or Accessory Building on a Lot in the A1, A2 or RD Zones which is located in whole or in part in a Hillside Area as defined in Section 12.03 of this Code. **(Amended by Ord. No. 181,624, Eff. 5/9/11.)**

(a) **Front Yards.**

(1) For any lot that fronts on a Substandard Hillside Limited Street, there shall be a minimum front yard of at least five feet. For lots having a zoning classification that contains a provision calling for observance of the prevailing setback, the prevailing setback regulations shall apply, so long as a front yard of no less than five feet is provided. **(Amended by Ord. No. 174,652, Eff. 7/27/02.)**

(2) For any lot which fronts on a Standard Hillside Limited Street, the front yard shall be as otherwise required by this Code.

(3) Notwithstanding any other provisions of this Code to the contrary, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the front yard. Balconies with 10 feet of vertical clearance beneath them may project or extend no more than 30 inches into a front yard. **(Added by Ord. No. 168,728, Eff. 5/30/93.)**

(b) **Side Yards.**

(1) For any main building, each side yard shall be not less than five feet, unless the lot is less than 40 feet in width, then each side yard shall be not less than four feet.

(2) For any main Building on a Lot in the RD Zones, the above required Side Yard or the Side Yard required by the zone in which the Lot is located, whichever requirement is greater, shall be increased one foot for each increment of ten feet or fraction thereof above the first 18 feet of height of the main Building. **(Amended by Ord. No. 181,624, Eff. 5/9/11.)**

(c) **Height.**

(1) On any lot where the slope of the lot measured from the lowest point of elevation of the lot to the highest point is 66 percent or less, no building or structure shall exceed 36 feet in height as measured from grade.

(2) On any lot which has a slope of greater than 66 percent as measured from the lowest point of elevation of the lot to the highest point, no building or structure shall exceed 45 feet in height as measured from grade.

EXCEPTION: Notwithstanding the provisions of Paragraph (2) above to the contrary, where the slope of the lot as measured from the highest point of the lot within five horizontal feet of an exterior wall of the main building to the lowest point of the lot within five horizontal feet of an exterior wall of the main building is less than 66 percent, then no portion of the main building shall exceed 36 feet in height.

(3) Roof structures may exceed the otherwise allowable height limit, provided the structures conform to the provisions of Section 12.21.1 B. **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**

(i) Skylights shall not exceed the otherwise allowable height limit by more than 30 inches, nor shall skylights which exceed the otherwise allowable height cover more than 33 1/3 percent of the roof area upon which the skylight is constructed.

(ii) Roof structures housing stairways shall not exceed the otherwise allowable height limit by more than five feet, nor shall they be greater than 36 square feet in area.

(4) For any lot, where the elevation of the ground at a point 50 feet from the front lot line and midway between the side lot lines is 33 feet or more higher than the lowest point of the front lot line, no portion of a building or structure within 20 feet of the front lot line shall exceed 24 feet in height. The 24 foot maximum building and structure height shall be measured from the elevation at the centerline or midpoint of the street on which the lot fronts.

(5) For the purpose of measuring height pursuant to this subdivision, grade shall be defined as the elevation of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective elevation of grade for purposes of measuring height of a building or structure.

(d) **Fire Protection.**

(1) Notwithstanding any other provisions of this Code to the contrary, any new construction of a one-family dwelling or detached accessory building, shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

(2) An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:

(i) whenever an addition to an existing one-family dwelling or accessory building increases the floor area by 50 percent or more of the area of the existing dwelling or building; or

(ii) whenever the aggregate value of Major Remodels within a one-year period exceeds 50 percent of the replacement cost of the dwelling or accessory building; and the dwelling or accessory building is on a lot located on a Substandard Hillside Limited Street and located either more than two miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than one and one-half miles from a fire station housing a Los Angeles Fire Department Engine Company. **(Amended by Ord. No. 168,728, Eff. 5/30/93.)**

(3) The sprinkler system required in (i) and (ii) above shall be sufficient to cover the entire dwelling or building, unless otherwise determined by the Department of Building and Safety, and

shall be installed in compliance with all applicable codes.

(4) The provisions of Paragraphs (i) and (ii) above shall not apply to accessory structures such as gazebos, pergolas, or storage sheds provided these structures are not supported by or attached to any portion of a dwelling or accessory building and do not exceed 200 square feet in floor area.

(e) **Street Access. (Amended by Ord. No. 174,652, Eff. 7/27/02.)**

(1) For any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street, no building permit or grading permit shall be issued unless at least one-half of the width of the street(s) has been dedicated for the full width of the frontage of the lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer. Upon payment of the fee imposed pursuant to the provisions of Section 12.37 F.3., an applicant may seek relief from this dedication requirement pursuant to the provisions of Section 12.37 I. **(Last Sentence Amended by Ord. No. 184,718, Eff. 3/4/17.)**

(2) For any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no building permit or grading permit shall be issued unless the construction or addition has been approved pursuant to Section 12.24 X.21.

(3) For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 X.21.

(f) **Lot Coverage.**

(1) Buildings and structures extending more than six feet above natural ground level shall cover no more than 40 percent of the area of a lot.

(2) Notwithstanding (1) above, for a lot which is substandard as to width (less than 50 feet) and as to area (less than 5,000 square feet), buildings and structures shall cover no more than 45 percent of the area of a lot.

(g) **Sewer Connection.** No building permit shall be issued for the construction of any new one-family dwelling on a lot located 200 feet or less from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

(h) **Off-Street Parking Requirements. (Amended by Ord No. 169,961, Eff. 8/29/94.)** No building or grading permit shall be issued for the construction of any one-family dwelling, accessory building, Major Remodel-Hillside, or addition thereto located on a lot which fronts on a Substandard Hillside Limited Street, unless the following requirements are met.

In addition to the off-street automobile parking spaces required by Section 12.21 A.4.(a), the following off-street parking spaces shall be provided:

(1) For a main building and any accessory building, excluding floor area devoted to required parking, which exceed a combined floor area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of floor area for a maximum of five total on-site spaces.

(2) Notwithstanding the provisions of Section 12.21 C.1.(g) of this Code to the contrary, the additional parking spaces required by this paragraph may be uncovered and in tandem, and may be located within the required 5-foot front yard.

(3) If the requirements in this paragraph require the grading of 1,000 cubic yards or more of earth, then no building or grading permit shall be issued for a new one-family dwelling, accessory building,

Major Remodel-Hillside, or addition to the above on a lot which fronts on a Substandard Hillside Limited Street unless the Zoning Administrator has issued an approval pursuant to Section 12.24 X.21. **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**

(i) **Exceptions. (Amended by Ord No. 169,961, Eff. 8/29/94.)** The provisions of this Subdivision 17. shall not apply to:

(1) One-family dwellings, accessory buildings and additions thereto within a subdivision for which a tentative or final tract map was approved by the City of Los Angeles after February 1, 1985, and is still valid, provided that the map resulted in the establishment of covenants, conditions and restrictions governing building height, yards, open space or lot coverage, and provided, further, that such covenants, conditions and restrictions were recorded on or after February 1, 1985.

(2) **(Amended by Ord. No. 174,652, Eff. 7/27/02.)** Any construction on a lot with a vehicular access from a street improved with a minimum 28 foot wide continuous paved roadway within the Hillside Area, provided:

(i) the roadway begins at the driveway apron which provides access to the main residence and ends where the roadway intersects a designated collector street, or a secondary or major highway where the collector, major or secondary highway roadway also has a minimum continuous paved roadway width of 28 feet from the apron to the edge of the Hillside Area boundaries.

(ii) the area within the vehicular access does not contain any encroachment which would prohibit the passage of emergency vehicles.

(3) Any additions made after September 14, 1992, to a one-family dwelling existing prior to that date, provided:

(a) the total cumulative floor area of all such additions does not exceed 750 square feet (excluded from calculations of this 750 square foot limitation is floor area devoted to required parking); and

(b) the resulting building does not exceed the height of the original building or the height permitted in Paragraph (c) of this subdivision, whichever is greater; and

(c) at least two off-street parking spaces are provided.

(4) Any remodeling of a main building on a lot in the Hillside Area, as defined in Section 12.03, which does not add square footage and for which the aggregate value of all of the alterations within a one-year period does not exceed 50 percent of the replacement cost of the main building.

(5) Where architectural and structural plans sufficient for a complete plan check for a building permit for a building or structure were accepted by the Department of Building and Safety and for which a plan check fee was collected on or before the effective date of this subdivision, and for which no subsequent changes are made to those plans which increase the height nor reduce front or side yards. However, any building permit shall become invalid if construction pursuant to the permit is not commenced within 18 months of the date the plan check fee was collected. **(Added by Ord. No. 174,652, Eff. 7/27/02.)**

18. **Recycling Centers And Facilities. (Added by Ord. No. 171,687, Eff. 8/19/97.)**

(a) Any educational institution, church, league or charitable institution, or any organization described in Section 501(c)(3) or (4) of the Internal Revenue Code shall be allowed to collect cans, bottles, papers, and plastic on its grounds as an accessory use or on City property, if approved by the City department with jurisdiction over that property, in all zones provided that:

(1) the area for depositing Recyclable Materials does not exceed 200 square feet and shall be a minimum of 10 feet from all buildings, and 150 feet from the property line of any adjoining property

in an A or R Zone, except for areas for the collection of newspapers only;

(2) all Recycling Receptacles are covered, durable, waterproof, rustproof, and of incombustible construction;

(3) notwithstanding other provisions of this Code, Recycling Receptacles are enclosed by an eight-foot chain link fence with wooden slats, concrete block or similar construction (enclosure), which shall be properly maintained at all times;

(4) either the Recycling Receptacle or the enclosure is clearly identified with the business name, address, telephone number, hours of operation and notice that no material is to be left outside the enclosure;

(5) each Recycling Receptacle clearly indicates the type of material to be deposited;

(6) on a daily basis the area for depositing Recyclable Materials is kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards;

(7) the hours of operation are Monday through Saturday from 8 a.m. to 4 p.m., and Sunday from 10 a.m. to 4 p.m., except when the collection site is further than 500 feet from any A or R Zone, then the permitted hours of operation are seven days a week from dawn until dusk.

(8) the enclosure is kept secure from unauthorized entry by a locking gate or guard maintaining security for the main building;

(9) the enclosure does not diminish the required number of parking spaces or impair traffic flow; and

(10) newspapers are emptied from Recycling Receptacles when full or every week, whichever occurs first and all other materials are emptied from Recycling Receptacles when full or every 72 hours, whichever occurs first.

(11) The baling of newspapers is permitted; however can or bottle crushing is not permitted.

(12) An administrative fine of $250.00 may be collected by the Department of Building and Safety pursuant to the procedures set forth in Paragraph (g) of this subdivision for any violation of the provisions of this subparagraph.

(b) Any educational institution, church, league, or charitable institution, or any organization described in Section 501(c)(3) or (4) of the Internal Revenue Code shall be permitted the use of Mobile Recycling Centers as defined in Section 12.03 of this Code, for organized drives for the collection of cans, bottles, papers, and plastic in all zones provided that:

(1) collections may be made on the grounds of the organization sponsoring the collection drive unless otherwise authorized by the Department of Building and Safety, or on a continuous basis at a recycling center certified by the California Department of Conservation, Recycling Division;

(2) the collection of materials shall not be conducted on the site of an existing residential structure;

(3) not more than three drives shall be conducted on the same site within a 12- month period and the duration of any drive shall not exceed 30 days. No drive shall be conducted within a 90-day period following a prior drive on the same site or within 1,000 feet of the same site;

(4) a permit for which no fee shall be charged must be obtained from the Board of Police Commissioners for the purpose of verifying proper time limitations prior to initiation of any drive conducted pursuant to this subdivision; **(Amended by Ord. No. 173,283, Eff. 6/26/00, Oper. 7/1/00.)**

(5) the Mobile Recycling Center shall be a minimum of 10 feet from all buildings; and

(6) the Mobile Recycling Center shall be maintained such that it is secured from unauthorized entry.

(7) An administrative fine of $250.00 may be collected by the Department of Building and Safety pursuant to the procedures set forth in Paragraph (g) of this subdivision for any violation of the provisions of this paragraph.

(c) **Recycling Collection or Buyback Centers**, including reverse vending machines and Mobile Recycling Centers, as defined in Section 12.03 of this Code, shall be permitted in conjunction with grocery markets in the C1 or any less restrictive zone, or in the P or PB Zone in conjunction with a grocery market on the same site in a C1 or less restrictive zone.

(1) All Recycling Collection or Buyback Centers established pursuant to this paragraph must be in conjunction with a grocery market on the same site.

(2) For the purposes of this paragraph, the term "**grocery market**" shall mean a retail business, of which greater than one half of the floor area is devoted to the sale of food items for consumption or use off the premises, excluding alcoholic beverages.

(3) No portion of the recycling operation may be closer than 100' to any A or R zone. (Added by Ord. No. **176,840, Eff. 9/4/05.)**

(4) The area for depositing Recyclable Materials does not exceed a total of 600 square feet of the lot area. **(Added by Ord. No. 176,840, Eff. 9/4/05.)**

(5) The requirements of Paragraph (d)(3), and (d)(5) through (19) of this Subdivision must be complied with at all times except that no reduction of any kind in required parking spaces is allowed. **(Added by Ord. No. 176,840, Eff. 9/4/05.)**

(d) The depositing of glass, cans, papers, plastic, beverage containers, and similar Recyclable Materials, Recycling Collection or Buyback Centers, and Mobile Recycling Centers, shall be permitted in the M2 and M3 Zones without obtaining a conditional use permit pursuant to Section 12.24U22(b) of this Code, provided that all of the following conditions are met: **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**

(1) the lot upon which the Recycling Collection or Buyback Center is located is not within 1,000 feet of any A, R, C, P, PB, MR, or M1 Zone or use;

(2) the area for depositing Recyclable Materials does not exceed a total of 1,000 square feet;

(3) the area for depositing Recyclable Materials shall be a minimum of 10 feet from all property lines, except for Reverse Vending Machines and Reverse Vending Machine Commodity Storage Bins located 24 inches or less from the exterior wall of a building;

(4) the entire site shall be enclosed by a 6-foot high concrete block or masonry wall. In addition, if the facility is located in any C, P or PB Zone, a five-foot landscaped buffer, approved by the City Planning Department as provided in Section 12.21A6(i) of this Code, shall be maintained along all street frontages;

(5) all Recycling Receptacles shall be covered, durable, waterproof, rustproof, of incombustible construction, and of sufficient capacity to accommodate the materials collected;

(6) except for Reverse Vending Machine Commodity Storage Bins, either the Recycling Receptacle or the enclosure is clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each Recycling Receptacle must clearly indicate the type of material to be deposited.

(7) on a daily basis the site is kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards;

(8) Recyclable Materials, other than Recyclable Materials contained in reverse vending machine commodity storage bins, are emptied from Recycling Receptacles when full or every week, whichever occurs first;

(9) all recycled goods shall be placed or stored in Recycling Receptacles and not be left out on the site by the end of the business day;

(10) paper products and other lightweight materials shall be immediately placed into covered Recycling Receptacles when they are dropped off;

(11) the hours of operation shall not exceed Monday through Friday from 7 a.m. to 8 p.m., Saturday from 8 a.m. to 6 p.m., and Sunday from 10 a.m. to 6 p.m., except for Reverse Vending Machines that are located within 24 inches of the exterior wall of a building, which may operate from 7 a.m. to 10 p.m., seven days a week;

(12) all Recycling Receptacles and containers shall be kept secure from unauthorized entry to prevent scavenging and theft of recyclable materials;

(13) the area for depositing Recyclable Materials and/or enclosure shall not impair traffic flow nor diminish the required parking spaces except that up to 10 percent of the required parking spaces may be used as part of the area utilized for Recyclable Materials; provided, however, that if the area for depositing Recyclable Materials is abandoned, then the parking spaces shall be reestablished;

(14) any activity involving baling and hand sorting of Recyclable Materials, as well as automated can conveyor/magnetic or mechanical separators, and crushers for can, glass, or plastic bottles, is conducted in compliance with Section 12.19A4(b)(1) of this Code.

(15) at least one trash receptacle shall be provided within a recycling site;

(16) the area for collection of Recyclable Materials, and all driveways, parking areas, storage areas, and loading zones shall be paved and maintained in good condition;

(17) a source of running water shall be maintained on the site; and

(18) no Recycling Center Operator shall permit loitering, camping, public begging, consumption of alcoholic beverages, use of illegal narcotics, or any other criminal activity on any premises over which he has control.

(19) An administrative fine of $250.00 may be collected by the Department of Building and Safety pursuant to the procedures set forth in Paragraph (g) of this subdivision for any violation of the provisions of this paragraph.

(e) **Recycling Materials Sorting Facilities** shall be permitted in all M and MR Zones without obtaining a conditional use permit pursuant to Section 12.24U22(d), provided that all of the following conditions are met: **(Amended by Ord. No. 173,492, Eff. 10/10/00.)**

(1) the facility is located at least 1,000 feet from any A, R, C, P, or PB Zone or use;

(2) the facility shall be operated by a Recycling Center Operator or Junk Dealer;

(3) notwithstanding any other provisions of the Code, no processing of Recyclable Materials, shall be permitted at the facility;

(4) Recyclable Materials to be sorted shall be limited to paper, cardboard, glass, metal, plastic and other items that are deemed appropriate by the Department of Building and Safety, Bureau of Sanitation, and Fire Department;

(5) the hours of operation shall be limited to 7 a.m. to 8 p.m., seven days a week, if the facility is located within 1,000 feet of an A or R Zone or any residential use. Otherwise, operation may be 24 hours a day. All operations must comply with Section 111.03 of this Code. The facility and all related activities shall be administered by on-site personnel during the hours the center is open;

(6) no depositing of Recyclable Materials shall be permitted during hours the center is not open;

(7) the facility shall be clearly identified with the operator's name, address, telephone number, hours of operation and a notice stating that no material shall be left outside the recycling center enclosure;

(8) Recycling Receptacles shall be provided that are durable, waterproof, rustproof and of incombustible construction and of a capacity which are sufficient to accommodate the materials collected;

(9) automated sorting and separating machinery shall be permitted, provided that the machinery is conducted in compliance with Section 12.19A4(b)(1) of this Code;

(10) adequate parking, loading, and drive through space to accommodate customers, shall be provided as required in Section 12.19A4(b)(4) of this Code;

(11) the facility shall be maintained in a clean, safe and sanitary condition on a daily basis;

(12) a source of running water shall be maintained on the site;

(13) the facility shall utilize some type of dust mitigation and/or wind mitigation measures to prevent blowing debris;

(14) the facility shall comply with the other limitations as set forth in Section 12.19A4(b) of this Code;

(15) the facility shall be surrounded by a 6-foot high concrete block wall and a 5-foot landscaped buffer, approved by the City Planning Department as provided in Section 12.21A6(i) of this Code, adjoining all street frontages; and

(16) no Recycling Center Operator shall permit loitering, camping, public begging, consumption of alcoholic beverages, use of illegal narcotics, or any other criminal activity on any premises over which he has control.

(17) An administrative fine of $250.00 may be collected by the Department of Building and Safety pursuant to the procedures set forth in Paragraph (g) of this subdivision for any violation of the provisions of this paragraph.

(f) **Recycling Materials Processing Facilities** shall be permitted in the M2 and M3 Zones without obtaining a conditional use permit pursuant to Section 12.24U22(c) of this Code, provided that all of the following conditions are met: **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**

(1) the facility shall be located at least 1,000 feet from any A, R, C, P, PB, MR, or M1 Zone or use;

(2) the facility shall be operated by a Recycling Center Operator or Junk Dealer;

(3) notwithstanding any other provisions of the Code, Recyclable Materials collected and processed on the site shall be limited to paper, cardboard, glass, metal, plastic and other items that are deemed appropriate by the Department of Building and Safety, Bureau of Sanitation, and Fire Department;

(4) hours of operation shall be limited to 7 a.m. to 8 p.m., seven days a week, if the facility is located within 1,000 feet of an A or R Zone or any residential use. Otherwise, operation may be 24 hours a day. All operations must comply with Section 111.03 of this Code. The facility and all related activities shall be administered by on-site personnel during the hours the center is open;

(5) no depositing of Recyclable Materials shall be permitted during hours the center is not open;

(6) the facility shall be clearly identified with the operator's name, address, telephone number, hours of operation and a notice stating that no material shall be left outside the recycling center enclosure;

(7) if Recycling Receptacles are used for storage of materials on site, they shall be durable, waterproof, rustproof, and of incombustible construction;

(8) processing machinery, such as weighing scales and crushing and separating machines shall be permitted, provided that the machinery is conducted in compliance with Section 12.19A4(b)(1) of this Code;

(9) the facility shall provide adequate parking, loading, and drive through space to accommodate customers, as required in Section 12.19A4(b)(4) of this Code;

(10) the facility shall be maintained in a clean, safe and sanitary condition on a daily basis;

(11) a source of running water shall be maintained on the site;

(12) the facility shall utilize some type of dust mitigation and/or wind mitigation measures to prevent blowing debris;

(13) the facility shall comply with the other limitations as set forth in Section 12.19A4(b) of this Code;

(14) the facility shall be surrounded by a 6-foot high concrete block wall and a 5-foot landscaped buffer, approved by the City Planning Department as provided in Section 12.21A6(i) of this Code, adjoining all street frontages; and

(15) no Recycling Center Operator shall permit loitering, camping, public begging, consumption of alcoholic beverages, use of illegal narcotics, or any other criminal activity on any premises over which he has control.

(16) An administrative fine of $250.00 may be collected by the Department of Building and Safety pursuant to the procedures set forth in Paragraph (g) of this subdivision for any violation of the provisions of this paragraph.

(g) An administrative fine of $250.00 may be collected by the Department of Building and Safety for any violation of the provisions of this subdivision pursuant to the following provisions.

(1) **Definitions.** As used in this subparagraph the term "**Superintendent**" means the Superintendent of the Department of Building and Safety. The term "**Department**" means the Department of Building and Safety.

(2) **Notice to Comply.** For any use found to be in violation of Section 12.21A18, the Superintendent shall send a Notice to Comply to the owner of the property and the operator of the use. The Notice to Comply shall clearly state the following:

(i) The violation must be corrected by a Compliance Date specified in the Notice, which date shall be no more than 15 days from the date the Notice is mailed.

(ii) Failure to correct the violation on or before the Compliance Date may result in the imposition of an administrative fine in the amount of $250.00.

(iii) Repeated violations can result in nuisance abatement procedures under the provisions of the Code.

(3) **Reinspection.** The Superintendent shall reinspect a property for which a Notice to Comply was issued pursuant to this paragraph subsequent to the Compliance Date.

(4) **Failure to Correct Violation.** If any violation specified in the Notice to Comply is not corrected prior to the Compliance Date as specified in the Notice to Comply, an administrative fine of $250.00 may be collected by the Department.

If the Department determines that a fine is due, then it shall notify the person cited by United States mail in a sealed envelope, with postage paid, addressed to the last known address of the person cited as the address appears in the last equalized assessment roll. Service of the notice shall be deemed to have been completed at the time of deposit with the United States Postal Service.

The person cited shall remit the fine to the Department within 30 days after the date of mailing the notice. If the person cited fails to do so, then the Department, by sending a second notification by certified mail, may demand payment of the fine from the person cited and may prohibit the issuance of any building permit, license or approval to the cited person until such fees are paid.

(5) **Appeals. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)** Appeals may be made from a Notice to Comply issued by the Department pursuant to this subdivision pursuant to Section 12.26K.

19. **Areas For Collecting And Loading Recyclable Materials. (Added by Ord. No. 171,687, Eff. 8/19/97.)**

(a) **Purpose.** In accordance with state regulations regarding recycling facilities, these provisions that require adequate areas for collecting and loading Recyclable Materials serve to divert solid waste and address source reduction, recycling, and composting activities.

(b) **Definitions.** As used in this subdivision, the term "**development project**" shall mean any of the following:

(1) The issuance of a building permit for a commercial, industrial, or institutional building where solid waste generated by the facility is collected and loaded.

(2) The issuance of a building permit for a marina where solid waste generated by the facility is collected and loaded. For the purpose of this definition, the floor area of a marina is the space dedicated to the docking or mooring of marine vessels.

(3) Any new public facility where solid waste generated by the facility is collected and loaded, or any improvements to an area of an existing public facility used to collect and load solid waste generated by the facility. For purposes of this definition, a public facility includes but is not limited to buildings, structures, marinas, and outdoor recreation areas owned by a local agency.

(4) The issuance of a building permit for a residential building having four or more living units where solid waste generated by the units is collected and loaded.

(5) The issuance of a building permit for four or more residential units, including detached single-family homes, where solid waste generated by the units is collected and loaded and serves all four or more units.

(c) **Requirements for Recycling Areas or Rooms in a Development Project.** All new development projects, all existing multiple-family residential development projects of four or more units where the addition of floor area is 25 percent or more, and all other existing development projects where the addition of floor area is 30 percent or more, shall provide an adequate Recycling Area or Room, as defined in Section 12.03 of this Code, for collection and loading of Recyclable Materials. When a new development project provides a Trash Chute or an existing development project adds a Trash Chute, a Recycling Chute shall also

be provided in both cases. Recycling Chutes shall be clearly marked "recycling only" at every point of entry. **(Amended by Ord. No. 181,227, Eff. 9/1/10.)**

Any existing development project for which multiple building permits are issued within a 12-month period which results in the expansion of the existing development project beyond the above thresholds shall also provide a Recycling Area or Room.

The Recycling Area or Room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public. No payment shall be made to persons depositing Recyclable Materials and no processing of Recyclable Materials shall be permitted, except for periodic loading of materials into a vehicle for removal from the site. The following requirements shall also apply:

(1) It shall be the responsibility of the property owner and lessee to supply and maintain Recycling Area(s) or Room(s) and Recycling Receptacles that are adequate for the collection of all Recyclable Materials generated by the use(s) occupying the site;

(2) The Recycling Area or Room shall comply with the following standards for minimum size:

(i) for multiple-family residential uses of 20 or less dwelling units, or commercial, industrial or institutional uses with a total floor area of less than 3,000 square feet, the minimum Recycling Area or Room shall be 30 square feet;

(ii) for multiple-family residential uses of 21 to 50 dwelling units, or commercial, industrial or institutional uses having a total floor area of 3,001 to 7,500 square feet, the minimum Recycling Area or Room shall be 60 square feet;

(iii) for multiple-family residential uses of 51 or more dwelling units, or commercial, industrial or institutional uses having a total floor area of greater than 7,500 square feet, the minimum Recycling Area or Room shall be 100 square feet;

(iv) every Recycling Area or Room shall contain a minimum vertical space of at least eight feet;

(3) The Recycling Area or Room shall be of adequate size for the collection of all Recyclable Materials generated by the use(s) occupying the site, without such materials overflowing the area or forcing significant amounts of Recyclable Materials to be discarded as general refuse, or the Department of Building and Safety shall determine the area to be inadequate and require a larger space, even if the area provided exceeds the minimum requirements listed in Subparagraph 2 above;

(4) To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform all tenants and/or employees living or working on the property of the availability and location of the Recycling Area(s) or Room(s), the types of materials that are collected for recycling, that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste;

(5) Each property owner or lessee shall contract with a recycler or hauler for the pick-up of Recyclable Materials, separate from trash collection, when receptacles are full or every week, whichever occurs first;

(6) No toxic or hazardous material shall be stored in Recycling Areas or Rooms recycling or receptacles;

(7) All Recyclable Materials shall be placed or stored in Recycling Receptacles. Paper products and other lightweight materials shall be immediately placed into covered Recycling Receptacles when they are dropped off;

(8) On a daily basis the Recycling Area or Room shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards;

(9) The Recycling Area or Room shall be clearly identified by one or more signs designating it for recycling collection and loading;

(10) The Recycling Area or Room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public;

(11) Recycling Areas or Rooms shall not diminish the required number of parking spaces or impair traffic flow;

(12) Recycling Areas or Rooms shall be placed alongside of trash areas or rooms wherever possible and shall comply with the following: **(Amended by Ord. No. 181,227, Eff. 9/1/10.)**

(i) Recycling Rooms shall comply with Section 91.6102 of this Code and must be equipped with an automatic sprinkler system pursuant to Section 57.304.2.2 of this Code.

(ii) outdoor Recycling Areas in commercial, industrial, or public facilities, or residential buildings having four or more living units shall be confined to the rear one-half of the lot and shall not exceed an area of 300 square feet.

(iii) outdoor Recycling Areas shall be completely enclosed by an eight-foot wall or chain link fence with wooden slates, concrete block, or similar construction (enclosure) with gates of the same height. No material shall exceed the height of the wall or fence. The enclosure shall be constructed with a concrete floor sloped to drain, and a water faucet for hose attachment shall be located adjacent to or within the enclosure. The enclosure shall be secured by a locking gate.

(iv) pursuant to Section 57.304.2.2 of the Code, outdoor Recycling Areas shall be located a minimum of 10 feet from any building or building opening except when located adjacent to a minimum one-hour wall and a minimum of 10 feet from any building opening.

20. **(Added by Ord. No. 174,132, Eff. 9/3/01.) Wireless Telecommunication Facilities (WTF) Standards** - Notwithstanding any provision of this Code to the contrary, the following standards shall apply to the placement of all wireless telecommunication facilities. These standards shall not apply to satellite dish antennae, radio and television transmitters and antennae incidental to residential use.

(a) **General Requirements**

(1) **Antenna Requirements.** The antenna on any monopole or support structure must meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions. The grouping of WTF on a site is encouraged where technically feasible. The footing of the antenna shall be structurally designed to support a monopole which is at least 15 feet higher than the monopole under review, while being within the applicable requirements of the height district, in order to allow a future wireless network to replace an existing monopole with a new monopole capable of supporting co-location.

If it is determined that additional height is necessary to support co-location, the Zoning Administrator is authorized to consider reasonable modifications to pole height, and the co-location of additional equipment within the 15 feet extension limit pursuant to Section 12.24W49 of this Code.

Monopoles, dishes and other antenna equipment not regulated by the Federal Aviation Administration (FAA) shall have a non-reflective finish to minimize the visibility of the structure and not be illuminated, unless required by the FAA.

(2) **Antenna Setback**

(i) **Monopole setback.** Monopoles shall be designed at the minimum functional height. All monopoles shall be set back a distance equal to 20 percent of the height of the monopole, from all abutting streets, residential uses, and in all zones, or areas with access to the public, unless a qualified structural engineer specifies in writing that any collapse of the pole will occur within a lesser distance under all foreseeable circumstances.

The monopole shall be certified by a professional structural engineer licensed in the State of California to meet any structural standards for steel antenna towers and structures set in the Electronic Industries Association/Telecommunications Industries Association Standards referenced as EIA/TIA-222-E and as amended. Monopoles shall meet the main building setback requirements of the underlying zone. The setback shall be sufficient to:

a. provide for an adequate vegetative, topographic or other buffer as set forth in Subparagraph (5) (Screening) and (6) (Landscaping) of Paragraph (a) of this subsection;

b. preserve the privacy of adjoining residential property; and

c. protect adjoining property from the potential impact of pole failure.

(ii) **Attached or Roof Mounted Antenna Setback.** Roof mounted antennas shall be located at the greatest feasible distance from the edge of the building. Equipment facilities and antennas shall not extend more than ten feet above the highest point of the roof top, unless mounted on the walls of a penthouse.

(3) **Locating Antenna at Existing Sites.** An effort shall be made to locate new WTF on existing approved structures or sites, when feasible.

(4) **Visual impact.** The WTF shall be designed to have the least possible visual impact on the environment, taking into consideration technical, engineering, economic and other pertinent factors. Antennas clustered at the same site shall be of the same general height and facilities of the same design.

(5) **Screening**

(i) Ground, roof and pole mounted antennas shall be screened by fencing, buildings or parapets that appear to be an integral part of the building or landscaping so that not more than 25 percent of the combined tower structure and antenna height is visible from grade level of adjoining property and adjoining public rights-of-way.

(ii) Dish antennas shall not be light reflective or have any sign copy on them nor shall they be illuminated, unless required by the FAA.

(iii) Building mounted antennas shall be screened from view under most circumstances, if the antennas would otherwise be visible to adjacent properties and adjacent public rights-of-way.

Omni-directional antennas may not be required to be screened if it is demonstrated that the screening device would create a greater visual impact than the unscreened antennas.

The screening shall include parapets, walls or similar architectural elements provided that it is painted and textured to integrate with the architecture of the building.

As an alternative screening method, landscaping positioned on the premises to screen antennas from adjacent properties may be proposed in lieu of, or in combination with, architectural screening. Antennas shall be mounted on the parapet, penthouse wall or facade, building mounted antennas shall be painted and textured or otherwise architecturally integrated to match the existing building.

(iv) Support structure antennas shall be placed on premises to minimize visual impacts to adjacent non-industrial properties and adjacent public rights-of-way. Landscaping shall be positioned on the premises to minimize the visual impacts to adjacent non-industrial properties and adjacent public rights-of-way.

(v) Accessory equipment and associated equipment facilities shall be located either in an interior space in the existing building or in an attached or detached exterior building. Exterior equipment buildings constructed on premises shall be architecturally similar to the existing building or otherwise architecturally integrated.

(vi) Monopoles shall be of tapered design (e.g., three foot base to 1.5 foot top) with no climbing spikes. Whenever possible, existing light standards in parking lots should be used with antennas above electroliers.

(6) **Landscaping and Maintenance.** Landscaping shall be required at the perimeter of the property which abuts streets, residential uses, and in all zones, or areas with access to the public as follows:

(i) For monopoles, a landscaped buffer area to soften the visual impact shall commence at the property line. At least one row of shrubs shall be spaced not more than three feet apart. Materials shall be of a variety which can be expected to grow to form a continuous hedge at least five feet in height within two years of planting. At least one row of trees or shrubs, not less than four feet in height at the time of planting, and spaced not more than 15 feet apart, also shall be provided. Appropriate irrigation and maintenance to sustain any required landscaping shall be required.

(ii) Pursuant to Section 12.24 W.49. of this Code, the decision-maker may allow use of an alternate detailed plan and specifications for landscaping and screening, including plantings, fences, walls, sign and structural applications, manufactured devices and other features designed to screen, camouflage and buffer antennas, poles and accessory uses. The antenna and supporting structure or monopole shall be of a design and treated with an architectural material so that it is camouflaged to resemble a tree with a single trunk and branches on its upper part, or shall be designed using other similar stealth techniques. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

(7) **Signal Interference.** Claims of interference with the operations of any business or residential use due to the operations of the facility shall be subject to correction by the permittee. Any claim shall be reviewed by a qualified, mutually agreeable third party who will test actual site conditions and propose mitigation of any interference determined to be due to the operation of the facility.

(8) **Time Limits.** All wireless telecommunication facilities shall be removed within 90 days of discontinuance of use.

(b) **Application Requirements Checklist For Discretionary Actions.** In addition to the submittal requirements prescribed for conditional use permits pursuant to Section 12.24W49 of this Code, an application for approval of a new, modified or additional wireless telecommunication facilities shall contain all of the following information:

(1) **Site Plan.** Site Plans or plot plans, drawn to scale, and elevation drawings, including "**before**" and "**after**" photographs specifying the location of antennas, support structures, power poles, utility boxes, transmission building and/or other accessory uses, access, parking, fences, signs, landscaped areas and adjacent land uses. A listing of the applicant's existing wireless telecommunication facilities shall also be included. Plans and drawings shall demonstrate compliance with the siting distances of Subparagraph (1) (Antenna Requirements) and Subparagraph (2) (Antenna Setback) of Paragraph (a) of this subdivision.

(2) **Landscape and Irrigation Plan.** A Landscaping and Irrigation Plan, drawn to scale, and elevation drawings including "**before**" and "**after**" photographs indicating size, spacing and type of plantings required in Subparagraph (6) of Paragraph (a) (Landscaping), and indicating steps to be

taken to provide screening as required in Subparagraph (5) of Paragraph (a) (Screening) to meet the visual impact standard of Subparagraph (4) of Paragraph (a) (Visual Impact) of this subdivision.

(3) **Structural Integrity Report.** A Structural Integrity Report from a professional engineer licensed in the State of California documenting the following:

(i) Tower height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;

(ii) Total anticipated capacity of the structure, including number and types of antennas which can be accommodated;

(iii) Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris in the event of failure; and

(iv) Specific design and reconstruction plans to allow shared use. (This submission is required only in the event that the applicant intends to share use of the facility by subsequent reinforcement and reconstruction of the WTF.)

(4) **FAA and FCC Coordination.** Statements regarding the regulations of the Federal Aviation Administration (FAA) and the Federal Communications Commission (FCC), respectively, that:

(i) (required only if the WTF is near an airfield) the application has not been found to be a hazard to air navigation under Part 77, Federal Aviation, Federal Aviation Regulations, or a statement from the applicant that no compliance with Part 77 is required, and the reasons therefor; and/or

(ii) (required of all WTF applicants) the application complies with the regulations of the Federal Communications Commission, or a statement from the applicant that compliance is not necessary, and the reasons therefor.

(5) **Evidence of Co-location Efforts.** Evidence submitted to the Department of City Planning on those requiring discretionary review pursuant to Section 12.24W49 of this Code or to the Department of Building and Safety for those that are permitted by right prior to the issuance of a building permit, that an effort was made to locate on an existing WTF site including coverage/interference analysis and capacity analysis and a brief statement as to other reasons for success or no success, including a listing of alternative sites that were examined, as set forth in Subparagraph (3) Locating Antenna at Existing Sites) and Subparagraph (5) (Screening) of Paragraph (a) of this subdivision.

(6) **Existing Facilities Information.** A listing of addresses and type (i.e., monopole, antenna) of all WTF's within the City of Los Angeles which are operated by the applicant.

(7) **Coverage/Capacity Report (Propagation Study).** A coverage/interference analysis and capacity analysis (also known as a propagation study) that the location and height of the antennas as proposed is necessary to meet the frequency re-use and spacing needs of the system and to provide adequate wireless telecommunication coverage and capacity to areas which cannot be adequately served by locating the antennas in a less restrictive zone or that an effort was made to locate on existing sites or towers, with no success.

(c) **Approval Criteria.** In addition to the findings for approval required pursuant to Section 12.24W49 of this Code, a Zoning Administrator may allow a new, modified or additional wireless telecommunication antenna or facility use based on additional findings that the following criteria are met:

(1) The site is of a size and shape sufficient to provide the following setbacks:

(i) For a monopole or tower, the tower setback requirements of Subparagraph (2) (Antenna Setback) of Paragraph (a) of this subdivision are met as to those portions of the property abutting the residential or public uses.

(ii) For all other towers or monopoles, the site shall be of sufficient size to provide the setback required in the underlying zone between the base of the tower, accessory structures and uses, and guy anchors, if any, to all abutting property lines.

(2) The required setbacks shall be improved to meet the screening and landscaping standards of Subparagraph (5) (Screening) and Subparagraph (6) (Landscaping) of Paragraph (a) of this subdivision to the extent possible within the area provided.

(3) The visual impact standard of Subparagraph (4) of Paragraph (a) of this subdivision is met; and

(4) An effort in good faith was made by the applicant to locate on existing sites or facilities in accordance with the guidelines of Subparagraph (3) (Locating Antenna at Existing Sites) of Paragraph (a) of this subdivision.

(d) **Variations From The Citywide Wireless Telecommunication Standards.** The Zoning Administrator shall have the authority to consider requests to vary from these standards pursuant to Section 12.24 W.49. of this Code.

21. **(Added by Ord. No. 177,120, Eff. 12/26/05.) Rooftop Wireless Telecommunications Facilities** - Notwithstanding Subdivision 20., above, wireless antennas, including the associated equipment cabinets, are permitted by right, including those within any geographic specific plan areas, when located on the rooftops of buildings in the C and M Zones. However, these wireless antennas and associated equipment cabinets are not permitted by right pursuant to this subdivision on the rooftops of buildings located within a scenic parkway specific plan, scenic corridor specific plan, a roadway designated as a scenic highway within a specific plan area; or buildings that are designated on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts, the California Register of Historic Resources, the City of Los Angeles List of Historic-Cultural Monuments, or a Contributing Structure located in an Historic Preservation Overlay Zone (HPOZ) that has been established pursuant to Section 12.20.3 of this Code. The following standards shall apply to wireless antennas and the associated equipment cabinets permitted by this subdivision:

(a) The antenna and any equipment cabinet are located on rooftops which are at least 40 feet in height above grade, provided the wireless antennas and associated equipment cabinets do not exceed any applicable height limit;

(b) The antenna and any equipment cabinet are enclosed on all sides, including the roof, with a fiberglass or similar covering material for screening approved by the Department of Building and Safety. Notwithstanding LAMC Section 12.03, the area under such enclosure shall not be considered floor area;

(c) The structure covering the antenna and any equipment cabinet is painted and textured to match the exterior walls of the building;

(d) The total of all the wireless antenna structures and associated equipment cabinets on a rooftop does not cover more than 10 percent of the total area of the roof; and

(e) The height of any wireless antenna structures and associated equipment cabinets is limited to ten feet above the highest point of the rooftop, as measured from immediately adjacent to the rooftop surface where the wireless antenna structures and associated equipment cabinets are located unless mounted on the walls of a penthouse, in which case the wireless antenna structures and associated equipment cabinets shall not exceed the height of the penthouse; and

(f) Prior to issuance of any building permit authorizing the rooftop installation of a wireless antenna structure and associated equipment cabinets, the permit applicant shall provide the Department of Building and Safety with evidence that the council district office where the site of the proposed installation is located has been given a 20-day written notice prior to the issuance of such permit. This notification shall contain the name and address of the building permit applicant and the property address of the proposed installation and the approximate date of start of installation. This notification shall be by certified mail, return receipt requested.

Wireless antennas and rooftop equipment cabinets which do not meet these standards shall require a conditional use permit pursuant to Section 12.24 W.49. of this Code.

22. **Cargo Container Storage Yard. (Added by Ord. No. 177,244, Eff. 2/18/06.)** Cargo container storage yards may be permitted by right in the M3 Zone. The following standards shall apply to all cargo container storage yards, except those located in whole or in part within the boundaries of the Port of Los Angeles Community Plan Area.

(a) The following provisions apply to the stacking of cargo containers:

(1) The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

(2) Cargo container stacking within 300 feet or less of a residential zone shall be limited to a maximum height of 30 feet. There is no maximum container height limit beyond 300 feet of a residential zone, except as limited by any applicable height limitation and Paragraph (h)(1) below.

(b) Cargo container storage yards shall obtain a "use of land" permit from LADBS for one or more contiguous lots maintained as one site.

(c) The perimeter of each site with a separate "use of land" permit shall be enclosed by a minimum eight-foot high fence or wall.

(1) Fencing may be constructed of chain-link, however fencing adjacent to a Class I or II Major Highway shall also comply with Paragraph (h)(3) below; and

(2) Fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti; and

(3) Sheet metal shall be prohibited as a fencing material; and

(4) There shall be no requirement to fence each individual lot where multiple lots are maintained as one site under a valid "use of land" permit, including individual lots that may be separated by a public right-of-way, easement or other land occupied by a revocable permit.

(d) The entire site shall be graded pursuant to Chapter IX of this Code.

(e) All driveways, access ways and parking areas shall be covered with a decomposed granite, crushed gravel or similar material and be treated with dust control methods.

(f) An annual site inspection shall be conducted by LADBS pursuant to Section 12.26 F. of this Code.

(g) All containers must be empty and cleaned of any residue which may pose any kind of physical or health risk.

(h) In addition to the above specified requirements, the following conditions shall also apply to sites that are located adjacent to a Class I or II Major Highway. However, for those portions of the site that are separated from the roadway by a grade change of more than ten feet within five feet of the property line, Subparagraphs (2) and (3) of this paragraph shall not apply:

(1) Cargo container stacking shall be limited to a maximum height of 20 feet within 20 feet of the property line adjoining a Class I or II Major Highway. There is no maximum cargo container height limit beyond 20 feet of a Class I or II Major Highway, except as limited by Paragraph (a) above.

(2) A minimum five foot setback shall be provided along the street frontage adjacent to a Class I or II Major Highway. The setback shall be fully landscaped with drought resistant plants, ground cover and trees; with one minimum 15-gallon size tree planted for each 15 linear feet of street

frontage and minimum three shrubs for each tree. The entire landscaped area shall be well maintained at all times.

(3) A solid wall or fence shall be required on the street frontage adjacent to a Class I or II Major Highway. The wall or fence shall be located within the required setback, and at the rear of the landscaped area between the landscaping and the use. A chain-link fence with slats and growing vines may be permitted in place of a solid wall or fence.

23. **Regulation of Collection Bins. (Added by Ord. No. 187,248, Eff. 12/13/21.)**

(a) **Purpose.** The purpose of this section is to establish operational, aesthetic, and maintenance standards to ensure the placement of a Collection Bin does not negatively impact public health, safety, or welfare.

(b) **Permit Required for Collection Bin.** It shall be unlawful to place, operate, maintain or allow a Collection Bin to remain on any lot unless a building permit for a use of land and a currently valid certificate of occupancy for the Collection Bin are first obtained from the Department of Building and Safety; or if the certificate of occupancy for the Collection Bin has been revoked pursuant to LAMC Section 12.26 F.4. Each Collection Bin shall require a separate building permit and certificate of occupancy. No building permit or certificate of occupancy shall be issued for a Collection Bin on a lot that has received two or more Orders to Comply for violating the provisions of this subdivision.

(c) **Location of Permitted Collection Bins.**

(1) Collection Bins shall only be located on lots in commercial zones that contain at least one operating business.

(2) Collection Bins shall not be located:

(i) Within 20 feet of any public right-of-way.

(ii) Within 10 feet of any lot line adjoining another lot.

(iii) Within 100 feet of any A- or R-zoned lot.

(iv) Within any required landscaped area.

(v) Within any area that will reduce the number or size of, or impede access to, any required parking spaces on the lot on which the Collection Bin is located.

(vi) Within any area that will impede access to, or be located within, a trash enclosure area.

(vii) Within any area that will impair the functioning of exhaust, ventilation, or fire extinguishing systems.

(3) No more than one Collection Bin shall be located on any lot.

(d) **Permit Requirements.**

(1) When applying for a Collection Bin permit in accordance with LAMC Section 91.106.3 et seq., the applicant must submit the following information to the Department of Building and Safety in an affidavit signed under penalty of perjury:

(i) The Collection Bin operator's contact information, including name, address, email, website (if available), and telephone number.

(ii) A certification that the Collection Bin will operate with a valid Business Tax Registration Certificate in the Collection Bin operator's name or reason for exemption issued by the City of Los Angeles.

(iii) If the operator holds itself out as a non-profit organization, a statement that it meets the definition of nonprofit organization in Section 501(c)(3) of the United States Internal Revenue Code or Section 150(c) of the California Welfare and Institutions Code.

(iv) If the operator holds itself out as a for-profit organization, a statement that it holds a valid Certificate of Good Standing issued by the California Secretary of State.

(v) If the operator and the owner of the lot on which the Collection Bin will be located are the same person or entity, written acknowledgment that the operator understands that they are liable for violations of this subdivision. If the operator and the owner of the lot on which the Collection Bin will be located are different persons or entities, written acknowledgment signed by both parties that both understand that they are jointly and severally liable for violations of this subdivision.

(vi) The applicant shall record the affidavit with the Office of the County Recorder.

(2) The applicant shall also submit the following information with each application for a Collection Bin:

(i) A site plan identifying the following:

a. Boundaries of the lot on which the Collection Bin will be located.

b. Location of all buildings on the lot.

c. Proposed Collection Bin location.

d. Distance from the proposed Collection Bin to the lot lines and to the nearest buildings on the lot.

e. Locations and dimensions of all existing and proposed driveways, landscaped areas, easements, and parking spaces on the lot.

(ii) Elevations showing the height, width, depth, and general appearance of the Collection Bin, and the materials of which the Collection Bin is fabricated.

(iii) Any other reasonable information regarding time, place, and manner of the operation, location, and/or maintenance of the proposed Collection Bin that the Superintendent of Building of the Department of Building and Safety or his or her designee requires to evaluate the proposed Collection Bin consistent with the requirements of this subdivision.

(3) The site plan shall also contain the signature of the operator, and the lot owner or a legally authorized representative thereof if the operator and lot owner are different persons or entities, attesting under penalty of perjury that the information contained in the site plan is true, correct, and complete.

(e) **City Council Office Notification.** Upon acceptance of a building permit application for a Collection Bin, the Department of Building and Safety shall forward a copy of the application to the City Council office for the Council District in which the Collection Bin will be located.

(f) **Structure, Materials, Dimensions, and Identification.**

(1) The exterior of each Collection Bin shall conspicuously display the following official required information using lettering at least one inch high. Printed or otherwise displayed information at each side of the bin shall comply with the size limitations for Information Signs set forth in Section 14.4.7 of the LAMC and shall be exempt from sign permit regulations set forth in Section 91.6201.2 LAMC.

(i) "OFFICIAL REQUIRED INFORMATION OF THE CITY OF LOS ANGELES SHALL NOT BE DEFACED:"

(ii) Collection Bin operator's name, address, and telephone number as stated in the Collection Bin operator's current Business Tax Registration Certificate.

(iii) Lot owner's name.

(iv) Address of the lot.

(v) "Any person that wishes to register a complaint regarding this Collection Bin with the Department of Building and Safety may call the 3-1-1 telephone line for further information."

(vi) "Only the following types of donations may be placed in this Collection Bin: clothing, books, shoes, and household items."

(vii) "Recyclable materials not intended for re-use shall not be placed in this Collection Bin. This includes, but is not limited to, newspapers, plastic, glass, aluminum, electronics, toxic or hazardous materials, and solid waste. No donations, trash, or any other items shall be placed outside of this Collection Bin."

(viii) "The operator of this Collection Bin shall ensure that all items left in the Collection Bin are regularly collected by the 1st and 15th day of each month."

(ix) The types of articles accepted in the Collection Bin (e.g., "CLOTHING, BOOKS, SHOES AND HOUSEHOLD ITEMS ONLY").

(4) Each Collection Bin shall comply with all State law informational requirements for Collection Bins, including but not limited to those set forth in Welfare and Institutions Code, Sections 150 through 153. If these or any other State law informational requirements conflict with any informational requirements set forth in this subdivision, the State law informational requirements shall take precedence.

(5) No Collection Bin shall exceed dimensions of 82 inches in height, 50 inches in depth, and 60 inches in width.

(6) In order to prevent unauthorized access to the Collection Bin and theft of donations, a tamper-resistant locking mechanism shall secure the opening of the Collection Bin.

(7) The Collection Bin shall be fabricated of durable noncombustible, and waterproof materials.

(8) Notwithstanding any other provisions of this Code to the contrary, the Collection Bin shall be located upon ground that is paved with Portland cement at least 3 inches thick. The cement shall extend over the entire area and extend not less than 24 inches beyond the face of the Collection Bin where the collection opening is located. The Collection Bin shall be anchored to the ground in a manner approved by the Department of Building and Safety.

(g) **Maintenance.** Collection Bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the Collection Bin shall be maintained free of overflow of donated items, litter, debris, dumped materials, posted bills, and graffiti at all times.

(h) **Lighting.** Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 foot candle of light.

(i) **Annual Inspections.** The Department of Building and Safety shall conduct annual inspections of permitted Collection Bins, and collect annual inspection fees, pursuant to LAMC Section 12.26 F.3.

B. **(None)**

C. Area

1. Area Regulation – (Exceptions are provided for in Sec. 12.22- C)

(a) No building or structure shall be erected or maintained and no existing building shall be enlarged, moved or maintained unless all the area regulations are complied with for the zone in which they are located.

A zoning law which prescribes a minimum area for residential lots is valid and constitutional and is not objectional upon retroactive grounds in destroying the owner's vested property rights, but it looks only to the future in guiding a pattern of home development in the enhancement of the public interest, and a sale of a piece of property which contain less than the minimum area is voidable.
Clemons v. City of Los Angeles, 36 Cal. 2d 95.

A sale of property in violation of the ordinance is voidable at the instance of the buyer.
Harland v. Noto. 105 Cal. App. 2d 740. 743.
Border v. McClung, 93 Cal. App. 2d 692.

(b) No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this article, shall be considered as providing a yard or open space for any other building, nor shall any yard or any other required open space on an adjoining lot be considered as providing a yard or open space on a lot wherein a building is to be erected or established.

No required yard or other open space around a building shall be located and maintained on property which is in a more restrictive zone than that of the property on which such building is located; except that where a lot is partly in the P zone and partly in a C or M zone, any P zone may be used to meet any yard requirements of the C or M zone, provided the front yard conforms to the requirements of Section 12.21-C,1(g) and all unpaved areas of such yards are suitably landscaped. The relationship between the more restrictive and less restrictive zones shall be determined by the sequence of zones set forth in Section 12.23-B,1(c). **(2nd Para., Amended by Ord. No. 151,599, Eff. 11/25/78.)**

(c) Except in the RZ Zone, every main building shall be located and maintained on a "**lot**" or "**air space lot**" as defined in this article, and all parts of such building shall be connected in a substantial manner by common walls or a continuous roof. In the RZ Zone a main building may be located on not more than five lots. There may not be more than one such building on a lot in the RA, RE, RS, R1, RU, RMP, or RW1 Zones, or on a group of lots in the RZ Zone. **(Amended by Ord. No. 164,904, Eff. 7/6/89.)**

Provided, however, there may be more than one main residential building on a lot in the RW2 Zone, but there shall be no more than one main residential building for each 2,300 square feet of lot area.

(d) **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)** No building or structure shall be erected or maintained on a lot which abuts a street having only a portion of its required width where no part of the street would normally revert to the lot if vacated, or which lot is separated from the a street by only a future street, unless the yards provided and maintained adjacent to the street in connection with the building or structure have a width or depth, which includes the portion of the lot needed to complete the required width of the street, plus the width or depth of the yards required on the lot by other provisions of this article. Where a future street intervenes between the lot and the street, the yards shall be determined as though the lot abutted directly on the future street. In no case, shall this regulation be applied so as to reduce the buildable width of a corner lot to less than 40 feet.

The City Planning Commission, upon request, shall determine a required street width. The determination shall be based upon the standards for street widths contained in the subdivision regulations of the City, the prevailing widths of streets in the immediate, surrounding area, with due consideration given to any particular topographical or geological conditions or sizes of ownership affecting the property involved.

(e) On any lot of less than one acre in an "RA" or "R" Zone which was of record or held in separate ownership on June 1,1946, or was subsequently created either by the recording of a division of land map or otherwise in accordance with the applicable zoning regulations, the originally required front yard shall be provided and maintained on such lot in addition to any new front yard required by any subsequent rearrangement of the lot lines by sale or division (without recording a subdivision map) creating a new lot

fronting on a different street than that on which said original lot fronted. **(Amended by Ord. No. 140,717, Eff. 8/12/70.)**

(f) No accessory building shall be structurally altered, converted, enlarged or maintained for the purpose of providing living quarters or dwelling units unless such accessory building and all enlargements thereof are made to conform to all the regulations of this article for new buildings.

(g) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** Every required front, side and rear yard shall be open and unobstructed from the ground to the sky, except for those projections permitted by Sections 12.08.5, 12.09.5 and 12.22.

No automobile parking space shall be provided or maintained within a required front yard. Except where a lot is developed with a building meeting the requirements of Section 12.08.3B1, not more than 50 percent of a required front yard shall be designed, improved or used for access driveways.

All portions of the required front yard of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved. The planted area in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall be planted in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Department of City Planning. The planted area shall include at least one tree, which shall be at least 15 gallon in size and at least six feet in height at the time of planting, for each 500 square feet of planted area and shall be equipped with an automatic irrigation system, which shall be properly maintained. **(Amended by Ord. No. 179,191, Eff. 11/5/07.)**

A fee pursuant to Section 19.01I shall be paid to the Department of City Planning for the checking of landscape plans, pursuant to this paragraph. However, the fee shall be waived if any other fee has been paid for checking of landscape plans for the same property.

No swimming pool, fish pond or other body of water which is designed or used to contain water 18 inches or more in depth shall be permitted in any required yard space in which fences over 3-1/2 feet in height are prohibited, even though the pool, pond or body of water extends below the adjacent natural ground level.

(h) At each end of a through lot there shall be a front yard of the depth required by this article for the zone in which each street frontage is located, except that only one front yard need be provided on those through lots which abut on a primary, major or secondary highway, as such highways are shown on the "Highways and Freeways Element of the General Plan," when the rights to vehicular ingress and egress from such through lots to the highway have been abandoned or prohibited by a tract restriction as a condition precedent to the approval of the recordation of the subdivision in which such through lots are included. Where only one front yard is required on a through lot, as provided herein, the rear yard shall be located on the portion of such lot adjacent to the highway. **(Amended by Ord. No. 141,821, Eff. 5/24/71.)**

Where a through lot is less than 150 feet in depth or is developed as a single building site, and the two required front yards are provided, no rear yard is required.

(i) No required yard or other open space around an existing building shall be separated in ownership from the portion of the lot upon which the building is located.

(j) The area of a lot upon which a building or use is located shall not be reduced below the total area required for all of the dwelling units or guest rooms contained in the building or required for the specific use, or required because of the height or total floor area contained in the building, by separating the ownership of a portion of the lot from that upon which the building or use is located. No required lot which is provided for a dwelling unit, guest room, specific use or total floor area within a building shall be considered as providing the required lot area for any other dwelling unit, guest room, specific use or total floor area within a building. **(Amended by Ord. No. 110,225, Eff. 11/23/57.)**

(k) No lot or parcel of land held under separate ownership at the time this article becomes effective shall be separated in ownership or reduced in size below the minimum lot width or lot area required by this

article, nor shall any lot or parcel of land held under separate ownership at the time this article becomes effective and which has a width or an area less than that required by this article be further reduced in any manner.

(l) In determining the required side and rear yards of a building, any basement containing habitable rooms shall be considered a story. **(Added by Ord. No. 131,309, Eff. 4/24/66,)**

See citation under Sec. 12.21-C,l, (a)

2. **Spaces Between Buildings** – **Passageways**. – When more than one residential building or a rear residential building is located on a lot or the entrance to a residential building is not directly from a street, the following passageways and other open spaces shall be provided and maintained.

(a) **(Amended by Ord. No. 151,608, Eff. 11/26/78.)** There shall be at least 20 feet of space between every two-story apartment hotel, apartment house, boarding or rooming house, guest house hotel or multiple dwelling, and any other main building on the same lot. Such space may be reduced to 10 feet where the buildings are located on a corner lot and the space opens directly onto the side street.

In the RD zone there shall be at least 20 feet of space between every main building and any other main building on the same lot where either of the buildings contains three or more dwelling units.

In all other cases there shall be at least 10 feet of space between every residential building and another main building on the same lot.

The width of the space herein required shall be increased by two feet for each story over two contained in any building adjoining said space.

Those regulations do not apply to the spaces required between accessory buildings (not designed as residential buildings) and other buildings on the same lot as otherwise provided for in Subdivision 5 of this subsection.

(b) There shall be a passageway of at least 10 feet in width extending from a street to one entrance of each dwelling unit or guest room in every residential building, except those located in the RW, RU, or RZ Zones, unless there is an entrance to the dwelling unit or guest room opening directly onto a public street or into a hallway opening into a public street or onto a l0-foot passageway extending to a public street. In the RW and RZ Zones, there shall be a passageway at least 4 feet in width, and in the RU Zone, there shall be a passageway at least 3 feet in width, extending from a street, or public right-of-way in the case of the RW Zones, to one entrance of each dwelling unit in every residential building. **(Amended by Ord. No. 161,716, Eff. 12/6/86.)**

The passageway shall be increased by two feet in width for each story over two contained in any building located between the public street and the building which the passageway serves. The passageway shall be located on the same lot as the building which it serves.

Where a one story, one or two-family dwelling has been continuously maintained on the front of a lot since prior to June 1,1946, with a passageway of less than ten feet but not less than eight feet in width from the street to the rear of said dwelling, an additional one or two family dwelling may be erected and maintained on the rear of the lot, provided the passageway is not further reduced. However, this limited passageway shall be permitted where there are to be only two residential buildings on the lot. **(Amended by Ord. No. 108,661, Eff. 2/11/57.)**

In addition to all other applicable provisions herein, where a building or portion thereof is constructed on or within an air space lot, and such building or portion thereof is used for residential purposes, there shall be a passageway extending from a street to the entrance of such building on the lot which has had the air space above or below it divided by such air space lot or lots. **(4th Para. Added by Ord. No. 156,681, Eff. 6/21/82.)**

(c) In computing the width of a passageway where the passageway, adjoins a lot line, the width of any required yard adjoining such lot line may be assumed to be a portion of the required width of the

passageway.

(d) Any space between buildings or any passageway having less width than that required by this subdivision shall be maintained and shall not be further reduced in any manner.

(e) The passageways and other open spaces required by this subdivision shall be open and unobstructed from ground to sky, except for the projections permitted by the provisions of Section 12.22 C., and except that Solar Structures that provide shade over the habitable area may cover up to 25% of the required open space. **(Amended by Ord. No. 182,110, Eff. 5/29/12.)**

3. **Yards for Institutions, Churches, etc**. – In the "RA" and "R" Zones, no building, structure or land shall be used and no building shall be erected, structurally altered, converted, enlarged or maintained for a hospital, institution, church, library, museum or other similar use, unless the following yards are provided and maintained:

(a) For hospitals, institutions or similar uses, there shall be a side yard on each side of said buildings of not less than 20% of the width of the lot (except as permitted by (c) hereof, but such side yard need not exceed 25 feet, and shall be not less than ten feet in width where said yard adjoins another lot in an "RA" or "R" Zone.

(b) For churches, clubs, educational institutions, elementary and high schools, libraries or museums, the combined widths of the two side yards on an interior lot shall be not less than 40% of the width of the lot, but need not exceed 50 feet, and on either an interior lot or a corner lot the side yard adjoining another lot in an "RA" or "R" Zone shall be not less than ten feet in width.

(c) The side or rear yard required for the buildings referred to in (a) and (b) hereof, which adjoin property in a "C", "CM" or "M" Zone, or the side yard which adjoins the street side of a corner lot, may be the same as required for buildings in the "R4" Zone. (Sec. 12.11 C.2. and 3.);

(d) All other yards in connection with buildings referred to in (a) and (b) hereof, shall comply with the regulations on the zone in which the building is located.

(e) For hospitals, institutions, churches, libraries, museums or other similar uses located in a building which combines residential and commercial uses pursuant to Section 12.22 A.18. (developments combining residential and commercial uses), the yard requirements set forth in Section 12.22 A.18.(c) shall apply. **(Added by Ord. No. 156,681, Eff. 6/21/82.)**

(f) **(Added by Ord. No. 156,681, Eff. 6/21/82.)** Notwithstanding any other provision of this article to the contrary, for hospitals, institutions, churches, libraries, museums or other similar uses not located in a building which combines residential and commercial uses, the Director of Planning may apply the yard requirements set forth in Section 12.22 A.18.(c) if he finds:

(1) the use is on a separate lot or air space lot from the residential or commercial uses,

(2) the use is an integral part of a project which combines residential and commercial uses,

(3) the yards permitted by Section 12.22 A.18.(c) are compatible to the surrounding uses.

4. **Tennis or Paddle Tennis Court Construction and Operation Standards and Regulations. (Added by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)** To establish construction and operation standards and regulations for tennis or paddle tennis courts constructed in the A and R Zones if the courts are accessory to the primary residential use of the subject lots. The standards and regulations may include, but are not limited to: hours of use, type of intensity of lighting and the height and type of windscreens. The standards and regulations shall reasonably restrict and minimize any detrimental effect of the location and design and use of the courts on the occupants of adjoining properties and the neighborhood.

5. **Location of Accessory Buildings and Tennis or Paddle Tennis Courts** – No accessory building or tennis or paddle tennis court shall be constructed, erected or maintained and no existing accessory building or tennis or paddle tennis court shall be structurally altered, converted, enlarged, moved or maintained unless such accessory

building or tennis or paddle tennis court is located on the lot in conformance with the following regulations: **(Amended by Ord. No. 151,466, Eff. 10/27/78.)**

(a) In the "A" and "R" Zones, every animal keeping structure for the housing of equines, cattle, sheep, goats, swine, or other similar animals shall be located on the rear half of a lot, but need not be located more than 100 feet from the front lot line. Every structure shall be located not less than 25 feet from all side lot lines An animal keeping structure or enclosure shall neither be located closer than 35 feet from the habitable rooms of the animal keeper's dwelling unit nor closer than 75 feet from the habitable rooms of a neighbor's dwelling unit. **(Amended by Ord. No. 157,144, Eff. 11/22/82.)**

(b) In the A and R Zones, all other accessory buildings (not regulated by Paragraph (a) above or permitted in the front yard of a sloping lot) shall be located on the rear half of a lot but need not be located more than 55 feet from a front lot line. In the A1 and A2 Zones, such accessory building shall be located not less than ten feet from any side street lot line, and in the RA and R Zones shall be located not closer to the side street lot line than the width of the side yard required for a main building of the same height. **(Amended by Ord. No. 121,925, Eff. 6/4/62.)**

(c) On a reversed corner lot, an accessory building shall not be located nearer to the side lot line on the street side of such corner lot than the front yard depth required on the lot in the rear, nor be located nearer than five feet to the side lot line of such lot. **(Amended by Ord. No. 138,685, Eff. 7/10/69.)**

(d) In the A and R Zones, all accessory buildings shall be located not less than ten feet from any main building or accessory living quarters on the same lot. Provided, however, that where an accessory building (other than a residential building) is not nearer to the adjacent lot line than the width of the side yard required for a main building of the same height, said accessory building and all its projections may be not less than five feet from the side of a main building and all of its projections. **(Amended by Ord. No. 121,925, Eff. 6/4/62.)**

(e) In the A and R Zones, any recreation room in an accessory building and any accessory building designed or used in whole or in part as a residential building or accessory living quarters shall be located not less than five feet from the rear lot line and not nearer to any side lot line than the width of the side yard required for a main building of the same height. **(Amended by Ord. No. 121,925, Eff. 6/4/62.)**

(f) Two-story accessory buildings shall be located not less than five feet from the rear lot line and not nearer to any side lot line than the width of the side yard required for a main building of the same height. **(Amended by Ord. No. 121,925, Eff. 6/4/62.)**

(g) No accessory building shall be erected or maintained within ten feet from the center line of an alley. **(Amended by Ord. No. 125,278, Eff. 9/16/63.)**

(h) No accessory building or use shall be located on a property in a more restrictive zone than that required for the main building or main use to which it is accessory. The relationship between the more restrictive and the less restrictive zones shall be determined by the sequence of the zones set forth in Sec. 12.23-B,1(c), **(Amended by Ord. No. 107,091, Eff. 4/13/56.)**

(i) In the C and M Zones an accessory building for a residential building shall be located in the same manner as permitted in an R Zone. **(Added by Ord. No. 121,925, Eff. 6/4/62.)**

(j) Except as otherwise required in this subdivision, an accessory building may be located in any portion of a required rear yard, and may be located on that portion of a required side yard which is within 30 feet of the rear lot line. An accessory building may be located in a side yard required for a building more than two stories in height if the accessory building is not closer than five feet to the side lot line. A one-story accessory building for a single-family dwelling may be located in that portion of a required side yard which is within 30 feet of the rear lot line or in a required side yard if not closer than 75 feet to the front lot line nor closer than ten feet to the main building. **(Added by Ord. No. 125,278, Eff. 9/16/63.)**

(k) In the RA and R Zones where a through lot with no required rear yard has a depth of 150 feet or more, an accessory building shall not extend into either required front yard, except that it need not be more than 25 feet from both front lot lines. **(Added by Ord. No. 125,278, Eff. 9/16/63.)**

Where such through lot has a depth of less than 150 feet, an accessory building may be located in one of the required front yards, if such building is set back from the front lot line a distance of not less than ten per cent of the lot depth and does not project beyond the front line of an existing main building along the frontage, except that such building need not be located more than 25 feet from both front lot lines.

No accessory building on a through lot shall be nearer to any side lot line than the width of the side yard required for a main building of the same height.

(l) A private garage may be located on the required front yard of a lot having a slope conforming to that specified in Section 12.22-C,6, provided every portion of the garage building is at least five feet from the front lot line. Where the wall of such garage is two-thirds below the natural or finished grade of the lot, whichever is lower, said wall may extend to the adjacent side lot line; in all other cases, said garage shall not be nearer to the side lot line than the width of the side yard required for a main building of the same height. **(Added by Ord. No. 125,278, Eff. 9/16/63.)**

(m) Tennis or paddle tennis courts, including fences and light standards accessory thereto, which are accessory to a primary residential use on the same lot in the A or R zones, shall observe the same side, front and rear yards required for a one-story main building in the zone in which they are located, except as otherwise provided in Section 12.22-C 20 (m) of this code. **(Added by Ord. No. 151,466, Eff. 10/27/78.)**

6. **Loading Space**.

(a) A loading space shall be provided and maintained on the same lot with every hospital, hotel, or institution building. A loading space shall be provided and maintained on the same lot with every building in the C or M Zones where the lot on which said building is located abuts an alley, provided that when the lot is occupied by a use, such as a service station or a drive-in business, in which the building covers less than the total buildable area, a suitable loading space must be provided, but it need not comply with all the provisions of this section if its location, size and means of access are approved by the Department of Building and Safety. **(Amended by Ord. No. 174,769, Eff. 9/26/02.)**

EXCEPTION: No loading space shall be required on a lot that abuts an alley in the C Zone when all the buildings are erected, structurally altered, enlarged or maintained and used solely as dwellings or apartment houses. **(Amended by Ord. No. 174,769, Eff. 9/26/02.)**

(b) Every required loading space shall be so located and arranged that delivery vehicles may be driven upon or into said space from the alley. Such loading space shall have a minimum height of 14 feet and shall be directly accessible through a usable door not less than three feet in width and not less than six feet six inches in height opening from the building it is to serve. **(Amended by Ord. No. 138,685, Eff. 7/10/69.)**

(c) Every required loading space shall have a minimum area of 400 square feet, a minimum width of 20 feet measured along the alley line, and a minimum depth of ten feet measured perpendicularly to the alley line except as hereafter provided in this Subsection. Such loading space may be furnished within a building where said building is designed and arranged to include accessible loading space equivalent to that required by this subdivision.

(d) The required loading space shall have a minimum area of 600 square feet where the gross floor area of all buildings on the lot exceeds 50,000 square feet, but not more than 100,000 square feet, a minimum area of 800 square feet where the gross floor area of all buildings is between 100,000 and 200,000 square feet, and shall be increased by an additional 200 square feet for each additional 200,000 square feet or fraction thereof of gross floor area in the building.

(e) The required loading space, on lots less 40 feet in width, shall extend across the full width of the lot at the alley line, but need not exceed 10 feet in depth.

(f) No loading space shall be required on a lot on which a building, other than a residential building, is to be erected, structurally altered, or enlarged, and on which there is an existing separate building being lawfully maintained adjacent to the alley in such manner as to prevent the establishment of the loading space required by the provisions of this subdivision. **(Amended by Ord. No. 130,952, Eff. 11/8/65.)**

(g) No loading space shall be required on unusually shaped lots, oddly located lots, or on hillside lots, when waived by the Department of Building and Safety as provided for in Sec. 12.26-B.

(h) Any loading space being maintained in connection with an existing main building shall be maintained so long as the building remains, provided, however, that this regulation shall not require the maintenance of more loading space than is herein required for a new building, nor the maintenance of such space in any other zone or for any other buildings than those specified herein.

7. **Special Requirements for Corner Lots in the C and M Zones. (Added by Ord. No. 143,825, Eff. 10/19/72.)**

(a) in addition to any other requirements contained in this article, no building or structure shall be erected within a visibility triangle, or portion thereof, on any lot in the C or M Zones, except a corner lot subject to the provisions of Section 12.37, or which complies with the provisions of Section 17.05-D,4 of this Code. Such visibility triangle shall contain no structure or other obstruction to visibility from two and one-half to ten feet above the adjacent curb levels. For purposes of this subdivision a visibility triangle is defined as the area bounded by:

(1) The front lot line from its intersection with the side street lot line to a point ten feet from said intersection;

(2) The side street lot line from its intersection with the front lot line to a point ten feet from said intersection; and

(3) A diagonal line joining said two points.

Nothing in this subdivision shall prohibit the location of one column or pillar supporting an upper story and having no horizontal dimension of more than 24 inches within the visibility triangle.

(b) The City Engineer may approve and allow such variations from the aforesaid requirements as he determines are made necessary by the conditions of the terrain.

(c) Any person required to provide a visibility triangle in accordance with the provisions of this subdivision may appeal any determination made by the City Engineer to the Board of Public Works. Such an appeal shall be made in writing and shall state in clear and concise language the grounds therefor. The Board of Public Works may grant such waivers or modifications of the requirements of this subdivision as it shall determine are required to prevent any unreasonable hardship under the facts of each case so long as such modifications or waivers are in conformity with the general spirit and intent of the requirements of this subdivision.

(d) The requirements of this subdivision shall be in addition to those requirements set forth in Section 62.200 of this Code.

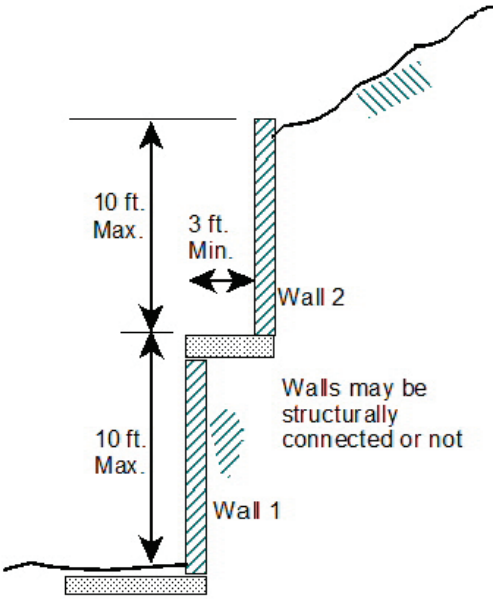
8. **Retaining Walls in Hillside Areas. (Added by Ord. No. 176,445, Eff. 3/9/05.)** This subdivision applies to retaining walls that meet all of the following criteria: located in the A or R Zones (including the RA Zone), located on land designated as a Hillside Area on the Bureau of Engineering Basic Grid Map No. A-13372, and located on a lot developed or to be developed with dwelling units. For purposes of this subdivision, a "retaining wall" shall be defined as a freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building. Retaining walls are subject to the following restrictions:

(a) A maximum of one free standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet as measured from the top of the wall to the lower side of the adjacent ground elevation. However, as shown in the diagram below, a maximum of two vertical or approximately vertical walls or portions of a wall can be built if they comply with the following:

(i) The minimum horizontal distance between the two walls is three feet,

(ii) Neither of the two walls exceed a height of 10 feet measured from the top of each wall to the lower side of the adjacent ground elevation at each wall, and

(iii) In no case shall the height of a wall located in a required yard exceed the height allowed by Section 12.22 C.20.(f) of this Code.



(b) **Landscaping.** For retaining walls of eight feet or greater in height, the applicant must submit a landscape plan designed to completely hide the retaining wall from view within a reasonable amount of time. The landscape plan shall be subject to the approval of the Director of Planning in accordance with Sections 12.40 through 12.43 of this Code and any Landscape Guidelines established by the City Planning Commission.

(c) **Zoning Administrator approval for taller walls or additional walls.** Retaining walls that exceed the heights or the maximum number allowed in paragraph (a) of this subdivision shall be subject to the approval of a Zoning Administrator under Section 12.24 X.26. of this Code.

(d) **Exception for public agency projects.** This subdivision does not apply to projects undertaken by a public agency.

(e) **Exception for prior approved retaining walls.** This subdivision does not apply to a retaining wall that received a final discretionary approval, as determined by the Director of Planning, from the City under another provision of the Code prior to the effective date of the ordinance adding this new Subdivision 8. to Subsection C. of Section 12.21 of the Los Angeles Municipal Code.

(f) **Exception for retaining walls required by Building and Safety.** The provisions of this subdivision do not apply to any retaining wall built to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition.

9. **Work Space for Joint Living and Work Quarters. (Added by Ord. No. 181,133, Eff. 5/11/10.)** The total floor area in a joint living and work quarters shall be arranged to comply with one of the following standards:

(a) **Tier 1 Standard - Low Percentage of Work Space.** At least ten percent but no more than 25 percent of the total floor area in a joint living and work quarters shall be work space; or

(b) **Tier 2 Standard - Medium Percent-age of Work Space.** At least 25 percent but no more than 50 percent of the total floor area in a joint living and work quarters shall be work space.

10. **Single-Family Zone Hillside Area Development Standards. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** Except as allowed by Section 12.24 F. and 14.00 A. of this Code, for any Lot zoned R1, RS, RE or RA and designated Hillside Area on the Department of City Planning Hillside Area Map, no Building or Structure nor the addition or Major Remodel-Hillside of any Building or Structure shall be erected or maintained unless the following development standards are provided and maintained in connection with the Building, Structure, addition or remodel:

(a) **Setback Requirements. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** No Building or Structure shall be erected, enlarged or undergo a Major Remodel-Hillside unless the setbacks as outlined in Table 12.21 C.10-1 are provided and maintained in connection with the Building, Structure, or enlargement.

Table 12.21 C.10-1

Single-Family Zone Hillside Area Setback Requirements

	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
Front Yard								
Not less than:	20% of Lot Depth							
Need not exceed:	20 ft	25 ft						
Side Yard								
Not less than:	5 ft		7 ft		10% of Lot Width, but not less than 5 ft	10 ft		
Need not exceed:	n/a				10 ft	n/a		
The required Side Yard may be reduced to 10% of the Lot Width, but in no event to less than 3 ft, where the Lot is less than the following widths:	50 ft		70 ft		n/a			70 ft*
For Buildings or Structures with a height greater than 18 feet:	One additional foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof above the first 18 feet.							
For Buildings or Structures that have a side wall exceeding 14 feet in height and a continuous length greater than 45 feet:	An offset/ plane break shall be added that is a minimum depth of five feet beyond the required yard and a minimum length of 10 feet. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.							
Rear Yard								
Not less than:	15 ft	20 ft	25% of Lot Depth					
Need not exceed:	n/a		25 ft					

ft - feet

n/a - the provision is not applicable

Lot Depth - as defined in Section 12.03 of this Code

Lot Width - as defined in Section 12.03 of this Code

Notes:

* Only applicable for Lots which are of record prior to July 1, 1966.

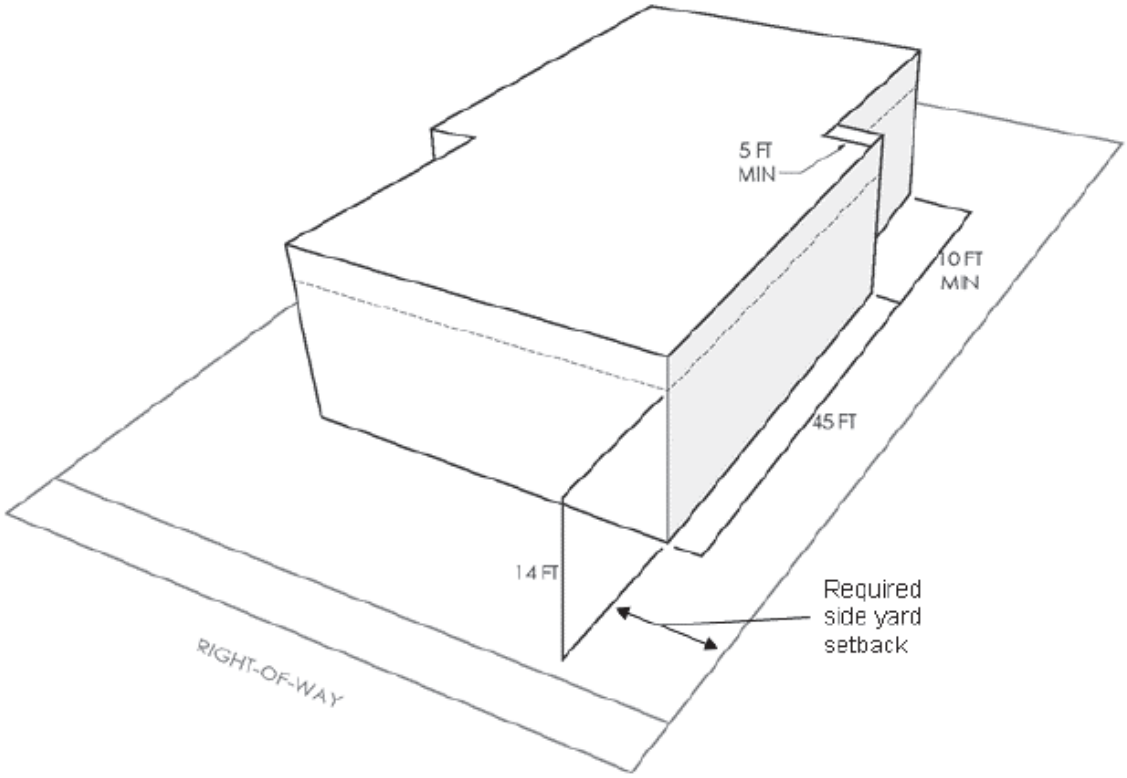


Figure 12.21 C.10.(a): Plane break diagram

Notwithstanding the required yards, or setbacks, outlined in Table 12.21 C.10-1 above, or those exceptions found in Section 12.22 of this Code, the following provisions shall apply:

(1) **Prevailing Front Yard Setbacks.**

(i) Where there are two or more developed Lots which have Front Yards that vary in depth by not more than 10 feet, and such Lots comprise 40% or more of the Frontage, then the minimum Front Yard depth shall be the average depth of the Front Yards of such Lots.

(ii) Where there are two or more possible combinations of developed Lots comprising 40% or more of the Frontage, and these Lots have Front Yards that vary in depth by not more than 10 feet, then the minimum Front Yard depth shall be the average depth of the Front Yards of that combination which has the shallowest average depth.

(iii) In determining the required Front Yard, the following shall not be taken into account: Buildings located on key Lots, entirely on the rear half of Lots, or on Lots in the “C” or “M” Zones.

(iv) Nothing contained in this Subparagraph (1) shall, however, be deemed to require Front Yards which exceed 40

feet in depth or allow Front Yards that are less than 5 feet in depth. **(Amended by Ord. No. 184,802, Eff. 3/17/17.)**

(2) **Front Yard Setback on Lots Fronting on Substandard Hillside Limited Street.** For any Lot that fronts on a Substandard Hillside Limited Street, there shall be a minimum Front Yard setback of at least five feet. However, the prevailing Front Yard setback regulations, as outlined in Subparagraph (1) of this Paragraph (a), shall apply, so long as a Front Yard setback of no less than five feet is provided.

(3) **Front Yard Setbacks on Key Lots. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** On Key Lots, the minimum Front Yard may be the average of the required Front Yard for the adjoining Interior Lot and the required Side Yard along the Street side of a Reversed Corner Lot. But such minimum Front Yard may apply for a distance of not more than 85 feet from the rear Lot line of the Reversed Corner Lot, beyond which point the Front Yard specified in Table 12.21 C.10-1 or Subparagraph (1) of this Paragraph (a) shall apply. Where existing Buildings on either or both of said adjoining Lots are located nearer to the front or side Lot lines than the Yard required by this Paragraph (a), the Yards established by such existing Buildings may be used in computing the required Front Yard for a Key Lot, but may not be less than 5 feet in depth.

(4) **Front Yard Setbacks on Through Lots.** At each end of a Through Lot, there shall be a Front Yard setback as required by this Paragraph (a) for the zone in which each Street Frontage is located. But only one Front Yard need be provided on those Through Lots which abut on a primary, Major or Secondary Highway, as such highways are shown on the "Highways and Freeways Element of the General Plan", when the rights to vehicular ingress and egress from such Through Lots to the highways have been abandoned or prohibited by a tract restriction. Where only one Front Yard is required on a Through Lot, as provided herein, the Rear Yard shall be located on the portion of such Lot adjacent to the highway.

Where a Through Lot is less than 150 feet in depth or is developed as a single Building site, and the two required Front Yards are provided, no Rear Yard is required.

(5) **Front Yard Paving.** All portions of the required Front Yard not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved.

(6) **Front Yard on Lots Existing Prior to June 1, 1946.** This provision shall apply to any Lot of less than one acre which was of record or held in separate ownership on June 1, 1946, or was subsequently created either by the recording of a division of land map or otherwise in accordance with the applicable zoning regulations. On any such Lot, the originally required Front Yard shall be provided and maintained in addition to any new Front Yard required by any subsequent rearrangement of the Lot lines by sale or division (without recording a subdivision map) creating a new Lot fronting on a different Street than that on which the original Lot fronted.

(7) **Occupied Rooftop Deck Setback. (Added by Ord. No. 184,802, Eff. 3/17/17.)** In the R1 Zone, any occupied rooftop deck shall be set back at least 3 feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.

(8) **Side and Rear Yards for Basements. (Renumbered by Ord. No. 184,802, Eff. 3/17/17.)** In determining the required Side and Rear Yards of a

Building, any Basement containing Habitable Rooms shall be considered a Story.

(9) **Yards in the Coastal Zone. (Renumbered by Ord. No. 184,802, Eff. 3/17/17.)** The following setback requirements shall apply to Lots located in a Coastal Zone:

(i) On a Lot in the RE9 or RE11 Zone, there shall be a Side Yard on each side of a main Building of not less than 5 feet. Where the Lot is less than 50 feet in width, the Side Yard may be reduced to 10% of the width of the Lot, but in no event less than 3 feet.

(ii) In lieu of the additional Side Yard requirement in Table 12.21 C.10-1, for a Building more than two-stories in height on Lots in the R1, RS, or RE Zone, one foot shall be added to the width of each required Side Yard for each additional Story above the second Story.

(iii) On a Lot in the RA Zone, where a Side Yard is less than 10 feet in width, and the Building erected on the Lot is three or more Stories in height, one foot shall be added to such Side Yard.

(10) **Side Yards in Specific Plans, Historic Preservation Overlay Zones or in Subdivision Approvals. (Renumbered by Ord. No. 184,802, Eff. 3/17/17.)** Side Yard requirements in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over requirements of this Subdivision 10. Otherwise, this Subdivision shall apply.

(11) **Encroachments Into Required Yards. (Renumbered by Ord. No. 184,802, Eff. 3/17/17.)** Every required Front, Side and Rear Yard shall be open and unobstructed from the ground to the sky except for the following:

(i) **Garages in Front Yards. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** A detached Private Garage may be located on the required Front Yard of a Lot where the Elevation of the ground at a point 50 feet from the front Lot line of a Lot and midway between the side Lot lines differs 10 feet or more from the curb level, provided every portion of the garage Building is at least 5 feet from the front Lot line. Where the wall of such garage is two-thirds below natural or finished Grade of the Lot, whichever is lower, said wall may extend to the adjacent side Lot line; in all other cases, said garage shall not be nearer to the side Lot line than the width of the Side Yard required for a main Building of the same height.

(ii) **Elevated Stairways, Porches, Platforms, Landing Places, or Balconies. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** Balconies with 10 feet or more of vertical clearance beneath them may project or extend no more than 30 inches into a Front Yard. Notwithstanding any other provisions of this Code, on Lots fronting onto a Substandard Hillside Limited Street, elevated stairways, porches, platforms and landing places shall not project or extend into the Front Yard.

(iii) **Other Exceptions.** All of those exceptions found in Subdivision 5. of Subsection C. of Section 12.21 and in Section 12.22 of this Code.

(12) **Pools, Ponds, or Body of Water in Required Yards. (Renumbered by Ord. No. 184,802, Eff. 3/17/17.)** No swimming pool, fish pond or other body of water which is designed or used to contain water 18 inches or more in depth shall be permitted in any required Yard Space in which fences over 42 inches in height are prohibited, even though the pool, pond or body of water extends below the adjacent natural ground level.

(13) **Zoning Administrator's Authority. (Renumbered by Ord. No. 184,802, Eff. 3/17/17.)** For Lots fronting on a Substandard Hillside Limited Street, a Zoning Administrator may grant a reduction of the front Setback requirements of Subparagraph (2) of this Paragraph and Side Yard requirements in Table 12.21 C.10-1, pursuant to the authority and procedures established in Subdivision 28. of Subsection X. of Section 12.24 of this Code; however, in no event shall the Side Yard be less than 4 feet.

(b) **Maximum Residential Floor Area. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** The maximum Residential Floor Area contained in all Buildings and Accessory Buildings shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Residential Floor Area Ratio (RFAR) for the zone of the Lot, as outlined in Table 12.21 C.10-2a and Table 12.21 C.10-2b. This formula can be found in Table 12.21 C.10-2c, where "A" is the area of the Lot within each Slope Band, "RFAR" is the RFAR of the corresponding Slope Band, and "RFA" is the sum of the Residential Floor Area of each Slope Band.

Table 12.21 C.10-2a

Single-Family Zone Hillside Area Residential Floor Area Ratios (RFAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 12.21 C.10-2b

Single-Family Zone Hillside Area Residential Floor Area Ratios (RFAR)

Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Table 12.21 C.10-2c

Hillside Area Maximum Residential Floor Area Formula

Slope Bands (%)	Area (sq ft)		RFAR		Residential Floor Area
0 - 14.99	A^1	X	$RFAR^1$	=	RFA^1
15 - 29.99	A^2	X	$RFAR^2$	=	RFA^2
30 - 44.99	A^3	X	$RFAR^3$	=	RFA^3

45 - 59.99	A ^{4}	X	RFAR ^{4}	=	RFA ^{4}
60 - 99.99	A ^{5}	X	RFAR ^{5}	=	RFA ^{5}
100 +	A ^{6}	X	RFAR ^{6}	=	RFA ^{6}
Maximum Residential Floor Area				=	Sum of RFA ^{1} through RFA ^{6}

(1) **Slope Analysis Map.** As part of an application for a permit to the Department of Building and Safety, or for a Discretionary Approval as defined in Section 16.05 B. of this Code to the Department of City Planning, the applicant shall submit a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed by a registered civil engineer or licensed land surveyor, to verify the total area (in square feet) of the portions of a property within each Slope Band identified in Table 12.21 C.10-2a. The Director of Planning, or his/her designee, shall verify that the Slope Analysis Map has been prepared by a registered civil engineer or licensed land surveyor. In addition, the Director of Planning, or his/her designee shall approve the calculated Maximum Residential Floor Area for the Lot by the registered civil engineer or licensed land surveyor using the Slope Analysis Map prior to applying for a permit from the Department of Building and Safety.

The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with 2-foot intermediates. The map shall also indicate the datum, source, and scale of topographic data used in the Slope analysis, and shall attest to the fact that the Slope analysis has been accurately calculated.

The Slope Analysis Map shall clearly delineate/identify the Slope Bands (i.e., with contrasting colors or hatching), and shall include a tabulation of the total area in square feet within each Slope Band, as well as the RFAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2b.

The Slope Analysis Map shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.

(2) **Guaranteed Minimum Residential Floor Area.** Notwithstanding the above, the maximum Residential Floor Area for all Buildings and Accessory Buildings on any Lot may be at least the percentage of the Lot size as outlined in Table 12.21 C.10-3 below or 800 square feet, whichever is greater.

Table 12.21 C.10-3

Guaranteed Minimum Residential Floor Area

Zone	Percentage of Lot Size
R1	25%
RS	23%
RE9	20%
RE11	20%
RE15	18%
RE20	18%
RE40	18%
RA	13%

The guaranteed minimum for the original zone as stated in the paragraph above may apply to any Lot in place of the maximum Residential Floor Area calculation in Tables 12.21 C.10-2a and 12.21 C.10-2b. In addition, in the event that a Lot has an area that is less than 50 percent of the minimum Lot size for its Zone, was made nonconforming in Lot size as a result of an adopted zone change or code amendment changing the minimum Lot size, and met the minimum Lot size requirements of the original zone, the guaranteed minimum for the original zone as stated in this Subparagraph shall apply.

(3) **Residential Floor Area Bonus for RA, RE and RS Zones.** An additional 20 percent of the maximum Residential Floor Area as determined by Table 12.21 C.10-2 of this Paragraph (b), or an additional 30 percent for Lots where the guaranteed minimum outlined in Subparagraph (2) of this Paragraph (b) is utilized, for that Lot shall be allowed if any of the options listed below is utilized. Only one bonus per property is allowed.

(i) **Proportional Stories Option.** The total Residential Floor Area of each Story other than the Base Floor in a multi-Story Building does not exceed 75 percent of the Base Floor Area. This option shall only apply to flat Building pads where the Slope of the Building pad area prior to any Grading, as measured from the highest and lowest Elevation points of the existing Grade within five horizontal feet of the exterior walls of the proposed Building or Structure, is less than 15 percent; or

(ii) **Front Facade Stepback Option.** The cumulative length of the exterior walls which are not a part of a garage facing the Front Lot Line, equal to a minimum of 25% of the Building width, shall be stepped-back a distance of at least 20% of the Building depth from a plane parallel to the Lot width established at the point of the Building closest to the Front Lot line. When the Front Lot line is not straight, a line connecting the points where the Side Lot lines and the Front Lot line intersect shall be used to establish the plane parallel to the front Lot width. When Through Lots have, or are required to provide, two Front Yard setbacks, the step-back shall be provided along both Front Lot Lines. When referred by the Department of Building and Safety due to unusual Building and/or Lot configuration, the Director of Planning or his/her designee shall determine that the proposed project complies with this provision and qualifies for a Residential Floor Area bonus.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the Front Lot Line at 45 degrees or less shall be considered to be facing the Front Lot Line. The Building width shall be the greatest distance between the exterior walls of the Building measured parallel to the Lot width. The Building depth shall be the greatest distance between the exterior walls of the Building measured parallel to the Lot depth.

This option shall only apply to Structures which are no within 35 feet of the Frontage along an improved Street and on a "flat" Building pad where the Slope of the Building pad prior to any Grading, as measured from the highest point of the existing Grade within five horizontal feet of the exterior wall of the proposed Building or Structure to the lowest point of the existing natural Grade within five horizontal feet, is less than 15%; or

(iii) **Cumulative Side Yard Setbacks Option.** The combined width of Side Yards shall be at least 25% of the total Lot Width, as defined in Section 12.03 of this Code, but in no event shall a single Side Yard setback be less than 10% of the Lot Width or the minimum required by Paragraph (a) of this Subdivision, whichever is greater. One (1) foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof of height above the first 18 feet of height. The width of a required Side Yard setback shall be maintained for the entire length of a Side Yard and cannot alternate from one Side Yard to the other; or

(iv) **18-Foot Envelope Height Option.** For properties which are not in the "1SS" Single-Story Height District, the maximum envelope height, measured pursuant to Subparagraph (1) of Paragraph (d) of this Subdivision 10, shall be no more than 18 feet; or

(v) **Multiple Buildings Option.** In addition to the Lot coverage requirements in Paragraph (e) of this Subdivision, any one Building and Structure extending more than 6 feet above

Hillside Area Grade, as defined in Section 12.03 of this Code, shall cover no more than 20% of the area of a Lot. Such Buildings or Structures may only be connected by one breezeway, fully enclosed walkway, elevator, or combination thereof of not more than 5 feet in width; or

(vi) **Minimal Grading Option.** For properties where at least 60% of the Lot is comprised of Slopes which are 30% or greater, as determined by a Slope Analysis Map prepared in accordance with Subparagraph (1) of this Paragraph (b), the total amount of any Grading on the site [including exempted Grading, as outlined in Paragraph (f) of this Subdivision (10)] does not exceed the numeric value of 10% of the total Lot size in cubic yards or 1,000 cubic yards, whichever is less (example: a project involving 500 cubic-yards of Grading on a 5,000 square-foot Lot will be eligible for this bonus option).

(4) **Zoning Administrator's Authority.**

(i) **10% Adjustments.** The Zoning Administrator has the authority to grant adjustments from the requirements of this Paragraph (b) of not more than 10%, pursuant to the authority and procedures established in Subsection A. of Section 12.28 of this Code.

(ii) **Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010.** The Zoning Administrator has the authority to approve construction that adds Residential Floor Area, in excess of the maximum Residential Floor Area provided in Paragraph (b) of this Section, to a lot that includes a main Building that existed prior to August 1, 2010, and for which permits were previously obtained, pursuant to the authority and procedures established in Subdivision 28. of Subsection X. of Section 12.24 of this Code, provided:

a. the total cumulative Residential Floor Area of all such additions does not exceed 1,000 square feet; and

b. the resulting Building does not exceed the height of the original Building or the height permitted in Paragraph (d) of this Subdivision 10. below, whichever is greater; and

c. at least two off-street covered parking spaces are provided.

(c) **Verification of Existing Residential Floor Area. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** For additions with cumulative Residential Floor Area of less than 1,000 square feet constructed after August 1, 2010, or remodels of Buildings built prior to August 1, 2010, the existing Residential Floor Area shall be determined based on the building records or the Building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that Residential Floor Area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the Structures on the Lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the Structures on the Lot prepared by a licensed architect or engineer.

For the purposes of implementing this Paragraph (c), a remodel shall mean the alteration of an existing Building or Structure, provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

(d) **Height Limits.** No portion of a Building or Structure shall be erected or enlarged which exceeds the envelope height limits as outlined in Table 12.21 C.10-4, or as otherwise stated in the paragraphs below. For the provisions below, whenever Grade is mentioned, it shall mean Hillside Area Grade as defined in Section 12.03 of this Code.

Table 12.21 C.10-4 Maximum Height of Structures (in feet)								
Height Districts	**R1**	**RS**	**RE9**	**RE11**	**RE15**	**RE20**	**RE40**	**RA**
When the roof of the uppermost Story of a Building or Structure or portion thereof has a Slope of 25% or greater, the maximum height for said portion of Building or Structure thereof shall be as follows:								
1, 1L, & 1VL	33	33	33	36	36	36	36	36
1XL	30	30	30	30	30	30	30	30
1SS	22	22	22	22	22	22	22	22
When the roof of the uppermost Story of a Building or Structure or portion thereof has a Slope of less than 25%, the maximum height for said portion of Building or Structure thereof shall be as follows:								
1, 1L, & 1VL	28	28	28	30	30	30	30	30
1XL	28	28	28	30	30	30	30	30
1SS	18	18	18	18	18	18	18	18

(1) **Measurement of Height. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** Notwithstanding any other provision in this Code, the height limits in Table 12.21 C.10-4 shall be measured as set forth below.

(i) **Maximum Envelope Height.** Envelope height (otherwise known as vertical height or "plumb line" height) shall be the vertical distance from the Hillside Area Grade to a projected plane at the roof Structure or parapet wall located directly above and parallel to the Grade. Measurement of the envelope height shall originate at the adjacent Hillside Area Grade at the exterior walls of a Building or Structure. At no point shall any given section of any part of the proposed Building or Structure exceed the maximum envelope height.

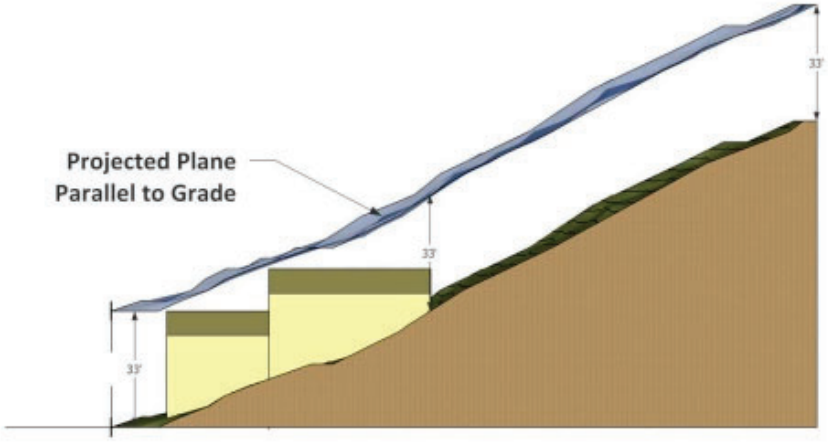


Figure 12.21 C.10.(d)(1)(i):

Maximum Envelope Height diagram

(ii) **Encroachment Plane.** In the R1 Zone, the encroachment plane shall originate from a point that is 20 feet in height from the existing or finished grade, whichever is lower, along the required front and side yard setbacks.

(iii) A topographic map shall be submitted as a separate plan sheet or as part of the site plan identifying the perimeter of the exterior walls, or any other information which the Department

of Building and Safety deems necessary to determine compliance with this Paragraph.

(2) **Zoning Administrator's Authority.** A Zoning Administrator may allow Structures which exceed the maximum envelope height requirements of Subparagraph (1) of this Paragraph (d); however, the increase in height may not result in a Building or Structure which exceeds an overall height of 45 feet, pursuant to the authority and procedures established in Subdivision 28. of Subsection X. of Section 12.24 of this Code. The overall height shall be measured from the lowest Elevation point within 5 horizontal feet of the exterior walls of a Building or Structure to the highest Elevation point of the roof Structure or parapet wall.

(3) **Prevailing Height.** Notwithstanding Table 12.21 C.10-4 of this Paragraph (d), when 40% or more of the existing One-Family Dwellings with Frontage on both sides of the block have Building heights exceeding these limits, the maximum envelope height for any Building on that block may be the average height of the Dwellings exceeding these limits.

(4) **Lots in a Single-Story Height District.** As enabled by Section 12.21.1 A.1. of this Code, on Lots in a "SS" Single Story Height District, shown as "1SS" on a Zoning Map, no Building or Structure shall be erected or enlarged which exceeds one Story.

Notwithstanding the provision in Section 12.21.1 A.8., in determining the number of Stories, any Basement which is exempt from the Residential Floor Area calculation, as outlined in Section 12.03 of this Code, shall not be considered a Story.

(5) **Lots Fronting on Substandard Hillside Limited Streets. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** For any Lot fronting onto a Substandard Hillside Limited Street, as defined in Section 12.03, no portion of a Building or Structure within 20 feet of the Front Lot Line shall exceed 24 feet in height. The 24-foot maximum Building and Structure height shall be measured from the Elevation at the centerline or midpoint of the Street on which the Lot fronts.

(6) **Unenclosed/Uncovered Cantilevered Balconies. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** Unenclosed/uncovered cantilevered balconies and "visually permeable railing" (no more than 42 inches in height), may project no more than 5 horizontal feet beyond the maximum envelope height, as limited and measured in Subparagraph (1) of this Paragraph (d).

For the purposes of this Subparagraph (6), "visually permeable railing" means railing constructed of material that is transparent, such as glass or plastic panels, or wrought iron or other solid material which is 80 percent open to light and air.

(7) **Roof Structures.** Roof Structures as described in Table 12.21 C.10-5 below, or similar Structures, may be erected above the height limit specified in Table 12.21 C.10-4.

Table 12.21 C.10-5

Projecting Roof Structures

(Amended by Ord. No. 182,110, Eff. 5/29/12.)

Roof Structures	Projection Above Height Limit	Setback from Roof Perimeter

Elevator Housing	No more than 5 feet	Not less than 5 feet
Tanks		
Ventilating Fans or similar equipment required to operate and maintain the Building.		
Skylights, covering up to 33 1/3% of the roof area upon which the skylight is constructed.		
Towers		
Steeples		
Flagpoles		
Smokestacks		
Wireless Masts		
Water Tanks		
Silos		
Structures Solely Supporting Solar Energy Systems	See Section 12.21.1 B.3.(c)	See Section 12.21.1 B.3.(c)
Chimneys	No more than 5 feet	None
Exhaust Ducts/Ventilation Shafts		
Stairway Housing, no larger than 36 square feet.		
Skylights, covering more than 33 1/3% of the roof area upon which the skylight is constructed.	No more than 30 inches	
*Solar energy systems as defined by California Civil Code Section 801.5 are exempt per California Government Code Section 65850.5		

No roof Structure or any other space above the height limit specified in Table 12.21 C.10-4 shall be allowed for the purpose of providing additional floor space.

(8) **Specific Plans, Historic Preservation Overlay Zones or Subdivision Approvals.** Height limitations in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over the requirements of this Section 12.21. Otherwise, this Section 12.21 shall apply.

(e) **Lot Coverage.** Buildings and Structures extending more than 6 feet above natural ground level shall cover no more than 40% of the area of a Lot.

(1) **Lot Coverage on Substandard Lots.** Notwithstanding Paragraph (e) above, for a Lot which is substandard as to width (less than 50 feet) and as to area (less than 5,000 square feet), Buildings and Structures shall cover no more than 45% of the area of a Lot.

(2) **Zoning Administrator's Authority.** A Zoning Administrator may grant limited deviations from these requirements, pursuant to the authority and procedures established in Subdivision 28. of Subsection X. of Section 12.24 of this Code.

(f) **Grading. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** Notwithstanding any other provisions of this Code, total Grading (Cut and Fill) on a Lot shall be limited as outlined below. No Grading permits shall be issued until a Building permit is approved.

(1) **Maximum Grading Quantities.** The cumulative quantity of Grading, or the total combined value of both Cut and Fill or incremental Cut and Fill, for any one property shall be limited to a base maximum of 1,000 cubic yards plus the numeric value equal to 10% of the total Lot size in cubic yards. Example: a 5,000 square-foot Lot would have a maximum Grading amount of 1,500 cubic yards (1,000 cubic yards for the base amount + 500 cubic yards for the 10% calculation).

However, the cumulative quantity of Grading shall not exceed the maximum "by-right" Grading quantities outlined by Zone in Table 12.21 C.10-6 below.

Table 12.21 C.10-6 Maximum "By-Right" Grading Quantities	
Zone	**Maximum Grading (cubic yards)**
R1	1,000
RS	2,200
RE9	2,400
RE11	2,800
RE15	3,200
RE20	4,000
RE40	6,600
RA	3,600

(2) **Import/Export Limits.** Earth import and export activities may take place only between the hours of 9:00 a.m. and 3:00 p.m., Monday through Friday. The maximum quantity of earth import or export shall be limited to the following quantities:

(i) **Lots Fronting on Standard Hillside Limited Streets or Larger.** For a property which fronts onto a Standard Hillside Limited Street or larger, as defined in Section 12.03 of this Code, the maximum quantity of earth import and export combined shall be no more than the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6 above.

(ii) **Lots Fronting on Substandard Hillside Limited Streets.** For a property which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the maximum quantity of earth import and export combined shall be no more than 75 percent of the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6 above.

(iii) **Exempted On-Site Grading Activity.** Earth quantities which originate from, or will be utilized for any exempted Grading activity listed in Subparagraph (3) of this Paragraph (f) shall be exempted from the maximum import and export quantities set forth in this Paragraph (f). A plan indicating the destination and/or source (i.e., exempted Grading activity or non-exempted Grading activity) of any import and/or export shall be submitted as part of a Grading permit application.

(3) **Exemptions.** The Grading activities outlined in the sub-subparagraphs below shall be exempt from the Grading and/or earth transport limitations established in Subparagraphs (1) and (2) of this Paragraph (f). However, any excavation from an exempted activity being used as Fill, outside of a 5-foot perimeter from the exempted Grading activities, for any other on-site purpose shall be counted towards the limits established in Subparagraph (1) of this Paragraph (f).

(i) Cut and/or Fill for deepened foundation systems (such as caissons and piles), water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

(ii) Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.

(iii) Remedial Grading as defined in Section 12.03 of this Code as recommended in a Geotechnical Investigation Report, prepared in accordance with Sections 91.7006.2, 91.7006.3 and 91.7006.4 of this Code, and approved by the Department of Building and Safety - Grading Division.

(iv) Fill resulting from Cut underneath the footprint of the main Building, not to exceed 50 percent of said Cut.

(4) **Zoning Administrator's Authority.** A Zoning Administrator may grant the following deviations from the requirements of Subparagraphs (1) and (2) of this Paragraph (f), pursuant to the authority and procedures established in Subdivision 28. of Subsection X. of Section 12.24 of this Code.

(i) Grading in excess of the maximum "by-right" Grading quantities listed in Subparagraph (1) of this Paragraph (f), but in no event shall the quantities exceed the true value of 1,000 cubic yards plus the numeric value equal to 10% of the total Lot size in cubic yards.

(ii) For a property which fronts onto a Standard Hillside Limited Street or larger, as defined in Section 12.03 of this Code, increase the maximum quantity of earth import and export combined greater than the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6, up to the amount calculated pursuant to Subparagraph (1) of this Paragraph (f).

For a property which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, increase the maximum quantity of earth import and export combined greater than 75 percent of the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6, up to the amount calculated pursuant to Subparagraph (1) of this Paragraph (f).

(5) **New Graded Slopes.** All new Graded Slopes shall be no steeper than 2:1 (horizontal:vertical), except when the Department of Building and Safety - Grading Division has determined that Slopes may exceed 2:1 pursuant to Section 91.105 of this Code.

(6) **Grading Activity on 100% Slopes.** Notwithstanding the Grading, Excavations and Fills provisions in Chapter IX of this Code (the Los Angeles Building Code), when any Grading activity is proposed on any slope of 100 percent or greater, as identified on the Slope Analysis Map, the Department of Building and Safety - Grading Division shall require the Geotechnical Investigation Report (also referred to as a soils and/or geological report) to include the most stringent level of geotechnical analysis and reporting feasible, and in sufficient detail to substantiate and support the design and construction methods being proposed.

A Deputy Grading Inspector, also referred to as a Registered (Licensed) Deputy Inspector, paid for by the owner, will be required to be on site when said Grading activity is being conducted in order to ensure that all work is being done in accordance with the recommendations of the Geotechnical Report, the approved plans, and/or the applicable Grading requirements of the Los Angeles Building Code for applicable Grading or foundation earthwork in Hillside Areas.

(7) **Grading Plan Check Criteria.** Grading plans and reports shall be submitted for approval with Building plans, and shall include those items required by Section 91.7006 of this Code.

(g) **Off-Street Parking Requirements.** Notwithstanding those exceptions found in Section 12.22 of this Code, no Building or Grading permit shall be issued for the construction of any One-Family Dwelling, Accessory Building, or addition thereto, unless the following requirements are met.

(1) **Number of Required Covered Spaces.** There shall be at least two Automobile Parking Spaces on the same Lot with each One-Family Dwelling thereon. These required parking spaces shall be provided within a Private Garage. These required parking spaces shall not be provided or maintained within a required Front Yard, unless otherwise permitted by Subparagraph (10) of Paragraph (a) of this Subdivision 10.

(i) **Exception for Dwelling on Narrow Lot.** Where only one One-Family Dwelling is located on a nonconforming Lot 40 feet or less in width and not abutting an alley, only one Automobile Parking Space need be provided. This exception shall not apply to any Lot which fronts on a Substandard Hillside Limited Street.

(2) **Additional Required Spaces. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** For a main Building and any Accessory Building located on a Lot which fronts on a Substandard Hillside Limited Street, excluding Floor Area devoted to required parking, which exceed a combined Residential Floor Area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of Floor Area for a maximum of five total on-site spaces. These additional required parking spaces are not required to be covered. Notwithstanding the provisions of Subparagraph (1) of this Paragraph (g), when a Lot fronts onto a Substandard Hillside Limited Street, the additional parking spaces may be located within the required Front Yard.

(i) **Zoning Administrator's Authority.** A Zoning Administrator may reduce the number of off-street parking spaces required by Subparagraph (2) of this Paragraph (g), pursuant to the authority and procedures established in Subdivision 28. of Subsection X. of Section 12.24 of this Code.

(3) **Parking Stall Dimensions.** In each parking area or garage devoted to parking for Dwelling uses, all Parking Stalls in excess of one per Dwelling Unit may be designed as compact stalls to accommodate parking cars. Every standard Parking Stall provided for Dwelling Units shall be at least 8 feet 6 inches in width and 18 feet in length; every compact stall shall be at least 7 feet 6 inches in width and 15 feet in length.

(4) **Tandem Parking.** Automobile parking may be parked in tandem in a Private Garage or Private Parking Area serving a One-Family Dwelling where the tandem parking is not more than two cars in depth. Each required Parking Stall within a parking area or garage shall be accessible. Tandem parking shall not be allowed in parking areas for recreational vehicles.

(5) **Garage Doors.** Any door or doors installed at the automobile entry to a garage serving a One-Family Dwelling where the required parking spaces are located shall be of conventional design constructed so as to permit the simultaneous entry of automobiles in each required parking space without damaging the door or door frame and constructed so as to permit the flow of air through the automobile entry when the door is in the fully closed position.

(6) **Driveway Width.** Every access driveway shall be at least 9 feet in width.

(7) **Mechanical Automobile Lifts and Robotic Parking Structures.** The stacking of two or more automobiles via a mechanical car lift or computerized parking Structure is permitted. The platform of the mechanical lift on which

the automobile is first placed shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meet the requirements of Paragraphs (a), (b), and (i) of Subdivision 5. of Subsection A. of Section 12.21 of this Code. The lift equipment or computerized parking Structure shall meet any applicable Building, Mechanical and Electrical Code requirements as approved by the Department of Building and Safety.

(h) **Fire Protection.** Notwithstanding any other provisions of this Code to the contrary, on a Lot fronting onto a Substandard Hillside Limited Street, or on any Lot located either more than 2 miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than 1 1/2 miles from a fire station housing a Los Angeles Fire Department Engine Company, the following fire protection measures shall be required.

(1) **New Buildings or Structures.** Any new construction of a One-Family Dwelling or detached Accessory Building shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

(2) **Existing Buildings or Structures.** An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:

(i) whenever an addition to an existing One-Family Dwelling or Accessory Building increases Residential Floor Area by 50% or more of the area of the existing Dwelling or Building; or

(ii) whenever the aggregate value of Major Remodels within a one-year period exceeds 50% of the replacement cost of the Dwelling or Accessory Building.

(3) **Fire Sprinkler Coverage.** The sprinkler systems required in this Paragraph shall be sufficient to cover the entire Dwelling or Building, unless otherwise determined by the Department of Building and Safety, and shall be installed in compliance with all applicable Codes.

(4) **Exempt Accessory Structures.** The provisions of this Paragraph shall not apply to accessory Structures such as gazebos, pergolas, or storage sheds provided these Structures are not supported by or attached to any portion of a Dwelling or Accessory Building and do not exceed 200 square feet in area.

(i) **Street Access.**

(1) **Street Dedication.** For any new construction of, or addition to, a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street, no Building permit or Grading permit shall be issued unless at least one-half of the width of the Street(s) has been dedicated for the full width of the Frontage of the Lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer. The appellate procedures provided in Section 12.37 I. of this Code shall be available for relief from this requirement.

(2) **Adjacent Minimum Roadway Width.** For any new construction of, or addition to a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no Building permit or Grading permit shall be issued unless the construction or addition has been approved pursuant to Section 12.24 X.28. of this Code.

(3) **Minimum Roadway Width (Continuous Paved Roadway).** For any new construction of, or addition to, a One-Family Dwelling on a Lot that does

not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision 10. or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28. of this Code.

(j) **Sewer Connection.** No Building permit shall be issued for the construction of any new One-Family Dwelling on a Lot located 200 feet or less from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

(k) **Hillside Standards Overlay Districts.** The provisions of Paragraphs (b) (Maximum Residential Floor Area), (d) (Height Limits), and (f) (Grading) of this Subdivision 10. may be superseded by a Hillside Neighborhood Overlay adopted pursuant to Section 13.14 of this Code.

(l) **Exceptions.** The provision of this Subdivision shall not apply to:

(1) **Tracts With CC&Rs Approved After February 1, 1985.** One-Family Dwellings, Accessory Buildings and additions thereto within a subdivision for which a tentative or final tract map was approved by the City of Los Angeles after February 1, 1985, and is still valid, provided that the map resulted in the establishment of covenants, conditions and restrictions governing Building height, yards, open space or Lot coverage, and provided, further, that such covenants, conditions and restrictions were recorded on or after February 1, 1985.

(2) **Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** Any construction that adds Residential Floor Area, in excess of the maximum Residential Floor Area provided in Paragraph (b) of this Section, to a lot that includes a main Building that existed prior to August 1, 2010, and for which permits were previously obtained, provided that:

(i) the total cumulative Residential Floor Area of all such additions does not exceed 500 square feet (excluded from calculations of this 500 square foot limitations is Floor Area devoted to required covered parking); and

(ii) the resulting Building complies with the requirements of Paragraphs (a) (Setback Requirements), (d) (Height Limits) and (f) (Grading) of this Subdivision 10.

(3) **Hillside Major Remodel.** As defined in Section 12.03 of this Code, any remodeling of a main Building on a Lot in the Hillside Area, which does not add square footage and for which the aggregate value of all the alterations within a one-year period does not exceed 50% of the replacement cost of the main Building.

(4) **Northeast Los Angeles Hillside Ordinance.** Properties subject to the Northeast Los Angeles Hillside Ordinance established by Ordinance No. 180,403, shall be exempted from Paragraphs (b) (Maximum Residential Floor Area), (d) (Height Limits), and (f) (Grading) of this Subdivision 10.

(5) **The Oaks Hillside Ordinance.** Properties subject to The Oaks Hillside Ordinance established by Ordinance No. 181,136, shall be exempted from Paragraphs (b) (Maximum Residential Floor Area), (d) (Height Limits), and (e) (Lot Coverage) of this Subdivision 10.

(6) **Large Active Remedial Grading Projects. (Amended by Ord. No. 184,802, Eff. 3/17/17.)** Properties with active Remedial Grading Permits for 100,000 cubic yards or more which have been issued by the Department of Building and Safety-Grading Division before July 1, 2010, are exempt from Paragraphs (b) (Maximum Residential Floor Area), (d) (Height Limits) and (f) (Grading) of this Subdivision. Such properties shall remain subject to the provisions of Subdivision 17. of Subsection A. of Section 12.21 of this Code, and all other zoning and Building regulations applicable at the time Building Permits are issued. This exception shall expire 85 months after July 1, 2010.

D. **Location Of Hospitals**. No hospital, sanitarium or clinic for mental, or drug or liquor addict cases shall be established or maintained on any property within 600 feet of the property on which an elementary or high school is being maintained.

E. **Use Of Future Streets And Alleys**. **(Added by Ord. No. 129,499, Eff. 3/28/65.)** No building or structure, except a fence, shall be erected or maintained on any portion of a lot which has been designated as a future street or alley, as provided for in Article 7 hereof, nor shall any portion of said future street or future alley be used in providing minimum off-street parking required by this section.

F. On-Site Shopping Cart Containment. (Added by Ord. No. 182,121, Eff. 6/20/12.)

1. **Purpose.** It is the purpose of this subsection to prevent or reduce the accumulation of shopping carts abandoned in neighborhoods. Abandoned shopping carts cause visual blight in neighborhoods, reduce property values in communities, obstruct pedestrian and vehicular traffic in the public rights-of-way, and constitute a hazard to the health, safety, and general welfare of the public throughout the City of Los Angeles. Therefore, development standards are established for projects involving any new retail establishment, or the major remodel of a retail establishment, that provide six or more shopping carts on-site for use by its patrons.

2. **Definitions.** Notwithstanding any provisions of this Code to the contrary, the following definitions shall apply to this subsection:

(a) **Abandoned Shopping Cart.** A shopping cart located beyond the premises of a retail establishment that furnishes shopping carts for use by its patrons.

(b) **Bollard.** An upright post consisting of a piece of timber, concrete, metal or similar material fixed firmly in an upright position that creates a narrowed passageway restricting the removal of shopping carts from the premises.

(c) **Bureau of Sanitation.** The Bureau of Sanitation of the Department of Public Works or successor agency. **(Amended by Ord. No. 182,571, Eff. 7/16/13.)**

(d) **Major Remodel.** A major remodel is either:

(1) An addition in excess of 50 percent of the current floor area of a retail establishment that provides at least six or more shopping carts for its patrons, or

(2) An alteration, repair, remodel, or addition with a total building permit valuation in excess of 50 percent of the replacement cost of a building, or portion of a building, occupied by a retail establishment that provides at least six or more shopping carts for its patrons.

(e) **Parking Area.** The parking lot or other property provided by a retail establishment for use by its patrons for parking automobiles or other vehicles.

(f) **Premises.** The area maintained or managed by a retail establishment that provides at least six or more shopping carts for its patrons, including the building, parking area, and adjacent walkways.

(g) **Project.** A new retail establishment, or the major remodel of a retail establishment, that provides or maintains at least six or more shopping carts for use by its patrons.

(h) **Shopping Cart.** A basket of any size, mounted on wheels, rollers or a similar device, including parts, provided by a retail establishment for the purpose of transporting groceries or merchandise of any kind within a retail establishment or parking area of that retail establishment.

3. **Application. (Renumbered by Ord. No. 182,571, Eff. 7/16/13.)** The development standards and containment methods set forth herein to contain shopping carts on premises shall apply to new retail establishments, or the major remodel of retail establishments, after the effective date of this ordinance.

4. **Containment Methods. (Renumbered by Ord. No. 182,571, Eff. 7/16/13.)** A project shall include at least one of the permitted methods to contain shopping carts on the premises. Permitted methods are limited to:

(a) **Bollards.** Installation of bollards;

(b) **Wheel Locking or Stopping Mechanisms.** Equipping shopping carts with a wheel locking or stopping mechanism that is used in conjunction with an electronic magnetic barrier along the perimeter of the retail establishment. The wheel locking or stopping mechanism must activate when the shopping cart crosses the electronic or magnetic barrier;

(c) **Customer Service.** Designation of certain employees to prevent the removal of shopping carts from the premises by assisting patrons with transporting groceries or merchandise to patrons' vehicles and then returning shopping carts to the location where the retail establishment keeps the shopping carts for its patrons;

(d) **Other Methods.** Other methods for onsite containment so long as the Bureau of Street Services has approved the system or method which would effectively contain or control shopping carts on the premises.

5. **Enforcement. (Renumbered and Amended by Ord. No. 182,571, Eff. 7/16/13.)** Notwithstanding the provisions of Section 12.26 of this Code, the Bureau of Sanitation shall have the authority and responsibility to enforce this subsection.

G. Open Space Requirement for Six or More Residential Units. (Added by Ord. No. 171,753, Eff. 11/17/97.)

1. **Purpose.** It is the purpose of this subsection to establish reasonable and uniform regulations to provide usable open space as a means to fulfill the following objectives: afford occupants of multiple residential dwelling units opportunities for outdoor living and recreation; provide safer play areas for children as an alternative to the surrounding streets, parking areas, and alleys; improve the aesthetic quality of multiple residential dwelling units by providing relief to the massing of buildings through the use of landscape materials and reduced lot coverage; and provide a more desirable living environment for occupants of multiple residential dwelling units by increasing natural light and ventilation, improving pedestrian circulation and providing access to on-site recreation facilities.

2. **Regulations.** New construction (resulting in additional floor area and additional units) of a building or group of buildings containing six or more dwelling units on a lot shall provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms.

For purposes of this subsection, usable open space shall mean an area which is designed and intended to be used for active or passive recreation. Usable open space may consist of private and/or common area as further defined and regulated herein. Parking areas, including access aisles, driveways, and required front and side yards, open space areas located above the first habitable room level, except as otherwise provided for herein, shall not qualify as usable open space.

(a) **Common Open Space:**

(1) Common open space shall meet each of the following requirements:

(i) Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20.(b),

(ii) Be readily accessible to all the residents of the site,

(iii) Have a minimum area of 400 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area,

(iv) Constitute at least 50% of the total required usable open space in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. **(Amended by Ord. No. 174,999, Eff. 1/15/03.)**

(v) Be located at the grade level or first habitable room level, except in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. **(Amended by Ord. No. 174,999, Eff. 1/15/03.)**

(2) Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas and sitting areas. **(Amended by Ord. No. 184,505, Eff. 1/11/17.)**

(3) A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

The Director of Planning or the Director's designee shall have the authority to review and approve or disapprove all proposed landscape plans submitted in compliance with this paragraph.

(4) Notwithstanding the provisions set forth in this paragraph:

(i) Recreation rooms at least 600 square feet in area for a development of 16 or more dwelling units, or at least 400 square feet in area for a development of fewer than 16 dwelling units, may qualify as common open space, but shall not qualify for more than 25 percent of the total required usable open space.

(ii) Roof decks in developments built at an R3 or an RAS3 density, regardless of the underlying zone, may be used as common open space, excluding that portion of the roof within ten feet from the parapet wall. **(Amended by Ord. No. 174,999, Eff. 1/15/03.)**

(iii) Roof decks in developments built at an R4, RAS4, and/or R5 density, regardless of the underlying zone, may be used in their entirety as common open space. **(Amended by Ord. No. 174,999, Eff. 1/15/03.)**

(b) **Private Open Space.** Private open space is an open space area which is contiguous to and immediately accessible from a single dwelling unit and which meets all of the following requirements of the zones herein specified:

(1) In the RD 1.5 and more restrictive zones:

(i) private open space shall be located at grade level or the first habitable room level and be open to the sky. Structures may project no more than three feet into the private open space area, provided there is a minimum eight foot vertical clearance under the projection, except as provided in Section 12.22 C.20.(b);

(ii) private open space shall be enclosed by a solid fence at least four feet in height; and

(iii) the private open space area shall have no horizontal dimension less than eight feet, when measured perpendicular from any point on each of the boundaries of the open space

area and contain a minimum of 100 square feet of which no more than 100 square feet per dwelling unit shall be attributable to the total required open space.

(2) **(Amended by Ord. No. 174,999, Eff. 1/15/03.)** In developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone, private open space may be provided above the first habitable room level. When so provided, it shall:

(i) contain a minimum of 50 square feet of which no more than 50 square feet per dwelling unit shall be attributable to the total required usable open space;

(ii) have no horizontal dimension less than six feet when measured perpendicular from any point on each of the boundaries of the open space area; and

(iii) provide a minimum eight foot vertical clearance under any projection, except as provided in Section 12.22 C.20.(b); and

(iv) that portion of a balcony which extends or projects into a required front yard in compliance with Section 12.22 C.20.(d) may qualify as usable open space provided it meets each of the above specified requirements set forth in this subparagraph.

3. **Director's Decision. (Amended by Ord. No. 174,999, Eff. 1/15/03.)** If a development proposed with an R3, RAS3, R4, RAS4, or R5 density, regardless of the underlying zone, fails to meet the open space standards of this subsection, an applicant may apply to the Director of Planning for a Director's Decision. The applicant shall file an application in the public office of the Department of City Planning upon a form prescribed for that purpose and pay a filing fee equivalent to that established for a "Miscellaneous Plan Approval." This fee is set forth in Section 19.01 I. of this Code. The application shall be accompanied by architectural, landscape and structural plans for the development, and other information as required by the Director of Planning. All open space areas for the development shall be clearly identified in the materials submitted.

(a) No decision granting approval under this subdivision shall exceed:

(1) a ten percent reduction in the total required usable open space, provided that any reduction is to the common open space portion only; or

(2) a ten percent increase in the qualifying area of recreation rooms up to a maximum of 35 percent of the total required usable open space; or

(3) a ten percent reduction in the required area for planting of ground cover, shrubs and trees in common open space, but that reduction shall not decrease the total required usable open space.

(b) **Decision**. The Director shall make a decision of approval, conditional approval or disapproval within 25 calendar days of the Department's acceptance of an application. Notice of the Director's decision shall be mailed to the applicant, the City Councilmember in whose District the property is located, and to all owners and lessees of property within a radius of 500 feet of the property. The decision of the Director shall include written findings in support of the decision. In order to approve a proposed development pursuant to this subsection, the Director must find:

(1) that the open space provided conforms with the objectives of this subsection, and

(2) that the proposed project complies with the total usable open space requirements.

(c) **Appeals**. The decision of the Director shall become final after an elapsed period of 15 calendar days from the date of mailing of the decision to the applicant, unless an appeal is filed with the Area Planning Commission within that period. The applicant, the City Councilmember in whose District the property is located, or any other interested person adversely affected by the decision of the Director may appeal to the Area Planning Commission. Appeals shall be processed in accordance with Section 12.24 I.