

DEPARTMENT OF CITY PLANNING
GENERALIZED SUMMARY OF ZONING REGULATIONS
Updated March 2024



Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area			Parking Required
		Stories	Feet	Side	Rear	Per Lot	Per Dwelling Unit	Min. Lot Width		
C1.5	Limited Commercial C1 Uses – Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses			over 2 nd , up to 16 ft For other lots, not required, 3 ft min if provided	story over 3rd, 20 ft max	Same as R4 Zone for residential uses, otherwise none				
C2	Commercial C1.5 Uses, Retail w/ Limited Manufacturing, Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses			None		None for commercial uses, same as R4 Zone for residential uses at lowest residential story		Same as R4 Zone for residential uses at lowest residential story, otherwise none		
C4	Commercial C2 Uses with Limitation, R4 Uses									
C5	Commercial C2 Uses, Limited Floor Area for Manufacturing of CM Zone Type, R4 Uses									
CM	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R3 Uses					None for commercial and industrial uses, same as R3 for R3 uses, and same as R4 at the floor level for all other residential uses		Same as R3 Zone for residential uses, otherwise none		

Loading Space: Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq-ft, additional space for buildings > 50,000 sq-ft of Floor Area. None for apartment buildings < 30 units, in accordance with Section 12.21 C.6 of the LAMC.

Manufacturing										
MR1	Restricted Industrial CM Uses, Limited Commercial and Manufacturing, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	Unlimited (9)	5 ft for lots < 100 ft deep, 15 ft for lost > 100 ft deep	None for industrial or commercial uses, same as R4 Zone for residential uses	None for industrial or commercial uses, same as R4 Zone for residential uses	None for industrial or commercial uses, same as R4 for residential uses				See separate parking handout
			None							Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
M1	Limited Industrial MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage		None							
MR2	Restricted Light Industrial MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping		5 ft for lots < 100 ft deep, 15 ft for lots > 100 ft deep					None for industrial or commercial uses, same as R5 for residential uses (5)		
M2	Light Industrial M1 and MR2 Uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses		None	Same as R5 Zone for residential uses (5)						

3. The following uses:

- a. Farming, nurseries, aviaries and apiaries. **(Amended by Ord. No. 181,188, Eff. 7/18/10.)**
- b. Bank.
- c. Clinic.
- d. Laboratory or research and development center.
- e. Offices, accessory to the primary industrial use of the lot, and showrooms for products produced on the premises; provided that the total floor area of such offices and showrooms does not exceed the floor area of the primary industrial use, and that all of the merchandise sold during each calendar month is sold at wholesale. **(Amended by Ord. No. 169,366, Eff. 4/1/94.)**
- f. Printing and publishing, wholesale.
- g. Recreation facility, open or enclosed, as an accessory use incidental to the primary industrial use of the lot, provided that such recreation facility shall not exceed 10 percent of the total lot area. **(Amended by Ord. No. 159,916, Eff. 7/7/85.)**
- h. Restaurant (including cafe), as an accessory use incidental to the primary industrial use of the lot and for the exclusive use of persons employed on such lot and provided that there shall be no outdoor signs advertising such restaurant. **(Amended by Ord. No. 159,916, Eff. 7/7/85.)**
- (i) Corporate headquarters, record-keeping and computer support facilities for the processing of retrievable information and systems control. **(Added by Ord. No. 169,366, Eff. 4/1/94.)**
- (j) Office buildings if used only for offices of industrial firms, industrial engineering firms, and other professional, administrative, and clerical services needed by industries in the area. **(Added by Ord. No. 169,366, Eff. 4/1/94.)**
- (k) Facilities for the development and/or production and manufacture of computer and media-related products and services, including hardware. **(Added by Ord. No. 172,106, Eff. 8/14/98.)**
- (l) Wireless antennas, including the associated equipment cabinets, located on the rooftops of buildings when established in conformance with the standards contained in Section 12.21 A.21. of this Code, and which are not located within a scenic parkway specific plan, scenic corridor specific plan, or a roadway designated as a scenic highway within a specific plan area; or on the rooftops of buildings that are designated on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts, the California Register of Historic Resources, the City of Los Angeles List of Historic-Cultural Monuments, or a Contributing Structure located in an Historic Preservation Overlay Zone (HPOZ) that has been established pursuant to Section 12.20.3 of this Code. **(Added by Ord. No. 177,120, Eff. 12/26/05.)**

4. The following uses when conducted wholly within a completely enclosed building, except for incidental storage, and conducted in accordance with the limitations hereafter specified:

- a. The manufacturing, compounding, processing or treating of such products as drugs, pharmaceuticals, and perfumed toilet soap (no refining or rendering of fats or oils).
- b. The manufacturing, compounding, assembling, or treating of articles or merchandise from the following previously prepared materials, cork, feather, fibre, hair, horn, tobacco, and paint (not employing a boiling process).
- c. The manufacturing of ceramic products, provided that there is no pulverizing of clay.
- d. The manufacturing of concrete or cement products.
- e. The manufacturing and maintenance of electrical and neon signs, billboards, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
- f. The manufacturing of food products (except fish products, sauerkraut, vinegar, yeast, or the rendering or refining of fats and oils), provided that no noxious or offensive odors are permitted to emanate from the premises.
- g. The manufacture of machine belting from previously tanned leather.
- h. The manufacturing of musical instruments, toys, novelties, and metal stamps.
- i. The manufacturing of plastic, rubber or synthetic rubber products, such as washers, gloves, bathing caps, tableware, buttons, stamps, mats, and the like, not involving the use of rolling mills of more than 60 inches in length, or the use of Banbury Mills.
- j. Blacksmith shops and machine shops not involving the use of drop hammers, automatic screw machines, or punch presses with a rated capacity of over 20 tons: provided, that punch presses with a rated capacity of over 20 tons may be used, if they are located within the building and are installed and cushioned in accordance with a plan which the Department of Building and Safety has determined will satisfactorily prevent the emanation of objectionable noise and vibration to adjoining property.
- k. Distribution, plants, parcel delivery service, ice and cold storage plants, a bottling plants.
- l. Laundry, cleaning and dyeing works, and carpet and rug cleaning plants.
- m. **(None)**
- n. Truck repairing or overhauling; wholesale automobile assembling, rebuilding or conditioning; wholesale rebuilding of automobile parts accessories or assemblies; tire retreading or recapping; battery manufacturing; and the like.
- o. Veterinary, dog and cat hospitals, kennels, or facilities for breeding and boarding of animals (no outside keeping of animals - no open runs). In no case, however, shall any new kennel or animal breeding and boarding facility be constructed where any portion of the parcel is located within 500 feet of a residential zone without obtaining a conditional use permit pursuant to Section 12.24 of this Code. **(Amended by Ord. No. 169,013, Eff. 9/28/93.)**
- p. Woodworking shops and sash and door manufacturing including only incidental mill work; provided that if a planner, router, sticker or moulder is maintained, all doors and

windows in the outside walls of the room in which said machinery is located, shall be kept closed while said machinery is in use.

q. Cannery or bottling plant (except fish products or sauerkraut). **(Amended by Ord. No. 148,969, Eff. 12/16/76.)**

r. Cigarette factory. **(Amended by Ord. No. 148,969, Eff. 12/16/76.)**

s. Electroplating works. **(Amended by Ord. No. 148,969, Eff. 12/16/76.)**

t. Furniture manufacturing (only incidental mill work - planers, routers, stickers, and moulders operated in room with doors and windows closed). **(Amended by Ord. No. 148,969, Eff. 12/16/76.)**

u. **(None)**

v. Heat treating, case hardening, tempering, apply solid film lubricants and similar processing of small parts used in manufacturing of mechanical apparatus, devices or equipment. **(Amended by Ord. No. 148,969, Eff. 12/16/76.)**

w. Metal spinning. **(Amended by Ord. No. 148,969, Eff. 12/16/76.)**

The following uses when conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall or solid fence not less than six feet in height, when no material or equipment is stored to a height greater than that of the enclosing wall or fence and the wall or fence is maintained as provided in Section 12.21-A.9:

a. Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing.

b. Contractor's equipment storage yard or plant.

c. Draying, freighting, or trucking yard or terminal.

d. Lumber yard, retail, including only incidental mill work; provided that any planer, router, sticker or moulder used for such mill work shall be maintained in a completely enclosed building or room within a building, and that all doors and windows in the outside walls of such building or room shall be kept closed while said machinery is in use.

e. Motion picture, television, video and other media production, with outdoor sets. **(Amended by Ord. No. 172,106, Eff. 8/14/98.)**

f. Open storage, not including the storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles or similar equipment, or salvage, junk or scrap metal yards, provided no material or equipment is stored to a height greater than that of the wall or fence enclosing the storage area.

g. **Parking of trucks or buses.**

h. Public utility service yard or electrical receiving or transforming station.

i. Small boat building, except shipbuilding.

6. Other uses similar to the above, as provided in Section 12.21-A.2 but not including uses which are or may become obnoxious or offensive by reason of emission of odor, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter or water-carried waste, as determined by a Zoning Administrator.

7. Conditional uses enumerated in Section 12.24 when the location is approved pursuant to the provisions of said section.

8. Public parking areas and parking buildings as primary or accessory uses, and loading space required or provided in connection with the permitted uses, as provided in Section 12.21-A and 12.21-C.6 of this Code.

9. Uses customarily incident to any of the above uses, and accessory buildings when located on the same lot, provided:

A dwelling shall be considered to be a permissible accessory building only when it is designed for and used solely by a watchman or caretaker (including his family) of an industrial development or of a permitted use which requires 24-hour supervision and is located on the same lot with such development or use.

b. **(Amended by Ord. No. 162,335, Eff. 6/6/87.)** Open storage of materials and equipment, including used materials and equipment, shall be permitted only within an area enclosed on all sides with a solid wall or fence not less than six feet in height. No material or equipment shall be stored to a height greater than that of the wall or fence enclosing the storage area, except that storage in lumber yards may be at a height greater than said wall or fence.

The phrase “**used materials and equipment**” includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed i.e. not currently licensed by the Department of Motor Vehicles.

c. Signs or advertising structures shall indicate only the name, occupation, or nature of activities conducted, services offered or the product sold or manufactured on the premises.

d. Open storage of materials and equipment, including used materials and equipment existing on a lot when it is zoned “MR,” shall be enclosed as described herein. It shall be completely enclosed within a building or within an area enclosed on all sides with a solid wall or solid fence of a height sufficient to screen the use from public view, but in no event less than six feet in height within one year after a lot is zoned MR. The phrase “**used materials and equipment**” includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles. **(Amended by Ord. No. 162,335, Eff. 6/6/87.)**

C. Limitations. (Amended by Ord. No. 146,030, Eff. 7/11/74.) All required buildings and enclosing walls or fences shall be so constructed, the machinery and equipment shall be so installed and maintained, and the activity shall be so conducted, that all noise, vibration, dust, odor and all other objectionable factors, shall be confined or reduced to the extent that no annoyance or injury will result to persons residing in the vicinity.

Whenever there is any difficulty in determining the application of these provisions to any specific case, the Department of Building and Safety shall make such determinations.

D. Area. (Amended by Ord. No. 148,969, Eff. 12/16/76.) No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following

yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. **Front Yard** – On all lots 100 feet in depth or less, 5 feet; on all lots in excess of 100 feet in depth, 15 feet. All front yards shall be suitably landscaped and maintained except for necessary driveways and walkways.
2. **Side Yards** – Side yards conforming to the requirements of the “R4” Zone (Section 12.11-C.2) shall be provided and maintained in connection with buildings erected and used principally for residential purposes.
3. **Rear Yard** – No rear yard shall be required for buildings erected and used exclusively for commercial or industrial purposes, a rear yard conforming to the requirements of the “R4” Zone (Section 12.11-C.3) shall be provided and maintained at the floor level of the first story used in whole or in part for residential purposes.
4. **Lot Area** = The lot area required of the “R4” Zone (Section 12.11-C.4) shall apply to buildings erected and used exclusively for dwelling purposes. For buildings other than those erected and used exclusively for dwelling purposes such requirements shall apply only to that portion of a building used for dwelling purposes.
5. **Loading Space** – As required by Section 12.21-C.6. Exceptions to area regulations are provided for in Section 12.22-C.

E. Fence Modification. (Added by Ord. No. 146,030, Eff. 7/11/74.)

1. **Authority of Director** – The Director of Planning or his authorized representative, upon application, may defer the wall or fence requirements of this section, for portions of walls or fences, in the following instances:
 - a. Where adjoining property is located in the M2 or M3 Zone and is developed with any of the uses first listed in Section 12.19-A or Section 12.20-A.
 - b. Where substantial fences, walls, buildings or geographic features are located on the subject property or on adjacent property and serve to enclose the subject use as well or more effectively than the wall or fence required by this section.
2. **Compliance** – Should the use, fence, wall or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this section within six months from the date of such removal.

F. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection B of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.



INFORMATION (CODE PROCEDURES/ POLICIES):

AUTOMOTIVE USES

Use the following matrix to find out which LAMC section contains the development standards and operating conditions with which your automotive business is required to comply, or which entitlement is required in order to operate your automotive business in any given zone. If a code section is identified and you cannot comply with the designated conditions a Conditional Use or a Zone Variance will be required.

USE	C4	C2	C5	CM	MR1	M1	MR2	M2	M3
GAS STATION¹	CUP per 12.24 W2	12.14 A6 and 12.22 A28			Zone Variance	12.14 A6 and 12.22 A28	Zone Variance	12.14 A6 and 12.22 A28	
NEW AUTO SALES	12.21 A6			12.21 A6		12.21 A6			
USED AUTO SALES	12.22 A28			12.17.6 A14		12.17.6 A14			
CAR WASH²	12.22 A28			12.17.6 A13		12.17.6 A13			
AUTO REPAIR (including Auto Body without spray painting)	CUP per 12.24 W3	12.22 A28				12.17.6 A13		12.17.6 A13	
AUTO BODY (with spray painting)	CUP per 12.24 W4								
AUTO DISMANTLING³	Zone Variance							12.19 A4 (a)(1)	12.20 A6 (a)(1)
TRUCK REPAIR/ OVERHAULING	Zone Variance				Permitted by-right				
TRUCK RENTAL/ STORAGE YARD	Zone Variance				Permitted by-right	Zone Variance	Permitted by-right		
POLICE GARAGE	Zone Variance				12.17.6 A8	12.17.6 A8			

For your convenience, the following pages contain related definitions and code sections.

¹ Display, rental, storage of household moving rental trucks or utility rental trailers as part of the accessory use to an auto service station with development conditions is permitted per section 12.14A6(e)(2).
² CUP is required if located in a Commercial Corner Development or Mini-Shopping Center per section 12.24 W27
³ Also see section 12.21 A8 for additional information regarding dismantling, repairing and storage of vehicles in the A and R zones.

LAMC Section 12.03 – DEFINITIONS

- **AUTOMOTIVE USE.** The primary sale of used automobiles. In addition, this phrase shall include (1) **automotive repair** and (2) **automobile and trailer sales area**, as defined in this section.
 - **AUTOMOTIVE REPAIR.** A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers (Added by Ord. No. 169,130, Eff. 12/16/93.)
 - **AUTOMOBILE AND TRAILER SALES AREA.** An open area other than a street, used for the display, sales or rental of new or used automobiles or trailers, and where no repair work is done except minor incidental repair of automobiles or trailers to be displayed, sold or rented on the premises.
- **AUTOMOTIVE FUELING AND SERVICE STATION.** A business which dispenses automotive fuel to the public and may provide the following incidental services: tube and tire repairing, battery servicing, automotive lubrication, mechanical adjustments, changing of spark plugs and other similar maintenance activities. (Added by Ord. No. 169,130, Eff. 12/16/93.)

LAMC AUTOMOTIVE USE – GENERAL PROVISIONS, EXCEPTIONS AND REGULATIONS

Colors of the following Section headers relate back to the page 1 Matrix.

LAMC Section 12.22 A.28 – Automotive Uses in the C2, C5 and CM Zones

Section 12.22 A.28. Automotive Use. (Added by Ord. No. 178,382, Eff. 3/24/07.) In the C2 or less restrictive zones, a new automotive use, change of use or addition of floor area to an existing automotive use may be established without first obtaining an approval pursuant to Section 12.24 W.4 of this Code if the development standards set forth in Paragraph (a) and the operating conditions set forth in Paragraph (b) of this subdivision are met. Notwithstanding the above, new automobile dealership franchises, and their associated activities are exempt from the requirements of this subsection.

(a) Development Standards.

- (1) **Windows.** The exterior walls and doors of any building, excluding bay doors and/or security grills, housing an automotive use, which are parallel to a street, shall consist of at least 50 percent transparent windows, unless otherwise prohibited by law.
- (2) **Bay Doors.** Bay doors or vehicle entrances, exits and openings shall not face any school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling, or mixed use project containing a residential use, or A or R zone that is within 100-feet from the face of the building containing the bay door, vehicle entrance, exit or opening.
- (3) **Wash Rack.** Every wash rack shall be constructed or arranged so that entrances, exits and openings shall not face any school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling, or mixed use project containing a residential use, or A or R zone within 100-feet of the side of the building containing the bay door, vehicle entrance, exit or opening.
- (4) **Fences.** Fences or walls erected along the front lot line shall not exceed 36-inches in height.

- (5) **Automotive hoists.** Automotive hoists of any type or size, shall be located and operated only inside a building enclosed on at least three sides.
- (6) **Signs.**
 - i.) In addition to the requirements set forth in Section 91.6201 et seq. of this Code, no person shall erect a pole sign or projecting sign, as defined in Section 91.6202 of this Code, on the lot or lots without first obtaining a conditional use permit pursuant to Section 12.24 W.4 of this Code.
 - ii.) Monument signs and information signs may only be located within the landscape-planted areas of the lot or lots.
- (7) **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not available at the time the application is submitted and fees paid for plan check, then provisions should be made for future underground service to the satisfaction of the Bureau of Engineering, if determined necessary by the Department of Water and Power.
- (8) **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 school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling, or mixed use project containing a residential use, or A or R zone, except for that portion of the lot line where an access driveway is required by the City as determined by the Department of Building and Safety. Trash storage bins shall be located within a gated enclosure constructed of solid masonry and finished to match the exterior wall materials of the main building.
- (9) **Landscaping.** All landscaping shall comply with Sections 12.41, 12.42 and 12.43 of this Code and the following requirements:
 - i.) **Landscaping – Setback.** A landscaped, planted area having a minimum width of five feet shall be required along all street frontages of the lot or lots, except for that portion of the lot line where an access driveway is required by the City as determined by the Department of Building and Safety, and on the perimeters of all parking areas of the lot or lots that abut a residential zone or use.
 - ii.) **Irrigation System.** An automatic irrigation system shall be provided for all landscaped, planted areas. The system shall be installed and operational prior to the issuance of any certificate of occupancy.
- (10) **Lighting.** All exterior and flood lighting shall be directed onto the lot or lots and shall be designed to eliminate any glare to adjoining properties.

(b) Operating Conditions

- (1) **Spray painting shall not be conducted.**
- (2) Junkyard or automobile dismantling activities shall not be conducted.
- (3) Public address system shall not be permitted.
- (4) Site cleaning, sweeping, trash collection and deliveries to the site shall be limited to the following hours: Monday through Friday, 7:00 AM to 7:00 PM and Saturday and Sunday 8:00 AM to 5:00 PM. Notwithstanding the above, trash collection shall not be allowed on Sundays or legal holidays.
- (5) **Hours of operation shall be limited to:** Monday through Friday, 7:00 AM to 7:00 PM; Saturday, 9:00 AM to 8:00 PM; and Sunday, 11:00 AM to 8:00 PM.
- (6) All loading, including those of vehicles, shall occur on-site.
- (7) Vehicles being repaired shall be stored on-site. Any off-site parking shall comply with Section 12.21 A.6. of this Code.
- (8) Accessory sales activities shall not occur outside a fully enclosed building.
- (9) Trailers and/or temporary modular buildings shall not be permitted as a work area.

- (10) Arcades or game machines shall not be permitted.
- (11) Temporary canopy tents shall not be permitted when the tents are visible from the street.
- (12) The site where the automotive use is located shall be kept clear of weeds, rubbish, and all types of litter and combustible materials at all times. One trash receptacle shall be located for every 200 square feet of open space and shall be uniformly distributed throughout the open areas of the site.
- (13) Any automotive laundry or wash rack, in which power driven or steam cleaning machinery is used, shall maintain noise levels below the levels provided in Table II of Section 111.03 of this Code. The comparison between the noise emanating from the automotive laundry or wash rack and from Table II shall be made in the manner set forth in Section 111.02(a) of this Code.
- (14) Any automotive sound shop or automotive alarm shop shall be wholly conducted within a fully enclosed building. No portion of the building or its associated parking area shall be within 50 feet of any school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling, or mixed use project containing a residential use, or A or R zoned lot.
- (15) All operational conditions imposed by the Department of Building and Safety in its annual inspections of automotive repair and used vehicle sales area pursuant to Section 12.26.I of this Code shall be followed.
- (16) On-site pennants, banners, ribbons, streamers, spinners, balloons and supergraphic signs are prohibited.
- (17) All windows and glass doors shall be maintained free of any signs.
- (18) **Covenant.** Prior to the issuance of a building permit or land use 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 shall implement each of the conditions set forth in this paragraph, and shall not permit the establishment of any uses enumerated in Section 12.24 W.4 of this Code without first obtaining a conditional use approval. The covenant and agreement shall run with the land and 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 Automotive Use and/or an Existing Automotive Use Being Expanded or Remodeled. An existing building or buildings may be converted or an existing automotive use may be expanded without first obtaining a conditional use approval if all of the following requirements are met:

- (1) All alterations result in no more than 20% increase in the existing floor area of all of the buildings on a lot or lots cumulatively over the previous five years.
- (2) The proposed automotive use complies with all the conditions of operation of Paragraph (b) above.
- (3) Any reuse of an existing structure that is required to go through a CUP process shall have all standards established by the Zoning Administrator.

(d) Specific Plan Compliance. Notwithstanding any other provision of this Code to the contrary, if the Director determines that the provisions of this subdivision conflict with those of an adopted Specific Plan, pedestrian oriented, commercial and artcraft, community design overlay, historic preservation overlay or transit-oriented district, area or zone, then the provisions of that Specific Plan, district, area or zone shall prevail.

Section 12.17.6 – Auto Repair in the M1, M2 and M3 Industrial Zones

Section 12.17.6 A.13 – Auto Repair in the M1 Zone [Note: The M2 and M3 Zones allow Auto Repair Uses as permitted in the M1 Zone]

A. Use. (Amended by Ord. No. 173,492, Eff. 10/10/10.) No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a "Supplemental Use District" is created, for those uses as may be permitted in that district:

13. (Added by Ord. No. 178,382, Eff. 3/24/07.) Notwithstanding the provisions of Section 12.22 A.28 of this Code to the contrary, **automotive repair**, provided that all of the following conditions are met:

- (a) The lot containing the automotive repair use is located more than 500 feet from any school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling, or mixed use project containing a residential use, or an A or R zone. If the lot is located 500 feet or less from any school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling or mixed use project containing a residential use or an A or R zone, automotive repair is prohibited unless approved pursuant to the provisions of Section 12.24 W.4 of this Code.
- (b) All automotive spray painting shall be conducted in full compliance with the provisions of Article 7, Chapter V of this Code regulating these installations; provided further, that any spray painting shall be done within a building.
- (c) All other operations shall be conducted wholly within a building enclosed on at least three sides, except for the following activities, which may be conducted within the first 18 feet in depth in front of the garage bay door measured perpendicular to the entire length of the building wall containing a garage bay door, provided that this area does not displace any required parking:
 1. electrical diagnostics;
 2. battery charging and changing;
 3. tire removal and replacement, so long as the vehicle is elevated no more than 12 inches off the ground measured to the bottom of the tire. A portable hoist may be used for this function only.
- (d) Except as provided in Paragraph (c)(3) above, automotive hoists, of any type or size, shall be located and operated only inside a building enclosed on at least three sides.
- (e) A minimum of 500 square feet of storage area shall be provided (open storage shall comply with Section 12.14 A.42 of this Code);
- (f) Notwithstanding Paragraphs (a) and (c) of this subdivision, an automotive sound shop or automotive alarm shop shall be permitted if it complies with the following:
 1. All operations are wholly conducted within a fully enclosed building; and
 2. No portion of the building or its associated parking area shall be within 50 feet of any school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling, or mixed use project containing a residential use, or an A or R zoned lot.

Section 12.17.6 – Car Washes in the M1, M2, and M3 Industrial Zones

Section 12.17.6 A 14 – Car Washes in the M1 Zone *[Note: The M2 and M3 Zones allow Automotive laundry or wash rack Uses as permitted in the M1 Zone]*

12.17.6 A.14 (Added by Ord. No. 178,382 Eff. 3/24/07.) Notwithstanding the provisions of Section 12.22 A.28 of this Code to the contrary, automotive laundry or wash rack, in which power driven or steam cleaning machinery is used or any coin-operated automotive laundry or wash rack.

- (a) Any automotive laundry or wash rack, in which power driven or steam cleaning machinery is used shall maintain noise levels below the levels provided in Table II of Section 111.03 of this Code.
- (b) The comparison between the noise emanating from the automotive laundry or wash rack and from Table II shall be made in the manner set forth in Section 111.02(a) of this Code.
- (c) Every wash rack shall be constructed or arranged so that entrances, exits, and openings shall not face any residentially zoned property within 100 feet of the entrances, exits or openings.

Section 12.21 A.6 – Development Standards for Auto Sales

Section 12.21 A 6 Automobile Parking and Sales Area—Improvement. Every public or private parking area or automobile, manufactured home or trailer sales area other than those lawfully in existence on August 21, 1969, shall be arranged, improved and maintained in accordance with the following regulations: (Amended by Ord. No. 161,716, Eff. 12/6/86).

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

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

- (b) **(None)**

- (c) **Paving and Car Stops. (Amended by Ord. No. 182,431, Eff. 3/24/13.)** Every parking area, every parking garage required by the provisions of this article, every automobile storage area (except those areas utilized for the temporary storage of automobiles for not to exceed six months in any calendar year), every automobile, manufactured home or trailer sales area and every driveway shall be paved with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with portland cement paving at least three inches thick or with an alternative paving material described below. All such areas shall have appropriate bumper guards, wheel stops, steel posts, walls, curbs, suitable landscaping or other installations adequate to prevent vehicles from parking or maneuvering on those portions of a lot upon which a driveway or parking area is prohibited, or into a public right-of-way, or where those portions of a lot are needed to prevent encroachment on walkways or adjoining properties.

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

- (1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department.
 - (2) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).
 - (3) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.
 - (4) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.
 - (5) Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving only one or two residential unit(s).
 - (6) All products shall be compliant with all other provisions of the Los Angeles Municipal Code and any applicable standards or guidelines.
- (d) **Wall Required.** Every public or private parking area, or automobile, manufactured home or trailer sales area shall be completely enclosed with a wall except that no wall shall be required: (Amended by Ord. No. 161,716, Eff. 12/6/86.)
- (1) Across necessary driveways;
 - (2) On a lot in a M2 or M3 Zone;

- (3) Along a lot line abutting an alley, a public parking area, or a P (not including the A or R zones), PB, C or M zones;
- (4) Along any portion of a lot line, including the front lot line where no parking area or access driveway is located within 15 feet of said line, when adequate safeguards are provided to prevent vehicles from occupying said 15 foot space and said space is landscaped;
- (5) Along any lot line of an automobile sales area that abuts a street, provided, however, such sales area incorporates landscaped area or areas in the amount of at least three percent of said sales area.

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

- (1) The wall shall not be less than four feet in height in any lot where the surface of the parking area is raised one foot nine inches or more above the natural ground, said wall to be measured from the finished grade of the parking area. Provided, however, that where the wall requirements here specified would exceed those specified in Section 12.22 C.20(f), the provisions of Section 12.22 C.20(f) shall control.
- (2) The wall shall not be less than three feet in height under the following circumstances:
 - i. On that portion of a lot in the A or R zone which extends into the required front yard;
 - ii. On that portion of a lot in a P (not including the A or R zones), PB, C or M1 zone within 15 feet of the front lot line.
 - iii. On that portion of a corner lot within five feet of the side street lot line.
 - iv. Along any lot line abutting a street.

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

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

All walls shall be maintained in good condition.

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

- (1) One-half of the required two percent improvement shall be credited for street trees planted in accordance with plans approved by the Street Tree Division of the Bureau of Street Maintenance. Approval shall be granted for any plan which complies with the Master Plan for Street Trees. Existing street trees shall be considered in satisfying this provision;
- (2) One-half of the required two percent improvement shall be credited for walls, providing walls are constructed along all lot lines abutting a street. Existing walls shall be credited.

- (3) Up to and including one-half of the two percent improvement shall be credited for landscaped setback areas, provided that the total of such setback area is equal to that percent of the total parking area being created.
 - (4) Up to and including one-half of the two percent improvement shall be credited for interior landscaping, provided that the total of such landscaped area is equal to that percent of the total parking area being credited.
 - (5) On those lots having no street frontage two percent improvement shall be credited for interior landscaping, provided that the lot of such landscaped area is equal to the percent of the total parking area credited.
- (h) **Improvement.** Where a lot located in either an A, R, or A or R in combination with a P zone, or is serving as a parking area for the primary use of a specific building or buildings, and said lot is used for a public or private parking area for more than 20 vehicles, at least four percent of the parking area shall be devoted to improvements as follows:
- (1) One-fourth of the required four percent improvement shall be credited for street trees planted in accordance with plans approved by the Street Tree Division. Approval shall be granted for any plan which complies with the Master Plan for Street Trees. Existing street trees shall be considered in satisfying this condition;
 - (2) One-fourth of the required four percent improvement shall be credited for walls, provided that walls are constructed along all lot lines abutting a street. Existing walls shall be credited;
 - (3) Up to and including three-fourths of the four percent improvement shall be credited for landscaped setback areas, provided that the total of said setback area is equal to the percent of the total parking area credited;
 - (4) Up to and including three-fourths of the four percent improvement shall be credited for interior landscaping, provided that the total of such landscaped area is equal to that percent of the total parking area being credited;
 - (5) On those lots having no street frontage, four percent improvement shall be credited for interior landscaping provided the total of such landscaped area is equal to that percent of the total parking area being credited.
- (i) **Landscaping** (Amended by Ord. No. 152,467, Eff. 7/14/79.) Those portions of a lot developed as a public parking area on which automobile parking is prohibited by paragraph (a) above, or otherwise not improved, shall be fully landscaped with lawn, trees, shrubs or suitable groundcover, and no portion except the access driveways shall be paved.

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

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

- (j) **Lighting.** All lights used to illuminate an automobile, manufactured home or trailer sales area shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises. Parking areas and garages shall conform to the lighting requirements of Section 12.21 A.5.(k). (Amended by Ord. No. 161,716, Eff. 12/6/86.)
- (k) **Intersection Obstruction.** The provisions of this subsection shall not be construed as permitting any obstruction at a street intersection contrary to the provisions of Section 62.200 of this Code.

Section 12.14 A.6 – Gas Stations in the C2, C5, CM, M1, M2 & M3 Zones

Development Standards and Operating Conditions Set Forth in Section 12.22 A.28

Section 12.14.A.6 – Gas Stations in the C2, Zone [Note: The C5, CM, M1, M2 and M3 Zones allow Automotive Fueling and Service Station Uses as permitted in the C2 Zone]

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a “Supplemental Use District” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

6. (Amended by Ord. No. 169,584, Eff. 4/23/94.) Automotive fueling and service station, provided that:
 - (a) (Amended by Ord. No. 172,468, Eff. 4/1/99.) All tire and lube repairing, battery servicing, automotive lubrication, mechanical adjustments and other vehicle maintenance activities shall be conducted wholly within a building, except for:
 - (1) Those servicing operations which are normally made in the area immediately adjacent to the pump island; and
 - (2) The following services when conducted within the first 18 feet in depth measured perpendicular to the entire length of the building wall containing a garage bay door, provided said area shall not displace any required parking:
 - i. electrical diagnostics;
 - ii. battery charging and changing; and
 - iii. tire removal and replacement, if the vehicle is elevated no more than 12 inches off the ground measured to the bottom of the tire. A portable hoist may be used for this function.

Except as provided in (2)(iii) above, automotive hoists of any type or size shall be located or operated only inside a building.

- (b) A six-foot high concrete or masonry wall, for the entire length of the property line, shall be constructed on any lot line which abuts an “A” or “R” Zone, or is separated therefrom only by an alley provided, however, that for a distance of 15 feet from the intersection of the lot line with the street, said wall shall be only 3 feet 6 inches high, and provided further, that where a lot line abuts an alley and the alley is used for ingress and egress the wall may be omitted for a distance not to exceed 25 feet from the intersection of said lot line with the street. Such walls shall be without openings and shall be of solid masonry or concrete with a minimum nominal thickness of 6 inches. Such walls shall be protected from damage or destruction by automobiles by the erection or installation of wheel blocks, guard rails or other appropriate devices on the property.
- (c) No driveway approach shall be located within five feet of any property line abutting an “A” or “R” Zone, said distance to be measured from the intersection of the lot line with the street to the far side of the nearest side slope of the driveway.
- (d) No part of any pump island shall be located within 12 feet of any street.
- (e) Display and/or storage of merchandise for sale, must be confined to the rear half of the lot measured from all street frontages, except that display of automotive merchandise for sale shall be permitted in enclosed buildings, on the pump islands, in the open within three feet of the exterior walls of the main building, and is not more than two portable or semi-portable cabinets, provided each of said cabinets shall not exceed 6 feet in height, nor exceed 40 square feet in base area, and provided further that said cabinets are located not less than 50 feet from all street lines. The display, rental and/or storage of household moving rental trucks and/or utility rental trailers as defined in Section 12.03 of this Code shall also be permitted in connection with an automobile service station, which is currently active in dispensing gasoline and oil to the general public, and pursuant to the following restrictions:
 - (1) If the adjoining property, on any two of the three sides of the involved parcel not abutting the main street is in the C1.5, C2, C4 or C5 zone, then up to 10% of the lot area may be used for the display, rental, and/or storage of household moving rental trucks or utility rental trailers.

- (2) If the adjoining property, on any two of the three sides of the involved parcel not abutting the main street is in the CM or a less restrictive zone, than up to 25% of the lot area may be used for the display, rental, and/or storage of household moving rental trucks or utility rental trailers.

No storage, display or rental of household moving rental trucks or utility rental trailers permitted by Subparagraphs 1 and 2 above shall take place within 25 feet of a residential zone.

Except for the storage, display or rental of household moving rental trucks and utility rental trailers permitted herein, there shall be no rental, storage or storage for rental purposes of equipment commonly used by contractors or commercial vehicles which exceed a registered net weight of 5600 pounds.

- (f) Except as permitted in Subsection (e) hereof, open-air storage of merchandise or materials, including rubbish containers, used tires, used batteries and items of a similar nature must be confined to a storage area completely enclosed by a solid, non-combustible wall or fence (with necessary self-closing gates) six feet in height. Said storage area must be at least 150 square feet in area. No merchandise or material shall be stored higher than said wall or fence.
- (g) Lights used to illuminate the service station site shall be arranged so as to reflect the light away from the adjacent premises in an "A" or "R" Zone and the light standard for such lights shall not exceed 20 feet in height.
- (h) (Repealed by Ord. No. 169,130, Eff. 12/16/93.)
- (i) (Repealed by Ord. No. 169,130, Eff. 12/16/93.)
- (j) Notwithstanding Section 12.24 W.27 of this Code, the automotive fueling station use shall be in compliance with all of the development standards and operating conditions set forth in Section 12.22 A.28 of this Code. (Added by Ord. No. 178,382, Eff. 3/24/07.)

Auto Dismantling in the M2 Light Industrial Zone

Section 12.19 A.4 – The following uses when conducted in accordance with the limitations hereafter specified:

- (a) Types of uses. (Amended by Ord. No. 152,770, Eff. 9/15/79.)

- (1) Automobile dismantling yard.

(b) **Limitations.**

- (1) No crushing, smashing, baling or reduction of metal is conducted on the premises unless such is conducted without producing substantial amounts of dust and is so conducted that the noise emanating therefrom, as measured from any point on adjacent property shall be no more audible than the noise emanating from ordinary street traffic and from other commercial or industrial uses measured at the same point on said adjacent property; provided, however, that such noise shall be permitted in the event it does not exceed the levels provided in Section 111.03 of this Code as measured from any point on adjacent property in an "A", "R", "C", "P" or "M" zone. (Amended by Ord. No. 156,363, Eff. 3/29/82.)
- (2) The use is conducted wholly within an enclosed building or within an area completely enclosed with a solid masonry wall not less than eight feet in height with necessary solid gates of like height; or within an area completely enclosed with a solid fence not less than eight feet in height with necessary solid gates of like height. (Amended by Ord. No. 137,470, Eff. 11/29/68.)
- (3) In the event the use is conducted in an area enclosed by a wall or fence as hereinabove provided, no material shall be stored to a height greater than the height of the enclosing wall or fence, except that the storage of empty second-hand wooden boxes and at when located at least 300 feet from a more restrictive zone or use, may be permitted an additional foot above the enclosing wall or fence for each two feet such boxes are set back from said enclosing wall or fence; provided that such stacking shall not exceed 18 feet

in height. In no event shall such stacks violate the limitations imposed by Section 57.58.04 (57.315.4.2) of the Los Angeles Municipal Code. (Amended by Ord. No. 165,342, Eff. 1/19/90.)

- (4) (Amended by Ord. No. 145,040, Eff. 1/15/73.) Paved off-street parking spaces are provided for buildings as required by Section 12.21-A of this Code, and for all other portions of the lot, other than public parking areas as follows:
- i. For up to the first acre a minimum of six spaces;
 - ii. For the second acre—one space for each 12,000 square feet of lot area; and
 - iii. For each acre exceeding two—one space for each acre of lot area.
- (5) In the event the use is conducted in an area enclosed by a wall or fence as hereinabove provided, all property adjacent to any street is landscaped to a minimum depth of two feet measured at a right angle from the adjacent street and extending the full length of the property contiguous to such street except for areas necessary for ingress and egress. (Amended by Ord. No. 137,470, Eff. 11/29/68.)

Auto Dismantling in the M3 Heavy Industrial Zone

Section 12.20 A.6 – The following uses when conducted in accordance with the limitations hereafter specified

(a) Types of uses. (Amended by Ord. No. 152,770, Eff. 9/15/79.)

(1) Automobile dismantling yard.

(b) **Limitations.** The uses set forth in Paragraph (a) above, except for cargo container storage yards when established and operated in conformance with the standards contained in Section 12.21 A.22 of this Code, are subject to the following limitations: (Amended by Ord. No. 177,244, Eff. 2/18/06.)

- (1) Notwithstanding any provisions of Section 12.23 C.6 of this Code, from and after August 25, 1970, all of the uses described in Paragraph (a) of this subdivision in the "M3" shall be conducted wholly within an enclosed building, or shall be completely enclosed with a solid wall or solid fence not less than eight feet in height with necessary solid gates of like height.
- (2) Where a required wall or fence has been erected between the area wherein the use is conducted and a street, no material is stored to a height greater than that of such wall or fence within 50 feet thereof unless the height of the wall or fence is 10 feet or more in which case the distance within which no material may be stored above the height of the wall or fence shall be 37 feet. Provided, however, that a scrap metal processing yard that is entirely located at least 500 feet from a more restrictive zone, is exempt from the above stacking limitations.
- (3) Paved off-street parking spaces have been provided as specified in Section 12.19 A.4.(b)(4).
- (4) Landscaping is provided as specified in Section 12.19 A.4.(b)(5).

EXCEPTION: Any of the uses enumerated in Section 12.20 A.6., located on land which is entirely separated from a more restrictive zone in the City of Los Angeles by a body of water at least 500 feet wide shall be exempt from the foregoing enclosure limitations.

Section 12.17.6 A.8 – Police Garages

Section 12.17.6 A.8 – Official Police Garages as designated by the Los Angeles Police Commission for the storage of impounded, abandoned or partially dismantled automobiles, subject to the following limitations:

- (a) the use is located 300 feet or more from property in an A or R zone.
- (b) the use is conducted wholly within an area completely enclosed with a solid masonry wall or solid fence no less than eight feet in height with necessary solid gates of the same height;

- (c) no dismantling of vehicles or crushing, smashing, baling or reduction of metal takes place on the premises;
- (d) all property adjacent to any street is landscaped to a minimum depth of two feet measured at a right angle from the adjacent street, and extending the full length of property contiguous to the street except for area necessary for ingress and egress; and
- (e) paved off-street parking spaces are provided for buildings as required by Section 12.21 A, and in addition for all other portions of the lot, other than public parking areas, as follows:
 - (1) for one or fewer acres, a minimum of six spaces;
 - (2) for more than one acre but not more than two acres, one space for each 12,000 square feet of lot area; and
 - (3) for each acre exceeding two acres, one space for each acre of lot area and;
- (f) no material shall be stored to a height greater than the height of the enclosing wall or fence.

LAMC SECTION 12.24 – CONDITIONAL USE PERMITS

Section 12.24 E. - Findings for Approval. A decision-maker shall not grant a conditional use or other approval specified in Subsections U., V., W., or X of this Section without finding:

1. that the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region
2. that the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and
3. that the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

The decision-maker shall also make any additional findings required by Subsections U., V., W., and X., and shall determine that the project satisfies all applicable requirements in those subsections.

Section 12.24 W 2 – Gas Stations in the C1.5 and C4 Zones

Requirements set forth in Section 12.14 A.6(a), (b), (c) and (g)

Section 12.24.W.2 Automotive fueling and service stations, but not including automobile laundry or wash rack in the C1.5 and C4 Zone subject to:

- (a) The site shall abut a major or secondary highway;
- (b) No service station activities, other than a public parking area, shall be located within 20 feet of an A or R Zone;
- (c) The requirements of Paragraphs (a), (b), (c) and (g) of Section 12.14 A.6 shall apply;
- (d) Driveways shall be located and designed so as to minimize conflicts with pedestrian and vehicular traffic, and on a corner lot shall be located 25 feet or more from the intersection of the street lot lines;

- (e) Display of merchandise for sale shall be permitted only within enclosed buildings, on the pump islands, in the open within three feet of the exterior walls of the main building, and in not more than two portable or semi-portable cabinets, provided each of the cabinets does not exceed six feet in height, nor 40 square feet in base area, and provided further that these cabinets are located not less than 50 feet from all street lines;
- (f) There shall be no rental of equipment, trailers or vehicles;
- (g) Storage of materials or equipment shall be permitted only within a completely enclosed building or within an area enclosed on all sides with a solid wall or fence, not less than six feet in height;
- (h) Not more than two signs which are freestanding or which project more than two feet above the roof of a building to which they are attached, and not more than two portable signs, shall be permitted;
- (i) One percent or more of the area of the lot shall be suitably landscaped and provisions shall be made for maintenance of landscaped areas.

Section 12.24 W.3 – Automotive Repair in the C4 Zone

Section 12.24 E. - Findings

Section 12.24 W.4 – Automotive Use In The C or M Zones that do not comply with standards

C Zone Standards and Operating Conditions set forth in Section 12.22 A.28

M Zone regulations set forth in Section 12.17.6

Section 12.24 W.4 Automotive Uses in the C Zones that do not comply with the Development Standards and Operating Conditions enumerated in Section 12.22 A.28 or Automotive Uses in the M Zones that do not comply with Section 12.17.6 of this Code (Amended by Ord. No. 178,382, Eff. 3/24/07).

- (a) **Standards.** In making a determination on an application for a conditional use filed pursuant to this subdivision, a Zoning Administrator may consider all of the applicable provisions of Section 12.22 A.28 of this Code as establishing minimum standards for the approval of automobile uses.
- (b) **Findings.** (Amended by Ord. No. 182,095, Eff. 5/7/12.) In addition to the findings set forth in Section 12.24 E., the Zoning Administrator shall find:
 - (1) That project approval will not create or add to a detrimental concentration of automotive uses in the vicinity of the proposed automotive use;
 - (2) That based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets;
 - (3) That any spray painting will be conducted within a fully enclosed structure located at least 500-feet away from a school or A or R zone, and that all spray painting will be conducted in full compliance with the provisions of Article 7, Chapter 5, of this Code, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations; and
 - (4) That the applicant has submitted an appropriate landscape plan setting forth all plant materials and irrigation systems, and a written maintenance schedule indicating how the landscaping will be maintained.