

SEC. 12.22 – EXCEPTIONS.**A. Use.**

1. **Private Garage Not Required--Topography.** Where a lot abuts upon a street or place which due to topographic conditions or excessive grades is not accessible by automobile, and such lot is to be occupied by not more than a one-family dwelling, no private garage shall be required.

2. **Public Utilities and Public Services.** The provisions of this article shall not be so construed as to limit or interfere with the construction, installation, operation and maintenance for public utility purposes, of water and gas pipes, mains and conduits electric light and electric power transmission and distribution lines, telephone and telegraph lines, oil pipe lines, sewers and sewer mains, and incidental appurtenances.

3. **Family Day Care Homes.** Notwithstanding any other provisions of this article to the contrary, and in all zones wherein residential uses are permitted by right, the following shall apply:

(a) **Small Family Day Care Homes.** Any dwelling unit may be used as a small family day care home, with up to eight children, if it is licensed by the State of California as a small family day care home.

(b) **Large Family Day Care Homes.** Any dwelling unit may be used as a large family day care home, with up to 14 children, if it is licensed by the State of California as a large family day care home, and if it complies with the conditions set forth in Subparagraph (1) below.

(1) **Conditions.** A large family day care home shall comply with the following conditions:

(i) Provide drop-off facilities, such as curb spaces or driveway area, which are necessary to avoid interference with traffic and promote the safety of the children;

(ii) Comply with any standards adopted by the State Fire Marshall pursuant to Subdivision (d) of Section 1597.46 of the California Health and Safety Code relating to large family day care homes;

(iii) Comply with all provisions of the Los Angeles Municipal Code relating to large family day care homes and dwelling units;

(iv) The use shall not create an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties;

(v) Name plates and signs shall conform to the provisions of Section 12.21 A 7;

(vi) Play equipment, swings, sandboxes, or structures shall be located in the rear yard only;

(vii) No loud speaker or public address system shall be installed or operated on any open portion of the premises, and any phonograph, radio or other recorded music used in connection with any activity shall be sufficiently modulated to ensure that the use does not disturb the adjoining and neighboring residents;

(viii) The existing residential character of the building and site shall be maintained, including the exterior facade, landscaping, fences, walls, lawn area, and driveways;

(ix) The floor space of any dwelling unit used for the operation of a large family day care home shall not be increased for such use, and the floor space shall not be altered to reasonably preclude its continued use as a dwelling unit; and

(x) There shall be at least 300 feet between the lot containing the building where the proposed large family day care home will be located and the building housing any existing large family day care home. This distance is to be measured along the shortest street route between the two lots as determined by the Commission for Children, Youth and Their Families.

(2) Notice of Intention to Operate Large Family Day Care

Home. A Notice of Intention to Operate a Large Family Day Care Home shall be filed in the public office of the Department of City Planning, on forms provided by the Department. The forms shall be accompanied by all information deemed necessary by the Department. The notice shall include verification provided by the Commission for Children, Youth and Their Families that the large family day care home is in compliance with the concentration and spacing condition set forth in Section 12.22 A 3 (b) (1) (x) above. No fee shall be charged and no public hearing shall be required in connection with the filing of the notice. *(Amended by Ord. No. 173,492, Eff. 10/10/00.)*



(3) Exemption from Concentration and Spacing Condition.

If a proposed Large Family Day Care Home is not in compliance with the concentration and spacing condition set forth in Section 12.22 A 3 (b) (1) (x) above, then the operator may apply to the City Planning Commission for an exemption from this condition pursuant to Section 12.24 U 3. *(Amended by Ord. No. 173,492, Eff. 10/10/00.)*



(4) Violation of Conditions - Authority of Zoning Administrator to Require Modification of Conditions of Operation or Discontinuance of Large Family Day Care Homes.

Notwithstanding any other provision of this Code, the Zoning Administrator may require a modification of the conditions of operation or the discontinuance of a large family day care home if the Zoning Administrator finds that as operated or maintained there has been a violation of any of the conditions or standards set forth in Subparagraph (1) of Paragraph (b) of this subdivision, or that such use:

(i) jeopardizes or endangers the public health or safety of persons residing in, working on, or occupying the premises; or

(ii) constitutes a public nuisance; or

(iii) violates any provision of this chapter or any other city, state or federal regulations, ordinance or statute.

The procedure for the modification of the conditions of operation or discontinuance of a large family day care home shall be as provided for in Section 12.27.1 of this Code. *(Amended by Ord. No. 171,740, Eff. 10/27/97.)*

(Amended by Ord. No. 173,085, Eff. 3/19/00.)

4. **Sale of Christmas Trees.** Notwithstanding any provisions of this article to the contrary, the annual retail sale, including sales by philanthropic, political, patriotic, and charitable associations, of Christmas trees and ornaments shall be permitted in all zones, except the RE, RS, R1, RU, RZ, and RMP Zones, between December first and twenty-fifth, inclusive, and the necessary permits and licenses may be issued provided that: *(Amended by Ord. No. 164,904, Eff. 7/7/89.)*

(a) Any lights used to illuminate the site shall be arranged to reflect the light away from any adjacent residentially-zoned property except that this restriction does not apply to frosted light bulbs of 100 watts or less; and

(b) There shall be no use of any sound equipment in any residential zone in conjunction with the retail sale of Christmas trees; and

(c) The operator of such a sale of Christmas trees shall post a \$200 clean-up deposit with the Office of the City Clerk prior to any lot preparation or sales; and

(d) The operator of such a sale of Christmas trees shall comply with all other applicable provisions of the Los Angeles Municipal Code. *(Amended by Ord. No. 151,712, Eff. 11/24/78.)*

5. *(First paragraph - Repealed by Ord. No. 172,489, Eff. 4/16/99.)*

(a) Notwithstanding any other provisions of Articles 2 and 3 of this chapter to the contrary, no oil well, controlled drill site or temporary geological exploratory hole may be permitted in an A, R, P or C Zone within the area located between the mean high tide line of the City's shoreline and a line 1,000 yards landward from that line. This prohibition shall not be construed or interpreted as affecting: (1) any shore line areas within the Los Angeles Harbor except for Cabrillo Beach; (2) any oil well, controlled drill site or a facility for the production of oil gases or other hydrocarbon substances in existence on the effective date of this subdivision; (3) any connected subterranean gas holding areas and facilities that are operated as a public utility pursuant to Section 14.00; and (4) subsurface drilling and producing operations more than 500 feet below the surface of this area. *(Amended by Ord. No. 173,492, Eff. 10/10/00.)*



(b) Ordinances 159,607, 159,608 and 159,609, which created Oil Drilling Districts U-171-A, U-172-A and U-173-A, respectively, to allow exploration and production of oil within 1,000 yards of the mean high tide in the City of Los Angeles, are hereby repealed.

(c) This subdivision shall apply to all supplemental use districts within this area for which a vested right for production of oil has not accrued as of the effective date of this subdivision.

(d) If any provision or clause of this Ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Ordinance provisions thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and causes of this ordinance are declared to be severable.

(Added by Ord. No. 163,933, Eff. 11/30/88 adopted by the voters as an Initiative Ordinance on November 8, 1988, Eff. 11/30/88.)

EXCEPTION: (Repealed by Ord. No. 172,489, Eff. 4/16/99.)

6. Infrequent Helicopter Landings. Notwithstanding any provision of this article to the contrary, helicopters may land and take off in any zone except RA, R, C1 and CR Zones, provided that a permit therefore has been obtained from the Fire Department under the provisions of Division 5, Article 7 of Chapter 5 of this Code. Such helicopter landings and take-offs shall not exceed three per day in or upon any single location or premises except that the Fire Department may permit as many such landings and take-offs in or upon any single location or premises in a day as it determines are required by the individual nature of each such helicopter use, including occasions of civic interest, and are consistent with the public health, safety, general welfare and intent of this article. In the RA, R, C1 or CR Zones helicopters may land and take off in or upon any single location not more than two times per calendar year in a park, school ground or other similar type of public open space, for educational programs sponsored by the Los Angeles Police Department or the Los Angeles City Unified School District, provided that the Fire Department permit referred to above has first been obtained. Nothing herein shall prevent nor curtail the operation of emergency helicopter landing facilities as required in Section 57.18.11 of the Los Angeles Municipal Code.

The provisions of this subdivision shall not be construed or interpreted as permitting the establishment of a regularly operating airport aircraft landing field, heliport or helistop. *(Amended by Ord. No. 150,623, Eff. 4/13/78.)*

7. Temporary Operations of Carnivals and Rides. Notwithstanding any provisions of this article to the contrary, carnival shows and amusement enterprises of a similar type may be operated in the P Zone for a period of not to exceed five consecutive days in any 30-day period in or upon any single location, provided that:

(1) All such operations are conducted at least 200 feet from any school or adjoining occupied property classified in any A or R Zone.

(2) Such operations do not cause or produce any dust, gas, smoke, noise, fumes, odors, or vibrations detrimental to other property in the neighborhood or to the welfare of the occupants thereof.

(3) Any lights used to illuminate the event are arranged so as to reflect the light away from any adjacent residentially used premises.

(4) No public address system in connection with the event is installed on the property unless it is modulated so as not to be disturbing to occupants of any nearby dwelling units.

(5) All structures, apparatus and appurtenances shall be removed from the premises the next day following the closing of the carnival.

(6) The hours of such operation to be limited between the hours of 10:00 a.m. to 10:00 p.m.

(Added by Ord. No. 130,076, Eff. 5/26/65.)

8. Occasional Use of Private Homes for Adult Education Classes.

Notwithstanding any provision of this article to the contrary, adult education classes shall be permitted in homes in the RA or R Zones and no additional off-street parking shall be required in conjunction therewith, provided that:

(a) Classes are held not more than one day a week for a period not to exceed three hours per day and each class does not meet for more than 15 weeks in any one semester.

(b) Classes are purely incidental to the use of the property as a home and no more than 30 persons are permitted to attend each class.

(c) Classes primarily involve oral discussions and no laboratory equipment, heavy machinery, or large tools are used in connection therewith, except small record players, slide projectors and other similar audio-visual teaching aids.

(d) All classes are scheduled on the first floor of the building.

For the purpose of this subdivision "adult education classes" shall mean any educational program conducted by University Extension of University of California or any other comparable university.

No certificate of occupancy shall be required in connection with the use authorized by this ordinance.

(Added by Ord. No. 132,573, Eff. 8/5/66.)

9. Maintenance of Accessory Structures. Notwithstanding any provisions of this article to the contrary, an accessory building or structure may be maintained on a lot without a main building and a residential building may be maintained on a lot without the required off-street parking for the periods of time as authorized by the Advisory Agency in conformance with Article 7 of Chapter 1 of this Code. *(Added by Ord. No. 133,795, Eff. 2/17/67.) (Amended by Ord. No. 172,839, Eff. 11/1/99.)*

10. Model. Notwithstanding any other provision of this article, a model or models, as defined in Article 7 of Chapter 1 of this Code, may be erected and maintained on any lot or site designated by the Advisory Agency as a site for a model or models on an approved or conditionally approved tentative map, in the A, RE, RS, R1, RU, RZ, RMP, or RW1 Zones with respect to one-family homes, and in the R2, RD, RW2, R3, RAS3, R4, RAS4, or R5 Zones with respect to multiple unit structures, i.e., buildings containing more than one dwelling unit, for a period of time as determined by the Advisory Agency, provided that: *(Amended by Ord. No. 172,839, Eff. 11/1/99.) (Amended by Ord. No. 174,999, Eff. 1/15/03.)*



(a) In an "H" Hillside or mountainous area a grading plan for the entire approved or conditionally approved subdivision or any final map unit thereof has been approved by the Grading Division of the Department of Building and Safety and a grading certificate has been issued for the property involved or that the grading is being carried on under the authorization of a valid grading permit.

(b) Necessary easements for the installation of water system facilities and underground utilities have been dedicated and the developer has guaranteed the cost of relocation or future adjustment of these facilities to the satisfaction of the Department of Water and Power.

(c) The owner assumes liability for any damage caused to water system facilities and underground utilities prior to final street improvements in a manner satisfactory to the Department of Water and Power.

(d) Adequate fire protection facilities are provided to the satisfaction of the Fire Department.

(e) Adequate sewer facilities are proposed to the satisfaction of the Bureau of Engineering and the Los Angeles County Health Department.

(f) A paved access roadway at least 20 feet in width is provided which is satisfactory to the Department of Building and Safety.

(g) Off-street parking be provided as follows:

(1) For multiple unit structures, the numbers and location of the off-street parking facilities shall be determined by the Advisory Agency;

(2) For one-family detached structures, one lot for each six model dwellings or fraction thereof shall be located contiguous to the model dwelling sites. All off-street parking facilities and driveways shall be dustproofed with asphaltic surfacing or with decomposed granite which is sprinkled at sufficient intervals to prevent dust, or by an alternate method of dust control satisfactory to the Department of Building and Safety.

(h) The model dwelling sites are attractively maintained and, with respect to one-family detached structures, attractively landscaped.

(i) Not more than one sign is placed on each designated model dwelling. Said sign shall not exceed 12 square feet in area and shall be used only for identification or directional purposes. Prohibited are banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similarly moving devices.

(j) Any furnishings placed in the model dwelling are maintained solely for purposes accessory to the display of the model dwelling and in no way are used to sell or promote the sale of such furnishings.

(k) Prior to the issuance of any building permit for a model dwelling, the property owner shall first execute and file with the Superintendent of Building a notarized agreement assuming all risks and agreeing to all of the conditions set forth in this Subdivision 10. With respect to one-family detached structures, the agreement shall further provide that in the event that a final map which includes the property whereon the model dwelling is located is not recorded, all buildings or structures authorized by said permit shall be

removed within 90 days from the expiration of the tentative tract, and that if all buildings and structures are not completely removed as required above, they may be confiscated and removed or demolished by the City without further notice. Prior to erection of any model dwelling that is a one-family detached structure, authorized pursuant to the approval of any subdivision and contingent thereon, the property owner shall post in the Department of Building and Safety a bond in favor of the City of Los Angeles (to be approved by the City Attorney and duplicates to be furnished to him) in an amount satisfactory to the Department of Building and Safety sufficient to defray any expense incurred by the City in the removal or demolition of the model dwelling or dwellings. The bond shall be released to the property owner or person legally entitled thereto either upon recordation of the subdivision tract map or upon removal of the concerned structures or buildings, as the case may be, to the satisfaction of the Superintendent of Building. *(Amended by Ord. No. 158,561, Eff. 1/14/84.)*

(l) This subdivision shall apply to approved or conditionally approved tentative tract maps which include model dwelling units and which have not been recorded as of the effective date of this ordinance. *(Added by Ord. No. 158,561, Eff. 1/14/84.)*

11. Notwithstanding any other provision of this article, a real estate tract sales office may be established and maintained in one model dwelling approved in accordance with the provisions of Section 12.22 A 10 or in a dwelling constructed on a recorded lot previously designated as a model dwelling site by the Advisory Agency and temporarily serving as an example of houses or units built or to be built in the same subdivision, provided that:

(a) No general real estate brokerage business is conducted on the premises and any business transacted thereon is limited to the original sale of vacant or improved land shown on the tentative map or units of airspace shown on the condominium plan.

(b) All name plates and signs conform to the provisions of Section 12.21 A 7.

(c) The tract sales office is attractively maintained and, where located in a one-family detached structure, is attractively landscaped.

(d) The property owner has first executed and filed with the Superintendent of Building a notarized agreement agreeing to comply with all other provisions of this subdivision and, further, agreeing that after all dwelling units in the development are initially sold or rented, all tract sales being conducted within the structure will cease; all signs will be entirely removed from the premises; any residential type of sliding glass door in a private garage doorway will be replaced with a conventional private garage door, and any sales office activity located in a private garage will be discontinued and this area reconverted for the storage of private vehicles. *(Amended by Ord. No. 158,561, Eff. 1/14/84.)*

12. Notwithstanding any other provision of this article, equipment and material storage yards used exclusively in connection with public facilities projects may be located in the A, R and C Zones, provided the following conditions are complied with:

(a) That such storage activities not be commenced prior to the execution of the construction contract with the governmental entity authorizing such work, and such storage activity be terminated within 30 days of the expiration of the contract or 30 days after completion of the construction whichever comes first.

(b) That no storage or related activities be located closer than 25 feet to any residential improvement unless a solid 8 foot high fence be constructed along the entire property line adjoining such improvement except that parking of employees' personal vehicles will be permitted within the 25-foot buffer area, and such parking area need not comply with the requirements of Section 12.21 A 6 of this article.

(c) That the premises and grounds be frequently sprinkled and watered to prevent dust from becoming a nuisance to the neighboring residents.

(d) That there be no stockpiling of materials above eight feet.

(e) That hours of operation including servicing and maintenance of all stored equipment be only between 7:00 a.m. and 6:00 p.m., and at no time on Saturdays, Sundays or holidays except in emergencies.

Prior to the use of any land for equipment and material storage activities pursuant to this subdivision, the operator or operators of such storage yard shall obtain a certificate of occupancy of land as provided for in Section 12.26 E of the Los Angeles Municipal Code. Where it can be shown to the satisfaction of the Superintendent of Building that the conditions of this subdivision are not being complied with, the Superintendent may revoke the certificate of occupancy. Such revocation may be appealed to the Board of Building and Safety Commissioners pursuant to the provisions of Section 98.0403 of this Code.

(Added by Ord. No. 149,472, Eff. 5/14/77.)

13. Infrequent Use of Property for Commercial Filming.

Notwithstanding any of the provisions of this article to the contrary, property in all zones may be used for the purpose of infrequent filming of commercial motion pictures and still photographs, provided that a permit therefor has first been obtained from the City Council, or whomever the Council by order, resolution or ordinance may delegate such authority. The City Council, or whomever the Council by order, resolution or ordinance may delegate such authority shall adopt such rules and regulations concerning the issuance of said permits as may be necessary to assure that filming will be conducted at such times and in such a manner as to cause a minimum of interference with the enjoyment and use of adjacent property, and consistent with public health, safety and general welfare. *(Added by Ord No. 147,074, Eff. 5/18/75.) (Amended by Ord. No. 170,516, Eff. 6/18/95.)*

14. *(Repealed by Ord. No. 157,144, Eff. 11/22/82.)*

15. Parking Requirements For Showcase Theaters. Notwithstanding any provision of this article to the contrary, the parking for showcase theaters required under Section 12.21 A 4 (e) (g) (i) and (m); Section 12.21 A 5; and Sections 12.26 C and 12.26 E 5 may be provided on the site, or off the site under a written agreement approved by the City Attorney and the Superintendent of Building. Where off-site parking is provided under any written agreement other than a parking covenant, such agreement shall be for a minimum of one year and shall be signed by the theater operator and the lessee or owner of the property upon which the required parking spaces shall be located. This agreement shall remain in effect for the duration of the existence of the showcase theater. Such agreement shall be filed with the Department of Building and Safety.

Where the parking covenant or other written agreement provides for parking on a lot which does not meet the design standards set forth in Sections 12.21 A 5 and 12.21 A 6, but which parking area met the applicable Municipal Code design standard when originally established, such spaces shall be accepted for purposes of this subdivision without compliance with the provisions of Sections 12.21 A 5 and 12.21 A 6.

(Added by Ord. No. 148,910, Eff. 11/18/76.)

16. Outside Automobile Hoists. Any type of outside automobile hoist in the C2, C4, C5, CM or M1 Zones is prohibited. *(Added by Ord. No. 149,719, Eff. 6/27/77.) (Amended by Ord. No. 172,468, Eff. 4/1/99.)*

17. Temporary Residency in Residential Vehicle Pending Reconstruction of Disaster-Destroyed Dwelling.

(a) **Use of Land Permit.** Notwithstanding any other provision of this Code to the contrary, the Department of Building and Safety may issue a use of land permit to any resident owner of a single-family dwelling destroyed by disaster to temporarily place and reside in a residential vehicle upon the subject property. Such use of land permit shall be limited to a period of one year from the date of the subject disaster, during which period a building permit for the reconstruction of the subject dwelling unit must be obtained. When such a building permit is obtained the use of land permit shall be valid for an additional period to total no more than two years from the date of the subject disaster or until the dwelling unit is complete, whichever occurs first. No other extension of time shall be granted for such use of land permit.

(b) **Fence Requirement.** Where a residential vehicle is placed within a required yard area, such residential vehicle shall be screened from public view by a fence constructed to the specifications of Section 91.4401 (c) of this Code; on corner lots, the restrictions of Section 62.200 of this Code shall also apply. Such fence shall be maintained in good condition and appearance.

(c) **Yard Area Requirements.** Such residential vehicle shall observe five-foot front, side and rear yards and adequate access shall be assured to permit the removal of such residential vehicle after reconstruction of the disaster-destroyed dwelling unit.

(d) **Site Restoration.** Within 30 days of the removal of the residential vehicle, all equipment and utilities accessory to such residential vehicle and any nonconforming fence constructed pursuant to this section shall be removed and the site restored to permitted use and condition.

(Added by Ord. No. 158,144, Eff. 12/28/79.)

18. Developments Combining Residential and Commercial Uses.

Except where the provisions of Section 12.24.1 of this Code apply, notwithstanding any other provision of this chapter to the contrary, the following uses shall be permitted in the following zones subject to the following limitations: *(Amended by Ord. No. 163,679, Eff. 7/18/88.)*

(a) Any use permitted in the R5 Zone on any lot in the CR, C1, C1.5, C2, C4 or C5 Zones provided that such lot is located within an area designated on an adopted community plan as "Regional Center", "Regional Commercial", or "High Intensity Commercial" or within any redevelopment project area and approved by the City Council within the Central City Community Plan Area. Any combination of R5 uses and the uses permitted in the underlying commercial zone shall be permitted on such lot.

(b) Any use permitted in the CR, C1, C1.5, C2, C4 or C5 Zones on any lot in the R5 Zone provided that the lot is located within a Central City Community Plan Area. Any combination of these commercial and residential uses shall also be permitted on the lot. Commercial uses or any combination of commercial and residential use may be permitted on any lot in the R5 Zone by conditional use pursuant to Section 12.24 W 15 in other redevelopment project areas approved by the City Council. *(Amended by Ord. No. 173,754, Eff. 3/5/01.)*



(c) Yards. Except as provided herein, the yard requirement of the zone in which the lot is located shall apply.

(1) The yard requirements of the C2 Zone shall apply to buildings located on lots in the R5 Zone in a redevelopment project area approved by the City Council if such buildings are used exclusively for commercial uses.

(2) The following yard requirements shall apply in buildings located on lots in the R5 Zone which are used for any combination of commercial and residential uses.

(i) The yard requirements of the C2 Zone shall apply to the portions of such buildings used exclusively for commercial uses.

(ii) No yard requirements shall apply to the portions of such buildings which are used exclusively for residential uses and which abut a street, private street or alley, if the first floor of such buildings at ground level is used for commercial uses or access to the residential portions of such buildings.

(3) No yard requirement shall apply to the residential portions of buildings located in lots in the CR, C1, C1.5, C2, C4, and C5 Zones used for combined commercial and residential uses, if such portions are used exclusively for residential uses, abut a street, private street or alley, and the first floor of such buildings at ground level is used for commercial uses or for access to the residential portions of such buildings.

(4) No yards shall be required along air space lot boundaries within the interior of buildings.

(d) The residential and commercial density, maximum floor area or height otherwise permitted for any lot shall not be increased by reason of the existence of one or more air space lots.

(e) Pedestrian Bridges. Residential uses in a building combining residential and commercial uses shall be limited to the floors above the level of a connecting pedway or pedestrian bridge except that the Director of Planning may modify or waive this requirement if the Director finds unusual topography or other special circumstances justify such modification or waiver.

(f) In the event of a conflict between the terms of this subdivision and the terms of a specific plan enacted prior to December 31, 1981, the terms of the specific plan shall prevail. The terms of this subdivision shall not apply within the boundaries of the Century City North Specific Plan. *(Amended by Ord. No. 173,492, Eff. 10/10/00.)*



(Added by Ord. No. 156,681, Eff. 6/20/82.)

19. Dwelling Adjacent to An Equinekeeping Use. Notwithstanding any provision of this Code to the contrary, the City shall not issue a building permit for a residential building (excluding non-habitable rooms) that is less than 35 feet from a legally established equine use, unless the Zoning Administrator makes an exception in accordance with Section 12.24 X 5. *(Amended by Ord. No. 173,492, Eff. 10/10/00.)*



20. Adult Entertainment Businesses.

(a) Exceptions from Section 12.70 C.

(i) A person may establish and maintain, or continue to operate, an adult entertainment business on a lot within 500 feet of an A or R Zone, or within the CR, C1 or C1.5 Zones, if a site consistent with Section 12.70 C is not reasonably available elsewhere in the City for the establishment or relocation of the subject adult entertainment business. This exception shall only apply to an adult entertainment business which is otherwise in compliance with all other provisions of this chapter, including Section 12.70 C.

A site is "reasonably available" elsewhere in the City if it meets all of the following criteria:

(1) Its use as the proposed adult entertainment business is consistent with all applicable zoning regulations, including Section 12.70 C.

(2) It is available for use, purchase, or rental as an adult entertainment business.

(3) It has adequate street access, street lighting, and sidewalks.

(4) It is at least 500 feet away from any uses which are or may become obnoxious or offensive by reason of emission of odor, dust, smoke, noise, gas, fumes, cinders, refuse matter or water carried waste.

This exception shall not apply to massage parlors or sexual encounter establishments.

(ii) To apply for an exception, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, identifying the present or proposed location of the adult entertainment business, and accompanied by data supporting the proposed exception and the fee provided for in Section 19.01 of this Code.



The procedures described in Section 12.24 shall be followed to the extent applicable. However, a hearing shall be held and a decision made within 60 days from the date of filing of an application. This time limit may be extended by mutual written consent of the applicant and the Zoning Administrator. An exception shall be approved if it meets the requirements of Subparagraph (i) above.

An appeal from the determination of the Zoning Administrator on whether a proposed exception meets the requirements of Subparagraph (i) may be taken to the Area Planning Commission in the same manner as prescribed in Section 12.24 I. The Area Planning Commission's decision may be appealed to the City Council. The appeal to the Council shall follow the procedures set forth in Section 12.24 I. However, a decision on any appeal shall be made within 30 days of the expiration of the appeal period. This time limit may be extended by mutual written consent of the applicant and the Area Planning Commission or Council, whichever then has jurisdiction over the appeal.

If the Zoning Administrator, Area Planning Commission or Council disapproves an exception, then it shall make findings of fact showing how a site consistent with Section 12.70 C is reasonably available elsewhere in the City for the establishment or relocation of the subject adult entertainment business.

(Amended by Ord. No. 173,492, Eff. 10/10/00.)

(b) Extensions of the Section 12.70 C Amortization Period.

(i) An adult entertainment business existing on March 6, 1986 and operating within 500 feet of a lot in an A Zone or R Zone, or within the CR, C1, or C1.5 Zones may be continued, as specified below:

(1) if the adult entertainment business is otherwise in compliance with all other provisions of this chapter, including Section 12.70 C, and

(2) if the adult entertainment business is subject to a written lease, entered into prior to March 6, 1986, with a termination date extending beyond March 6, 1988, then the adult entertainment business may continue until the expiration of the present term of the lease, but no later than March 6, 1991; or

(3) if the adult entertainment business involves the investment of money in real property, improvements, or stock in trade such that a termination date beyond March 6, 1988 is necessary to prevent undue financial hardship, then it may be continued until March 6, 1991.

(ii) To apply for an extension of time, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, identifying the present or proposed location of the adult entertainment business, and accompanied by data supporting the extension request and the fee provided for in Section 19.01 of this Code. An extension shall be approved if it meets the requirements of Subparagraph (i) above.



The procedures described in Section 12.24 shall be followed to the extent applicable. However, a hearing shall be held and a decision made within 60 days from the date of filing. This time limit may be extended by mutual written consent of the applicant and the Zoning Administrator.

An appeal from the determination of the Zoning Administrator on whether a proposed exception meets the requirements of Subparagraph (i) may be taken to the Area Planning Commission in the same manner as prescribed in Section 12.24 I. The Area Planning Commission's decision may be appealed to the City Council. The appeal to the Council shall follow the procedures set forth in Section 12.24 I. However, a decision on any appeal shall be made within 30 days of the expiration of the appeal period. This time limit may be extended by mutual written consent of the applicant and the Area Planning Commission or Council, whichever then has jurisdiction over the appeal.

If the Zoning Administrator, Area Planning Commission or Council disapproves an extension, then it shall make findings of fact showing how the proposed extension fails to meet the requirements of Subparagraph (i).

(Amended by Ord. No. 173,492, Eff. 10/10/00.)

Severability.

If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other section provisions, clauses of applications thereof which can be implemented without the invalid provisions, clause or application thereof, and to this end the provisions and clauses of this section are declared to be severable.

(Amended by Ord. No. 161,111, Eff. 5/18/86.)

21. *(Repealed by Ord. No. 171,687, Eff. 8/19/97.)*

22. *(Repealed by Ord. No. 170,752, Eff. 12/10/95.)*

23. Mini-Shopping Centers and Commercial Corner Development-Regulations. If the requirements set forth in Paragraph (a) and the conditions set forth in Paragraph (b) of this subdivision are met, then a conditional use approval pursuant to Section 12.24 W 27 shall not be required for any new use, change of use or addition of floor area to a Mini-Shopping Center or a Commercial Corner Development.





(a) **Requirements.**

(1) **Conditional Use Permit Compliance.** If a Mini-Shopping Center or a Commercial Corner Development abuts or is separated only by an alley, or is located across the street from any portion of a lot zoned RA or R or improved with any single-family residential use (except in the M Zones), and contains one or more of the new or changed uses enumerated below, then a conditional use approval pursuant to Section 12.24 W 27 is required:

(i) a use not otherwise subject to conditional use approval which operates between the hours of 11 p.m. and 7 a.m.; or

(ii) an amusement enterprise as enumerated in Section 12.14 A 3 of this Code; or

(iii) an automobile laundry or wash rack; or

(iv) a multi-family residential use.

EXCEPTION: The conditional use approval pursuant to Section 12.24 W 27 is not required for either a duplex, or a multi-family residential use containing three or more dwelling units, the lot line of which abuts, or is separated only by an alley, or is located across the street from any portion of a lot improved with a multi-family residential use containing three or more dwelling units.

(Amended by Ord. No. 173,992, Eff. 7/6/01.)

(2) **Parking.**

(i) Notwithstanding Section 12.21 A 5 (h) of this Code to the contrary, no tandem parking shall be permitted.

(ii) Bicycle parking shall be provided as required in Section 12.21 A 16 of this Code.

(iii) Parking in the Downtown Business District shall be provided as required in Section 12.21 A 4 (i) of this Code.

(Amended by Ord. No. 172,350, Eff. 1/31/99.)

(3) **Height.** No building or structure shall exceed a maximum height of 40 feet.

(4) **Walls and Trash Storage.** A solid masonry wall at least six feet in height shall be erected along the lot lines of the lot or lots where the lot or lots abut or are across an alley from any residential zone or use, except for that portion of the lot line where an access driveway is required by the City. Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building.

(5) **Recycling Area or Room.** Every Mini-Shopping Center or Commercial Corner Development located on a lot zoned C1.5 or less restrictive shall establish a Recycling Area or Room on the lot or lots for the collection of glass, cans, papers and plastics. The Recycling Area or Room shall be primarily for the use of merchants, employees, and tenants of the Mini-Shopping Center or Commercial Corner Development, shall be kept locked and secured from unauthorized entry, and shall conform to the requirements of Section 12.21 A 19 (c) of this Code. *(Amended by Ord. No. 171,687, Eff. 8/19/97.)*

(6) **Approval of Director of Planning.** All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor and approved by the Director. The Director shall determine whether the plan is in compliance with all of the provisions of this subparagraph.

(i) **Landscaping - General.** Landscaping shall consist of plant materials, such as trees, shrubs and planted ground cover. All at-grade planted areas shall be contained within a minimum six-inch-high continuous concrete curb. Patios or other hardscape shall not constitute landscaping.

(ii) **Screening Wall.** To separate the surface parking area from the adjacent sidewalk and/or parkway, a three-foot high decorative screening wall, hedge or similar plant material screening device shall be located a minimum of five feet from the lot line. A planted berm shall be located between the three-foot high screening wall, hedge or similar plant material screening device and the sidewalk and/or parkway.

Notwithstanding the above, in the Downtown Business District as defined in Section 12.21 A 4 (i) of this Code, to separate the surface parking area from the adjacent sidewalk or parkway, a three-foot high decorative screening wall, hedge or similar plant material screening device shall be located at the lot line.

(iii) **Landscaping -Setback.** A landscape (planted) area having a minimum inside width of five feet shall be required along all street frontages of the lot or lots and on the perimeters of all parking areas of the lot or lots which abut a residential zone or use.

Notwithstanding the above, in the Downtown Business District as defined in Section 12.21 A 4 (i) of this Code, a landscape (planted) area having a minimum inside width of five feet shall be required on the perimeters of all parking areas of the lot which abut a residential zone or use.

(iv) **Landscaping Parking Areas.** Notwithstanding the landscaping requirements or provisions for exceptions and credits in Section 12.21 of this Code, at least five percent of all surface parking areas of the lot shall be landscaped. The provisions of this subparagraph shall not apply to lots with four or fewer surface parking spaces.

Shade producing trees shall be planted at a ratio of one tree for every four surface parking spaces. The shade producing trees shall be approved by the Director of Planning. The location and size of the trees shall produce an overhead canopy effect that is anticipated to cover at least 50 percent of the parking area after ten years of growth.

(v) **Trees.** Shade producing trees, as identified in the Street Tree List of the Bureau of Street Maintenance, shall be planted along street frontages, singly or in groups. In addition to the requirements of Subsubparagraph (iv) above, at least one 24-inch box tree shall be planted for every 20 feet of street frontage of the lot or lots. An existing healthy mature tree may be substituted for two new required trees when set forth in a landscape plan, as provided for in this subparagraph.

(7) **Irrigation System.** An automatic irrigation system shall be provided for all landscaped areas. This system shall be installed prior to the issuance of any certificate of occupancy.

(8) **Windows.** At least fifty percent of all exterior walls (including doors) which face streets, shall consist of transparent windows, unless otherwise prohibited by law.

(9) **Signs.**

(i) No person shall erect on the lot or lots the following signs, as defined in Section 91.6203 of this Code, without first obtaining a conditional use permit:

Off-site commercial signs;

Flashing or blinking signs;

Pennants, banners, ribbons, streamers, spinners or balloons;

Pole Signs;

Projecting signs; or

Roof signs.

(ii) Monument signs and information signs shall be located only within the landscape-planted areas.

(10) **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.

(11) **Front Yard.** The front yard requirements set forth in Sections 12.12.2 C, 12.13 C 1 and 12.13.5 B 1 of this Code shall not apply to Mini-Shopping Centers or Commercial Corner Developments.

(b) **Conditions of Operation.** A Mini-Shopping Center or a Commercial Corner Development shall comply with the following conditions:

(1) **Lighting.** All areas of the lot or lots not covered by a building shall have night lighting for safety and security. Parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement. All other open exterior areas, such as walkways and trash areas, shall have low level security-type lighting. All exterior lighting shall be directed onto the lot or lots, and all flood lighting shall be designed to eliminate glare to adjoining properties.

(2) **Maintenance.** The exterior condition of the lot or lots, including but not limited to parking areas, exterior walls, and landscaped areas, shall at all times be maintained in a safe and sanitary condition and in a state of good repair. Exterior wall surfaces shall at all times be kept free from graffiti and any marks of vandalism.

(3) **Debris Removal.** Exterior surface areas of the lot or lots shall at all times be kept clear of weeds, rubbish, and all types of litter and combustible materials. Trash receptacles shall be located throughout the open areas of the lot or lots.

(4) **Hours.** Parking lot cleaning and sweeping, trash collections from and deliveries to a Mini-Shopping Center or Commercial Corner Development shall occur no earlier than 7 a.m., nor later than 8 p.m., Monday through Friday, and no earlier than 10 a.m., nor later than 4 p.m., on Saturdays and Sundays.

(5) **Landscape Maintenance.** Maintenance of landscaped areas shall include continuous operations of watering, removal of weeds, mowing, trimming, edging, cultivation, reseeding, plant replacement, fertilization, spraying, control of pests, insects, and rodents, or other operations necessary to assure normal plant growth.

All trees, shrubs and ground cover shall be healthy and vigorous. Irrigation systems, installed pursuant to the requirements in Paragraph (a) (7) above, shall be continuously maintained.

(6) **Covenant.** Prior to the issuance of a building permit or use of land permit, the owner of the lot or lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning, acknowledging that the owner will implement each of the conditions set forth in Paragraph (b) of this subdivision, and will not permit the erection of any of the signs enumerated in Paragraph (a) (9) (i) of this subdivision or the establishment of any uses enumerated in Paragraph (a) (1) (ii) of this subdivision without first obtaining a conditional use approval. The covenant and agreement shall provide that it runs with the land and shall be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.

(c) Existing Building Changed to Mini-Shopping Center or Commercial Corner Development.

(1) An existing building or buildings may be converted to a Mini-Shopping Center or to a Commercial Corner Development without first obtaining a conditional use approval if (i) all alterations result in no more than a twenty percent increase in the existing floor area of all of the buildings on a lot or lots, and (ii) the Mini-Shopping Center or the Commercial Corner Development use complies with the requirements of Subparagraphs (1) and (9) of Paragraph (a) of this subdivision and with the conditions of operation of Paragraph (b) of this subdivision.



(2) For an existing Mini-Shopping Center, or existing Commercial Corner Development use on or after January 1, 1989, no person shall establish as a new use, any of the uses enumerated in Paragraph (a) (1) of this subdivision without first obtaining a conditional use approval. In addition, no sign identified in Paragraph (a) (9) of this subdivision shall be erected on the site without first obtaining a conditional use approval, unless a certificate of occupancy was issued as of the effective date of this ordinance. *(Amended by Ord. No. 173,268, Eff. 7/1/00)*

(d) **Exemptions.** The following Projects shall not be subject to this subdivision:

(1) Mixed Use Projects in a Mixed Use District established pursuant to Section 13.09; and

(2) Adaptive Reuse Projects in the Downtown Project Area pursuant to Section 12.22 A 26.

(Added by Ord. No. 172,571, Eff. 6/3/99.)

(Amended by Ord. No. 173,754, Eff. 3/5/01)

24. Mobile Medical Facilities and Bloodmobiles.

(a) Notwithstanding any provision of this article to the contrary, any mobile medical facility may operate once a month for no more than 72 consecutive hours, in any single established parking area, in the P, PB, CR, C1, C1.5, C2, C4, CM, M1, M2 and M3 Zones, provided the parking area meets all requirements of the Municipal Code for a parking area and the operation of the facility does not obstruct any driveway access aisle or required parking space.

(b) Notwithstanding any provision of the article to the contrary, any bloodmobile may operate once a month for no more than 72 consecutive hours, in any single established parking area in any zone, provided the parking area meets all requirements of the Municipal Code for a parking area and the operation of the bloodmobile does not obstruct any driveway access aisle or required parking space.

(c) Notwithstanding any provision of this article to the contrary, any mobile medical facility may operate once a week for no more than 72 consecutive hours, in any single established hospital parking area, in the P, PB, CR, C1, C1.5, C2, C4, CM, M1, M2 and M3 Zones, provided the parking area meets all requirements of the Municipal Code for a parking area and the operation of the facility does not obstruct any driveway access aisle or required parking space. *(Added by Ord. No. 170,161, Eff. 1/15/95.)*

(Added by Ord. No. 166,045, Eff. 8/17/90.)

25. Affordable Housing Incentives/Density Bonuses.

(a) **Purpose.** The purpose of this subdivision is to establish procedures for implementing state density bonus requirements, as set forth in California Government Code Section 65915, as amended, and to increase the production of affordable housing, consistent with City policies.

(b) **Definitions.** Notwithstanding any provision of this article to the contrary, the following definitions shall apply to this subdivision:

Affordable Accessible Unit-a dwelling unit or guest room that is adapted to be used by persons who are physically disabled, based on the criteria of Title 24 of the California Code of Regulations or any amendment thereto, where the household income of the residents does not exceed Social Security Supplementary Income (SSI) levels, and where the rent is restricted to no more than approximately 30% of the resident's Social Security Supplementary Income (SSI) level according to a rent schedule prepared by the City's Housing Department.

Affordable Housing Incentives Guidelines -the guidelines approved by the City Planning Commission by which applications for affordable housing projects are evaluated for compliance with the goals and policies of the City's Affordable Housing Incentives Program.

Affordable Housing Units - dwelling units or guest rooms for which rental or mortgage payments do not exceed the limits stated in Section 65915 of the California Government Code. Dwelling units or guest rooms designated for lower income households, as defined in Section 50079.5 of the California Health and Safety Code, shall have rents not exceeding 30 percent of 60 percent of the area median income as set forth on a rent schedule prepared by the City's Housing Department or any successor agency. Dwelling units or guest rooms designated for very low income households, as defined in Section 50105 of the California Health and Safety Code, shall not have rents exceeding 30 percent of 50 percent of the area median income as set forth on a rent schedule prepared by the City's Housing Department or any successor agency. In order for a development project to qualify as a project containing affordable housing units, the owner shall record a document with the Los Angeles County Recorder guaranteeing that these affordability criteria will be observed for at least 30 years from the issuance of the Certificate of Occupancy.

Area Median Income - the estimate of median income in the Los Angeles-Long Beach Primary Metropolitan Statistical Area that is determined periodically by the United States Department of Housing and Urban Development (HUD) or any successor agency, adjusted for household size, and which is published periodically.

Density Bonus - a density increase over the otherwise maximum allowable residential density granted pursuant to California Government Code Section 65915. *(Amended by Ord. No. 174,995, Eff. 1/15/03.)*



Income, Lower and Very Low - annual income of a household that does not exceed the area median for either income category as specified in California Health and Safety Code Sections 50079.5 and 50105, as determined by the City's Housing Department.

Mass Transit Station - a transit stop for a fixed rail system, or a major bus center. A station is one that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority or its successor agency.

Major Bus Route - a bus route with peak-hour headways of 15 minutes or less.

Restricted Affordable Unit - an affordable housing unit in a development rented to a household with very low or lower income residents, and/or very low income senior citizens. In order for a development to qualify as a development containing affordable housing units, the owner shall record a document with the Los Angeles County Recorder guaranteeing that the relevant affordability criteria will be observed for at least 30 years from the issuance of the Certificate of Occupancy.

Senior Citizens - individuals who are at least 62 years of age, except that for density bonus projects of at least 150 units, a threshold of 55 years of age may be used, provided all applicable City, state, and federal regulations are met.

Single Room Occupancy Hotel- an apartment building, hotel or other structure containing six or more guest rooms, and which may also contain dwelling units, in which 30 percent or more of the dwelling units or guest rooms do not contain private baths and toilet facilities within the dwelling unit or guest room.

(c) Affordable Housing Incentives Guidelines.

(1) Following a public hearing, the City Planning Commission shall adopt and may amend Affordable Housing Incentive Guidelines which shall address such issues as development standards, incentive options, application formats and performance standards.

(2) Housing projects qualifying for reduced parking, increased density, deferred fees, or other incentives shall conform to all applicable provisions of the Affordable Housing Incentives Guidelines adopted by the City Planning Commission.

(d) Affordable Housing Production Incentives.

Notwithstanding any provisions of this article to the contrary, density bonus projects, and other development projects with any restricted affordable units or any affordable accessible units, shall be granted the following incentives:

(1) In calculating dwelling units or guest rooms, density shall be rounded upwards from fractions of one-half (½) and more from that permitted by the applicable zone to allow one additional dwelling unit or guest room.

(2) Parking requirements for each restricted affordable unit only shall be as follows:

For a project located within 1,500 feet of a mass transit station or major bus route	1.00 parking space per dwelling unit, regardless of the number of habitable rooms
For a project containing 1 or 2 habitable rooms and not located within 1,500 feet of a transit station or major bus route	1.00 parking space per dwelling unit
For a project containing 3 or more habitable rooms and not located within 1,500 feet of a transit station or major bus route	1.50 parking spaces per dwelling unit
For any project containing units designed for senior citizens and/or disabled persons	0.50 parking space per dwelling unit or guest room
For a single-room occupancy hotel	0.25 parking space per dwelling unit or guest room, with a minimum of 5 parking stalls per facility

(3) Payment of fees may be deferred at the option of the developer pursuant to the provisions of Section 19.05 of the Los Angeles Municipal Code.

(4) Such other incentives as are identified in the approved Affordable Housing Incentive Guidelines.

(5) The owner of any development project with restricted affordable units or affordable accessible units utilizing affordable housing incentives shall record a Covenant and Agreement, satisfactory to the Los Angeles Housing Department or its successor agency, to preserve the affordability of the designated units for 30 years.

(e) Density Increases.

(1) A housing development, as defined by California Government Code Section 65915 (g), containing the requisite number of dwelling units and/or guest rooms which meet the qualifications of California Government Code Section 65915 (b), will be granted a density bonus of 25 percent as a matter of right and will be eligible to utilize the incentives set forth in Subparagraph (d) above.

(2) A development project involving the construction of less than five new dwelling units or guest rooms, or involving the remodeling of or addition to an existing building or buildings, resulting in a project containing the requisite number of dwelling units or guest rooms which meet the qualifications of California Government Code Section 65915 (b) will be granted a density increase of 25 percent as a matter of right and will be eligible to utilize the incentives set forth in Subparagraph (d) above.

(Added by Ord. No. 170,764, Eff. 12/29/95.)

(3) A housing development, as defined by California Government Code Section 65915 (g), containing the requisite number of dwelling units and/or guest rooms, which meet the qualifications of California Government Code Section 65915 (b), will be granted a density bonus of 35 percent as a matter of right and will be eligible to utilize the incentives set forth in Paragraph (d) above, provided the Department of City Planning determines that the development project is constructed:

(i) at or within a 1,500 foot radius of an existing or fully funded major bus center, bus stop along a major bus route or mass transit station (as defined in Section 13.09 B 3);

(ii) at or within a 1,500 foot radius of an intersection of transit priority arterials (as defined on the map in the Transportation Element);

(iii) in or within a 1,500 foot radius of the boundaries of a regional center (as designated in the Citywide General Plan);

(iv) in or within a 1,500 foot radius of the boundaries of a major economic activity area (as defined in the Citywide General Plan Framework Element); or

(v) within 1,500 feet of the boundaries of a college or university with an enrollment exceeding 10,000 students.

(Added by Ord. No. 174,995, Eff. 1/15/03.)



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26. Downtown Adaptive Reuse Projects.

(a) **Purpose.** The purpose of this Subdivision is to revitalize the Greater Downtown Los Angeles Area and implement the General Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to apartments, live/work units or visitor-serving facilities. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a live/work and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other.

(b) **Application.** If the provisions of Subparagraph (2) of Paragraph (h) and of Subparagraphs (1), (2) or (3) of Paragraph (j) of this subdivision conflict with those of any specific plan, supplemental use district, "Q" condition, "D" limitation, or citywide regulation, any of which were adopted or imposed by City action prior to the effective date of this ordinance, then this Subdivision shall prevail.

(c) **Definition of Adaptive Reuse Project.** Notwithstanding any other provisions of this chapter to the contrary, for the purposes of this subdivision, an Adaptive Reuse Project is any change of use to dwelling units, guest rooms, or joint living and work quarters in all or any portion of any eligible building.

(d) **Eligible Buildings.** The provisions of this subdivision shall apply to Adaptive Reuse Projects in all or any portion of the following buildings in the CR, C1, C1.5, C2, C4, C5, CM, or R5 Zones in the Downtown Project Area:

(1) Buildings constructed in accordance with building and zoning codes in effect prior to July 1, 1974. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

(2) Buildings constructed in accordance with building and zoning codes in effect on or after July 1, 1974, if:

(i) Five years have elapsed since the date of issuance of final Certificates of Occupancy; and

(ii) A Zoning Administrator finds that the building is no longer economically viable as an exclusively commercial or industrial building, pursuant to Section 12.24 X 1(b).

(3) Buildings designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments. Contributing Buildings in National Register Historic Districts or Contributing Structures in Historic Preservation Overlay Zones (HPOZ) established pursuant to Section 12.20.3 of this Code are also eligible buildings.

(e) **M Zones.** The Zoning Administrator may, upon application, permit Adaptive Reuse Projects in all or any portion of buildings in the MR1, MR2, M1, M2 and M3 Zones in the Downtown Project Area, pursuant to Section 12.24 X 1(a).

(f) **Unified Adaptive Reuse Projects.** The Zoning Administrator may, upon application, permit floor area averaging in unified Adaptive Reuse Projects, pursuant to Section 12.24 X 1(c).

(g) **Downtown Project Area.** The Downtown Project Area includes the following areas:

(1) The Central City Community Plan Area as shown on the General Plan of the City of Los Angeles; and

(2) All that real property in the City of Los Angeles, described by the following boundary lines: Bounded northerly by the centerline of Freeway Number 10 (commonly called the Santa Monica Freeway); bounded southerly by the centerline of Vernon Avenue; bounded easterly and southeasterly by the following centerline courses: beginning at the intersection of the Santa Monica Freeway and Grand Avenue, then southerly along Grand Avenue to the most easterly line of Freeway Number 110 (commonly called the Harbor Freeway), then southerly along that right of way to the centerline of Martin Luther King, Jr. Boulevard, then easterly along Martin Luther King, Jr. Boulevard to the centerline of Grand Avenue, then southerly along Grand Avenue to the centerline of Vernon Avenue. Bounded westerly and northwesterly by the following centerline courses: beginning at the intersection of Vermont Avenue and Vernon Avenue, then northerly along Vermont Avenue to Jefferson Boulevard, then easterly along Jefferson Boulevard to University Avenue, then northerly along University Avenue to 28th Street, then westerly along 28th Street to Severance Street, then northerly along Severance Street to Adams Boulevard, then westerly along Adams Boulevard to Scarff Street, then northerly along Scarff Street to 23rd Street, then southerly along 23rd Street to Bonsallo Avenue, then northerly along Bonsallo Avenue to Washington Boulevard, then westerly along Washington Boulevard to Oak Street, then northerly along Oak Street and its northerly prolongation to the Santa Monica Freeway.

(h) **Incentives.** Notwithstanding any other provisions of this chapter to the contrary, Adaptive Reuse Projects shall be entitled to the incentives set forth below. Except for the provision concerning mezzanines set forth in Subparagraph (1) below, these incentives shall not apply to any new floor area that is added to an Adaptive Reuse Project.

(1) **Mezzanines.** Loft spaces in joint living and work quarters, dwelling units and guest rooms which do not exceed more than 33 percent of the floor area of the space below shall not be considered new floor area. Mezzanines may be included in the calculation of floor area for the purpose of determining compliance with the standards set forth in Paragraph (i) of this subdivision.

(2) **Density.** Dwelling units, joint living and work quarters and guest rooms shall not be subject to the lot area requirements of the zone or height district.

(3) **Off-Street Automobile Parking.** The required number of parking spaces shall be the same as the number of spaces that existed on the site on June 3, 1999, and shall be maintained and not reduced. Adaptive Reuse Projects shall otherwise be exempt from the provisions of Section 12.21 A 4 (m) of this Code.

(4) **Mini-Shopping Center and Commercial Corner Development Regulations.** Adaptive Reuse Projects shall be exempt from the mini-shopping center and commercial corner development regulations set forth in Section 12.22 A 23.

(5) **Site Plan Review.** Adaptive Reuse Projects shall be exempt from the requirements for Site Plan Review set forth in Section 16.05.

(6) **Loading Space.** Where an existing loading space is provided, the provisions of Section 12.21 C 6(h) shall apply. If no loading spaces exist, then a loading space shall not be required in conjunction with the development of an Adaptive Reuse Project.

(i) **Standards.** Adaptive Reuse Projects permitted pursuant to this subdivision shall be developed in compliance with the following standards:

(1) **Dwelling Units and Joint Living and Work Quarters.** The minimum floor area for new dwelling units and joint living and work quarters shall be 450 square feet. Floor area shall not include hallways or other common areas, or rooftops, balconies, terraces, fire escapes, or other projections or surfaces exterior to the walls of the building. The floor area of both the living space and the work space shall be combined to determine the size of joint living and work quarters.

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The average floor area, as defined above, of all the dwelling units and joint living and work quarters in the building, including those that existed prior to the effective date of this ordinance, shall be at least 750 square feet. That minimum average size shall be maintained and not reduced.

(2) **Guest Rooms.** Guest rooms shall include a toilet and bathing facilities.

(j) **Exceptions.** Notwithstanding the nonconforming provisions of Section 12.23, the following exceptions shall apply to the buildings in which Adaptive Reuse Projects are located. These exceptions shall also apply to any building in which new floor area or height was added or observed yards changed on or after July 1, 1974, as evidenced by a valid Certificate of Occupancy.

(1) **Floor Area.** Existing floor area which exceeds that permitted by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(2) **Height.** Existing height which exceeds that permitted by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(3) **Yards.** Existing observed yards which do not meet the yards required by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(k) **Uses.** Notwithstanding the nonconforming provisions of Section 12.23, dwelling units, guest rooms, and joint living and work quarters shall be permitted in Adaptive Reuse Projects, so long as the use is permitted by the underlying zone.

(Amended by Ord. No. 174,315, Eff. 12/20/01.)

B. **Height.** *(Repealed by Ord. No. 107,884, Eff. 9/23/56.)*

C. **Area.**

1. **Building Lines.** Where a building line or setback line has been established by ordinance the space between such building or setback line and the front or side lot line may be used as the front or side yard, as the case may be, in lieu of the front or side yard required by this article.

2. **Side Yard Waived for First Story Garage.** Where a residential building is more than two stories or 28 feet in height and the first story is designed and used solely for automobile parking or other accessory purposes, the required side yard need not be increased in width for said first story; provided that the floor surface above such story is not more than seven feet above the adjacent ground elevation at any point, except that the floor surface may be eight feet above the adjacent ground elevation at the exits and entrances to the automobile parking area. (*Added by Ord. No. 109,714, Eff. 8/26/57.*)

3. (*Repealed by Ord. No. 96,776, Eff. 9/8/50.*)

4. **Front Yard--Between Projecting Buildings--**Where a lot is situated between two lots, each of which has a main building (within 25 feet of its side lot lines) which projects beyond the established front yard depth and has been so maintained since this article became effective, the front yard requirement on that portion of the width of such lot which does not exceed 65 feet measured from either side lot line may be the average of the front yards of said existing buildings.

5. **Front Yard. Adjoining Projecting Building--**Where a lot adjoins only one lot having a main building (within 25 feet of its side lot lines) which projects beyond the established front yard line and has been so maintained since the article became effective, the front yard requirement on that portion of the width of such lot which does not exceed 65 feet measured from the side line of the lot on which such existing building is located, may be the average of the front yard of the said existing building and the established front yard line.

6. **Front Yard--Sloping 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, the front yard need not exceed 50 percent of that required in the zone.

7. (*Repealed by Ord. No. 145,250, Eff. 12/24/73.*)

8. **Front Yards--Unit Development.** Where all the lots in a frontage in an R Zone are developed as a unit with one-family dwellings, the required front yard may be reduced by not more than 5 feet on part of the lots, provided the average of the front yard depth for the entire frontage is not less than the minimum front yard required in the zone in which the property is located.

9. **Side Yards Reduced.** Where all the lots in a frontage are developed as a unit with residential buildings, the required side yard may be reduced on one side of each lot, provided that:

(a) The total combined width of the side yards on each lot is not less than the sum of the widths of the side yards required in the zone in which the property is located; and

(b) The buildings are so located that the narrow side yard on one lot adjoins the wide side yard on the adjoining lot; and

(c) No side yard is less than three feet in width for buildings two stories or less in height, nor less than three feet in width plus the increased width for additional stories above two stories as where required by the area regulations of the zone in which the property is located. (*Amended by Ord. No. 138,685, Eff. 7/10/69.*)

Where lots comprising 50 percent or more of a frontage are developed with buildings having varying side yards conforming to the above regulations, or where all the lots in a frontage have deed restrictions requiring such varying side yards, all the lots in such frontage may be developed in the same manner.

10. **Rear Yard--Includes One-Half Alley.** Except in the RS, R1, RU, RZ, RMP, and R2 Zones, in computing the depth of a rear yard where such yard opens onto an alley or in the RW Zone onto a court of not more than 30 feet in width, one-half the width of such alley or court may be assumed to be a portion of the required rear yard. (*Amended by Ord. No. 164,904, Eff. 7/7/89.*)

11. **Rear Yard--Includes Loading Space.** Loading space provided in accordance with this article may occupy a required rear yard or portion thereof but in no case shall any portion of a street or alley be counted as part of the required loading space.

12. **Accessory Buildings In Yards.** Accessory buildings may be located in a required yard in conformance with the provisions of Section 12.21 C 5. (*Amended by Ord. No. 125,278, Eff. 9/16/63.*)

13. **Lots Affected by Acquisitions for Public Use.** Where a building or structure is located upon a lot, portion of which is acquired for any public use, (by condemnation, purchase, dedication, or otherwise) by any governmental entity, or if all or a part of a separate off-street automobile parking area serving such building or structure is acquired for public use, such building or structure may be maintained, and may thereafter be used, maintained or repaired without relocating or altering the same to comply with the area regulations or off-street automobile parking requirements of this article. Further, if such building or structure is partially located upon the area being acquired for public use, it may be relocated upon the same lot or premises or remodeled or reconstructed without observing the required yard space adjacent to the new lot line created by such acquisition, and without reducing the number of dwelling units to conform to the area regulations of the zone in which it is located and without observing the off-street automobile parking requirements of this article. The exemptions provided in this paragraph permit noncompliance only to the extent that such non-compliance is caused by an acquisition for public use.

If only a portion of an existing building or structure is acquired for public use, the repair, remodeling or reconstruction of the remainder of said building or structure, which was made necessary by said acquisition shall conform to the provisions of the building code. Any portion of the building or structure

which is not required to be repaired, remodeled or reconstructed by reason of said acquisition shall not be required to be made to conform to the provisions of the building code, unless it would otherwise be required to conform thereto independently of and in the absence of said acquisition of only a portion of the building or structure.

If a lot resulting from the acquisition of all or a portion of a parcel for public use does not comply with the area requirements of the zone in which it is located, or if a legally existing non-conforming lot is further reduced in size because of such acquisition, said lot may be utilized and a building permit shall be issued for any purpose permitted in the zone, so long as the lot is not smaller in size or width than one-half of the minimum area or width required for the zone.

(Amended by Ord. No. 150,362, Eff. 1/13/78.)

14. *(Deleted by Ord. No. 163,312, Eff. 4/3/88.)*

15. *(Deleted by Ord. No. 163,312, Eff. 4/3/88.)*

16. **Lot Area--Includes One-Half Alley.** In computing the number of dwelling units allowed by the minimum lot area per dwelling unit requirements of this article on a lot abutting upon one or more alleys, one-half the width of such alley or alleys may be assumed to be a portion of the lot. *(Amended by Ord. No. 121,925, Eff. 6/4/62.)*

17. **Lot Area Acreage--Includes One-Half Street.** In computing the lot area of a lot in the A1 and A2 Zones, that portion of the width of all abutting streets or highways, which would normally revert to the lot if the street were vacated, may be assumed to be a portion of the lot. *(Amended by Ord. No. 133,218, Eff. 11/19/66.)*

18. **Lot Area in Hillside Subdivisions.** On land located within an RA or RE Zone and also within the "H" Hillside or mountainous area, there may be lots having less than the minimum lot area specified within said zones and there may be a single-family dwelling on each lot if the lot is shown with a separate letter or lot number on a recorded subdivision tract map or parcel map. *(Amended by Ord. No. 139,736, Eff. 1/31/70.)*

19. **Through Lot--May Be Two Building Sites.** Where a through lot has a depth of 150 feet or more, each half of the lot may be improved as though it is a separate lot with the rear line of each approximately equidistant from the front lot lines. The location of all buildings and the number of dwelling units therein shall comply with the requirements of the zone in which the through lot is located, except that in any case there may be at least one single family dwelling on each half. *(Amended by Ord. No. 116,389, Eff. 6/29/60.)*

The provisions of this subdivision shall not apply to lots in the RE Zone, or to lots in any zone that are also within the "H" Hillside or Mountainous Area. *(Amended by Ord. No. 127,777, Eff. 8/1/64.)*

20. Projections Into Yards.

(a) A canopy above an entrance and extending over a driveway which leads to a detached garage or a parking space not abutting a dwelling, for the temporary shelter of automobiles, commonly referred to as a porte-cochere may project into a required side yard, but not nearer than 30 inches to any lot line, provided such structure is not more than one story in height and 20 feet in length, and is entirely open on at least three sides except for the necessary supporting columns and customary architectural features. *(Amended by Ord. No. 138,685, Eff. 7/10/69.)*

(b) Cornices, belt courses, sills, or other similar architectural features (not including bay windows or vertical projections) may project into a required side yard, other than the side yard adjoining the street lot line of a corner lot, not more than two inches for each one foot of width of such side yard and may project into a required front yard, rear yard, side yard adjoining the street lot line of a corner lot, passageway or other open space not more than 30 inches except as provided in Section 12.08.5 C 1 (c), provided the width of a side yard adjoining the street lot line of a corner lot, is not reduced to less than three feet. Eaves may project into a required side yard, other than the side yard adjoining the street lot line of a corner lot, not more than four inches for each one foot of width of such side yard, provided the width of such side yard is not reduced to less than two and one-half feet. Eaves may also project into a required front yard, rear yard, side yard adjoining the street lot line of a corner lot, passageway or other open space not more than 30 inches, provided the width of a side yard adjoining the street lot line of a corner lot is not reduced to less than two and one-half feet. Chimneys may project into a required passageway not more than one foot and may project into a required front yard, rear yard, side yard or other required open space, except as provided in Section 12.08.5 C.1 (c), not more than two feet, provided the width of any required side yard is not reduced to less than three feet. *(Amended by Ord. No. 138,685, Eff. 7/10/69.)*

(c) Fire escapes may extend or project into any front, side or rear yard not more than four feet.

(d) Except in an RW Zone, where a required passageway may not be reduced in any manner, open, unenclosed stairways or balconies, not covered by a roof or canopy, may extend or project into a required rear yard not more than four feet, and such balconies may extend into a required front yard, passageway, other open space, or the side yard adjoining the street lot line of a corner lot, not more than 30 inches, provided the width of a side yard adjoining the street lot line of a corner lot is not reduced to less than 30 inches. *(Amended by Ord. No. 138,685, Eff. 7/10/69.)*

(e) Open, unenclosed porches, platforms or landing places (including access stairways thereto), not covered by a roof or canopy, which do not extend above the level of the first floor of the building, may extend or project into the required front yard, side yard, rear yard, passageway or other open spaces, not more than six feet, provided that in no event shall any such porch, platform or landing place be more than six feet above the natural ground level adjacent thereto. *(Amended by Ord. No. 138,685, Eff. 7/10/69.)*

(f) Fences and Walls in the A and R Zones.

(1) **Fences and Walls.** For the purposes of Articles 2 through 6 of this chapter, the terms "fence" and "wall" shall include latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Fence and wall height shall be measured from the natural ground level adjacent thereto.



(2) **Front Yards.** In the R Zones, fences, walls, and landscape architectural features of guard railing around depressed ramps, not more than three and one-half feet in height above the natural ground level adjacent to the feature, railing or ramp, may be located and maintained in any required front yard. In the A Zones (including the RA Zone), a fence or wall not more than six feet in height may be located and maintained in the required front yard. In both the A and R Zones, a fence or wall not more than eight feet in height may be located and maintained in the required front yard when authorized by a Zoning Administrator pursuant to Section 12.24 X 7.

In both the A and R zones, an unobstructed chainlink fence not more than ten feet in height may be located and maintained in all yards when required by the Department of Building and Safety pursuant to the provisions of Sections 91.3303 and 91.6103 and Division 89 of Article 1 of Chapter IX of this Code.

(Amended by Ord. No. 173,754, Eff. 3/5/01.)

(3) **Side Yards, Rear Yards and Other Spaces.**



A fence or wall not more than eight feet in height may be located and maintained within the required side yard, rear yard or other open space of any lot in an RW Zone and within the required side yard, rear yard or other open space of a lot within any other A or R Zone which is 40 feet or more in width, provided the lot is not located within the boundary of a "Hillside Area," as defined in Section 91.7003 of this Code.

A fence or wall not more than six feet in height may be located and maintained within the required side yard, rear yard or other open space of any lot in an A or R Zone, other than an RW Zone, which is less than 40 feet in width or which is located within the boundary of a "Hillside Area," as defined in Section 91.7003 of this Code, except that in either case a fence or wall not more than eight feet in height may be located in the yards or other open space when authorized by a Zoning Administrator pursuant to Section 12.21 A 2.

In the A Zones (including the RA Zone), a fence or wall not more than eight feet in height may be located on the side street lot line of any reversed corner lot; provided, however, that if the lot is located within the boundary of a "Hillside Area," as defined in Section 91.7003, the fence or wall shall not exceed six feet in height.

In the R Zones, other than the RW Zones, a fence or wall located within five feet of the side street lot line of a reversed corner lot may not exceed three and one-half feet in height. In the RW Zones, a fence or wall located within three feet of the side street lot line of either a corner lot or a reversed corner lot may not exceed three and one-half feet in height.

(Amended by Ord. No. 173,492, Eff. 10/10/00.)

(4) **Access Ways.** Access ways shall be maintained in accordance with the provisions of Section 12.22 C 20 (l).

(5) **Maintenance of Fences and Walls.** Fences shall be maintained in accordance with the provisions of Section 12.21 A 9.

(6) **Masonry and Concrete Walls.** A masonry or concrete fence or wall over three and one-half feet in height shall be built in accordance with the provisions of Section 91.106.1of the Code. *(Amended by Ord. No. 173,492, Eff. 10/10/00.)*



(7) **Fences and Walls Enclosing Parking Areas.** Fences and walls enclosing parking areas shall be provided in accordance with the provisions of Section 12.21 A 6.

(8) **Fences and Walls Around Pools.** A fence or wall not exceeding four and one-half feet in height, as required by Section 91.6109 of this Code, may be erected and maintained to enclose a swimming pool, fish pond or other body of water existing in a required yard prior to June 1, 1956. *(Amended by Ord. No. 173,492, Eff. 10/10/00.)*



(9) **Fences and Walls Around Schools.** An open mesh type fence to enclose an elementary or high school site may be located and maintained in any required yard.

(10) **Fences and Walls Around Tennis Courts.** The provisions of Section 12.22 C 20 (m) shall control with respect to tennis court fences.

(11) **Fences and Walls at Street Intersections.** Fences and Walls at street intersections shall comply with the provisions of 62.200 of this Code.

(Amended by Ord. No. 154,798, Eff. 2/20/81.)

(g) *(Repealed by Ord. No. 154,798, Eff. 2/20/81.)*

(h) A one-story covered passageway, commonly referred to as a breezeway, not over five feet in width, extending from a main residential building to a private garage or other accessory building, may be erected and maintained in a required rear yard. Such passageway shall be located not less than five feet from all lot lines and shall be unenclosed, except that on a corner lot there may be a wall or fence not over six feet in height along the street side of such passageway.

(i) Landscape features, such as trees, shrubs, flowers or plants, shall be permitted in any required front, side or rear yard, passageway or other open space, provided they do not produce a hedge effect contrary to the provisions of Paragraphs (f) and (g) above. *(Amended by Ord. No. 107,884, Eff. 9/23/56.)*

(j) Name plates, signs, and advertising matter, as permitted by this article, may be located in any required front yard, side yard, rear yard passageway or other open space; provided that the total area of all identification signs in any required yard, shall not exceed 12 square feet, and any sign appertaining to the sale of farm products raised or produced on the premises shall be located at least 10 feet from any side lot line. *(Amended by Ord. No. 107,884, Eff. 9/23/56.)*

(k) Awnings or canopies without enclosing walls or screening may be attached to the exterior walls of a Group R or Group H Occupancy, provided that: such awnings or canopies do not extend more than four feet into a required front yard or building line space at the front of the lot, and have no vertical support within said yard or space; such awnings or canopies do not extend more than 30 inches into a required side yard, rear yard, building line space at the side of a lot, passageway or other open space, but in no event nearer than 30 inches to an interior lot line; and where such awning or canopies project into a required front or side yard, passageway or other open space, they may extend only over the windows or doors to be protected and for 12 inches on each side thereof. *(Amended by Ord. No. 121,925, Eff. 6/4/62.)*

(l) Notwithstanding the provisions of this subdivision, no architectural feature, fire escape, porch, balcony, or other projection permitted in a yard, passageway or other open space, shall be located and maintained so as to preclude complete access about and on each side of and in close proximity to main buildings and accessory living quarters at all times. Where a fence or wall is provided or maintained, a gate or other suitable opening at least two and one-half feet in width shall be deemed adequate for access through said fence or wall; provided further that where such fence or wall is located adjacent to an alley and is over six feet in height, adequate access shall be provided through such wall or fence onto the adjacent alley. At least five feet of clear and open space shall be maintained between any two main buildings, including the projections, on any one lot. *(Amended by Ord. No. 154,798, Eff. 2/20/81.)*

(m) Tennis or paddle tennis courts, including fences and lights, which are accessory to a primary residential use on the same lot in the A or R Zones may extend into a portion of the required rear yard of such lot if such court and its appurtenances meet all of the following conditions:

(i) The court surface is not more than 2 feet above the natural adjacent grade at any point.

(ii) The court is enclosed with a fence no higher than 10 feet above the court surface and all portions of such fence above a height of 6 feet are an open chain link type fence.

(iii) Any light standards and fixtures are no higher than 20 feet above the court surface.

(iv) The court is located a distance from the rear lot line at least equal to the width of the side yard required for a one-story main building in the zone but in no event less than 5 feet.

(Added by Ord. No. 151,466, Eff. 10/27/78.)

21. Lot Width and Yard Requirements for RE15-H Zones. Lot widths and yard area requirements for the R1 Zone shall apply to lots in the RE15-H Zone if said lots are shown as numbered lots on a tentative subdivision tract map or parcel map approved by the Advisory Agency or the Director of Planning for the City of Los Angeles prior to January 1, 1967 and recorded in the Office of the Los Angeles County Recorder prior to July 1, 1967. *(Added by Ord. No. 134,673, Eff. 7/31/67.)*

22. **Width and Area of Flag Lots in Mountainous Areas.** Where a flag lot is situated in the "H" Hillside or the Mountain Fire District as defined in Section 57.25.01 of the Municipal Code, the lot width may be calculated by measuring the width of the main buildable portion of said flag lot on a straight line parallel to the general direction of the frontage street and midway between the rear and front lines of the main buildable portion of the flag lot, provided, however, that the main buildable portion contains the lot width and not less than 90 percent of the lot area required for lots in the zone classification in which the flag lot is situated, said lot area to be calculated exclusive of the area contained within the access strip portion of the flag lot. *(Added by Ord. No. 137,956, Eff. 3/2/69.)*

23. *(Repealed by Ord. No. 164,145, Eff. 12/8/88.)*

24. **Zero Side Yard Lots--Remain Separate Lots.** If several lots are developed with buildings crossing lot lines, as permitted by Section 12.08.3 B 1 of this Code, they shall remain separate lots, notwithstanding such construction across the lot lines. *(Added by Ord. No. 159,532, Eff. 1/3/85.)*

25. **Zero Side and Rear Yard Development in Multiple Residential Zones.** In the R2, RD, R3, RAS3, R4, RAS4, and R5 Zones, lots may be developed with either attached dwellings crossing lot lines or detached dwellings not crossing lot lines. These dwellings may contain one dwelling unit on a lot and may observe the lot width, yard, passageway and other requirements for development in the RZ Zone. Every lot so developed shall have a minimum lot area of 2,500 square feet. No lots may be developed in accordance with this subdivision unless the lots and uses are approved in connection with a preliminary parcel map, tentative tract map or modification approved subsequent to January 1, 1985. Development so approved shall meet the density requirement of the zone in which the lots are located. *(Added by Ord. No. 159,532, Eff. 1/3/85.) (Amended by Ord. No. 174,999, Eff. 1/15/03.)*



26. **Yard Required for Historically Significant Buildings.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, in connection with any change of use in an historically significant building, the yards required shall be the same as the yards observed by the existing structures on the site. An historically significant building is defined as a structure that is designated on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts, the California Register of Historical Resources, the City of Los Angeles List of Historic-Cultural Monuments, or a Contributing Structure in an Historic Preservation Overlay Zone (HPOZ) established pursuant to Section 12.20.3 of this Code. *(Added by Ord. No. 172,792, Eff. 10/4/99.)*