

Santa Monica Municipal Code

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

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

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

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

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

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

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

beauty/barber shops, and clothing and grocery stores. Uses above the ground floor include residential, commercial, and local-serving office uses. This District is comprised of four geographic areas:

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

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

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

Montana Avenue. Montana Avenue serves as a local, commercial, and entertainment street that also draws regional visitors who enjoy its many cafés and boutique stores. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015)

9.11.020 Land Use Regulations

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

“P” designates permitted uses.

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

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

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

“—” designates uses that are not permitted.

Land uses are defined in Chapter [9.51](#) (“Use Classifications”) of Article 9 of the Santa Monica Municipal code (“Zoning Ordinance”). Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other Sections of this Ordinance.

Use Classification	MUBL	MUB	GC	NC	Additional Regulations
Residential Uses					
Residential Housing Types	See sub-classifications below.				
Single Unit Dwelling	P	P	P	P	
Accessory Dwelling Unit	P	P	P	P	Section 9.31.025 , Accessory Dwelling Units and Junior Accessory Dwelling Units
Junior Accessory Dwelling Unit	p	p	p	p	Section 9.31.025 , Accessory Dwelling Units and Junior Accessory Dwelling Units

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
Use Classification	MUBL	MUB	GC	NC	Additional Regulations
Duplex	P	P	P	P	
Multiple-Unit Structure	P	P	P	P	
Senior Citizen Multiple-Unit Residential	P	P	P	P	
Single-Room Occupancy Housing	P	P	P	P	
Group Residential	MUP	MUP	MUP	MUP	
Congregate Housing	P	P	P	P	
Senior Group Residential	P	P	P	P	Section 9.31.310, Senior Group Residential
Elderly and Long-Term Care	P	P	P	–	
Emergency Shelters	L(3)/CUP	L(3)/CUP	L(3)/CUP	L(3)/CUP	Section 9.31.130, Emergency Shelters
Family Day Care	<i>See sub-classifications below.</i>				
Large	P	P	P	P	Section 9.31.140, Family Day Care, Large
Small	P	P	P	P	
Residential Facilities	<i>See sub-classifications below.</i>				
Residential Care, General	P	P	P	P	Section 9.31.270, Residential Care Facilities
Residential Care, Limited	P	P	P	P	Section 9.31.270, Residential Care Facilities
Residential Care, Senior	P	P	P	P	Section 9.31.270, Residential Care Facilities
Hospice, General	P	P	P	P	
Hospice, Limited	P	P	P	P	
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Public and Semi-Public Uses					
Adult Day Care	P	P	P	L(2)/CUP	
Child Care and Early Education Facilities	P	P	P	L(2)/CUP	Section 9.31.120, Child Care and Early Education Facilities
Colleges and Trade Schools, Public or Private	CUP	CUP	P	CUP	
Community Assembly	L(18)/CUP	L(18)/CUP	L(18)/CUP	L(18)/CUP	
Community Gardens	P	P	P	P	
Cultural Facilities	P	P	P	L(2)/CUP	
Hospitals and Clinics	–	P	CUP	–	
Park and Recreation Facilities, Public	P	P	P	P	
Public Safety Facilities	P	P	P	CUP	

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
Use Classification	MUBL	MUB	GC	NC	Additional Regulations
Schools, Public or Private	P	CUP	CUP	P	
Social Service Centers	P	P	P	P	Section 9.31.350, Social Service Centers
Commercial Uses					
Animal Care, Sales, and Services	<i>See sub-classifications below.</i>				
Grooming and Pet Stores	L(19)/CUP	L(19)/CUP	L(19)/CUP	L(2)/CUP	No more than 10 dogs or cats may be kept overnight
Pet Day Care Services	MUP	MUP	MUP	MUP	
Veterinary Services	MUP	MUP	MUP	MUP	
Automobile/Vehicle Sales and Service	<i>See sub-classifications below.</i>				
Alternative Fuels and Recharging Facilities	CUP	CUP	CUP	CUP	
Automobile Rental	CUP	MUP	MUP	–	Section 9.31.050, Automobile Rental
Automobile Storage Use	L(4)/CUP	–	–	–	
New Automobile/Vehicle Sales and Leasing	–	–	CUP(6)	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
Additions 7,500 square feet or less to Automobile/Vehicle Sales and Leasing buildings existing as of 07/06/2010	L(5)/MUP	L(5)/MUP	L(5)/MUP	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
Additions larger than 7,500 square feet to Automobile/Vehicle Sales and Leasing buildings existing as of 07/06/2010	CUP (5)	CUP (5)	CUP (5)	–	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
Automobile/Vehicle Repair, Major	–	–	CUP	–	Section 9.31.060, Automobile/Vehicle Repair, Major and Minor
Automobile/Vehicle Service and Repair, Minor	CUP	–	CUP	–	Section 9.31.060, Automobile/Vehicle Repair, Major and Minor
Automobile/Vehicle Washing	–	–	CUP	–	Section 9.31.080, Automobile/Vehicle Washing
Service Station	CUP	CUP	MUP	–	Section 9.31.320, Service Stations
Towing and Impound	–	–	CUP	–	
Banks and Financial Institutions	<i>See sub-classifications below.</i>				
Banks and Credit Unions	L(2)/CUP	L(2)/CUP	L(2)/CUP	L(2)/CUP	
Check Cashing Businesses	–	–	–	–	
Business Services	L(19)/CUP	L(19)/CUP	L(19)/CUP	L(2)/CUP	
Commercial Entertainment and Recreation	<i>See sub-classifications below.</i>				
Cinemas	L(7)	–	–	L(7)	

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
Use Classification	MUBL	MUB	GC	NC	Additional Regulations
Theaters	L(8)/CUP	L(8)/CUP	L(8)/CUP	L(8)/CUP	
Convention and Conference Centers	–	CUP	CUP	–	
Large-Scale Facility	CUP	CUP	CUP	-	
Small-Scale Facility	L(9)/CUP	L(9)/CUP	L(9)/CUP	CUP (16)	Section 9.31.340 , Small-Scale Facility, Game Arcades
Fortunetelling	P	P	P	P	
Eating and Drinking Establishments	<i>See sub-classifications below.</i>				
Bars/Nightclubs/Lounges	CUP	CUP	CUP	-	Section 9.31.040 , Alcoholic Beverage Sales
Restaurants, Full-Service, Limited Service & Take-Out (2,500 square feet and smaller, including Outdoor Dining and Seating)	P	P	P	L(10)(11)	Section 9.31.040 , Alcoholic Beverage Sales Section 9.31.280 , Restaurants, Limited Service and Take-Out Only Section 9.31.290 , Restaurants With Entertainment Section 9.31.200 , Outdoor Dining and Seating
Restaurants, Full-Service, Limited Service & Take-Out (2,501 – 5,000 square feet, including Outdoor Dining and Seating)	MUP	MUP	MUP	MUP (10)(11)	Section 9.31.040 , Alcoholic Beverage Sales Section 9.31.280 , Restaurants, Limited Service and Take-Out Only Section 9.31.290 , Restaurants With Entertainment Section 9.31.200 , Outdoor Dining and Seating
Restaurants, Full-Service, Limited Service & Take-Out (greater than 5,000 square feet, including Outdoor Dining and Seating)	CUP	CUP	CUP	CUP (10)(11)	Section 9.31.040 , Alcoholic Beverage Sales Section 9.31.280 , Restaurants, Limited Service and Take-Out Only Section 9.31.290 , Restaurants With Entertainment Section 9.31.200 , Outdoor Dining and Seating
Equipment Rental	–	L(19)/CUP	L(19)/CUP	–	
Food and Beverage Sales	<i>See sub-classifications below.</i>				
Convenience Market	CUP	CUP	CUP	CUP	Section 9.31.040 , Alcoholic Beverage Sales
Farmers Markets	CUP	CUP	CUP	CUP	
General Market	L(12)/CUP	L(12)/CUP	L(12)/CUP	L(12)/CUP	Section 9.31.040 , Alcoholic Beverage Sales

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
Use Classification	MUBL	MUB	GC	NC	Additional Regulations
Liquor Stores	CUP	CUP	CUP	CUP	Section 9.31.040, Alcoholic Beverage Sales
Funeral Parlors and Mortuaries	–	CUP	CUP	–	
Instructional Services	L(19)/CUP	L(19)/CUP	L(19)/CUP	L(17)/CUP	
Live-Work	L(14)	L(14)	L(14)	L(14)	Section 9.31.170, Live-Work
Lodging	<i>See sub-classifications below.</i>				
Bed and Breakfast	MUP	MUP	MUP	MUP	Section 9.31.090, Bed and Breakfasts
Hotels and Motels	CUP	CUP	CUP	–	
Maintenance and Repair Services	L(19)/CUP	L(19)/CUP	L(19)/CUP	L(2)/CUP	
Nurseries and Garden Centers	L(19)/CUP	L(19)/CUP	L(19)/CUP	L(17)/CUP	Section 9.31.220, Outdoor Retail Display and Sales
Offices	<i>See sub-classifications below.</i>				
Business and Professional	L(21)/CUP	L(21)/CUP	L(21)/CUP	L(21)/CUP	
Creative	L(21)/CUP	L(21)/CUP	L(21)/CUP	L(21)/CUP	
Medical and Dental	L(21)/CUP	L(21)/CUP	L(21)/CUP	L(21)/CUP	
Walk-In Clientele	L(21)/CUP	L(21)/CUP	L(21)/CUP	L(21)/CUP	
Outdoor Newsstands	MUP	MUP	MUP	MUP	Section 9.31.210, Outdoor Newsstands
Parking, Public or Private	CUP	CUP	CUP	CUP	
Personal Services	<i>See sub-classifications below.</i>				
General Personal Services	L(19)/CUP	L(19)/CUP	L(19)/CUP	L(2)/CUP	Section 9.31.230, Personal Service
Personal Services, Physical Training	L(19)(20)	L(19)(20)	L(19)(20)	L(2)(20)/CUP	
Tattoo or Body Modification Parlor	MUP	MUP	MUP	MUP	Section 9.31.230, Personal Service
Retail Sales	<i>See sub-classifications below.</i>				
Building Materials Sales and Services	–	–	CUP	–	Section 9.31.220, Outdoor Retail Display and Sales
General Retail Sales, Small-Scale	L(19)/CUP	L(19)/CUP	L(19)/CUP	L(2)/CUP	Section 9.31.220, Outdoor Retail Display and Sales
General Retail Sales, Medium-Scale	CUP	CUP	L(19)/CUP	–	Section 9.31.220, Outdoor Retail Display and Sales
General Retail Sales, Large-Scale	–	–	CUP	–	Section 9.31.220, Outdoor Retail Display and Sales
Medical Marijuana Dispensaries	CUP(15)	CUP(15)	CUP(15)	–	Section 9.31.185, Medical Marijuana Dispensaries
Pawn Shops	–	–	–	–	
Swap Meets	–	–	CUP	–	Section 9.31.360, Swap Meets
Industrial Uses					

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS					
Use Classification	MUBL	MUB	GC	NC	Additional Regulations
Artist's Studio	P	P	P	P	
Commercial Kitchens	–	–	CUP	–	
Media Production	<i>See sub-classifications below.</i>				
Support Facilities	L(21)/CUP	L(21)/CUP	L(21)/CUP	L(21)/CUP	
Transportation, Communication, and Utilities Uses					
Bus/Rail Passenger Stations	P	P	P	P	
City Bikeshare Facility	P	P	P	P	
Communication Facilities	<i>See sub-classifications below.</i>				
Antennas and Transmission Towers	–	–	CUP	–	
Equipment within Buildings	–	–	P	–	
Light Fleet-Based Services	–	–	CUP	–	
Utilities, Major	–	L(13)	L(13)	–	
Utilities, Minor	P	P	P	P	

Specific Limitations:

- (1) Reserved.
- (2) Limited to facilities with no more than 7,500 square feet of floor area and/or 40 linear feet of ground floor street frontage; greater area and/or width requires approval of a Conditional Use Permit.
- (3) Limited to shelters containing less than 55 beds; Conditional Use Permit required for emergency shelters with 55 or more beds.
- (4) Limited to automobile storage use associated with existing automobile dealerships selling new vehicles; otherwise, requires Conditional Use Permit.
- (5) Auto dealerships existing as of July 6, 2010 are considered permitted uses. Expansions to existing dealerships conforming to the Urban Auto Dealership Format standards in Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage are permitted. Expansions to existing dealerships that do not conform to the Urban Auto Dealership Format standards shall require a MUP or CUP.
- (6) New auto dealerships may be allowed, subject to approval of a Conditional Use Permit, only on sites with frontage on Santa Monica Boulevard between Lincoln Boulevard and 20th Street on Lincoln Boulevard between Interstate 10 and Santa Monica Boulevard. In other locations, new automobile dealerships are not permitted.
- (7) Limited to existing cinema buildings. New cinemas are not permitted.
- (8) Limited to theaters with 75 or fewer seats. Theaters with more than 75 seats require Conditional Use Permit.
- (9) Limited to exercise facilities (e.g., yoga, Pilates, martial arts, and dance studios) and arts instruction facilities. Other small-scale commercial recreation uses require approval of a Conditional Use Permit.
- (10) Limited to restaurants with 50 or fewer seats.
- (11) Limited to 2 restaurants greater than 2,500 square feet per block along Main Street. A block is defined as both sides of Main Street and the adjacent sides of adjoining side streets. Portions of Main Street to be designated a "block" for the purpose of this Section are as follows:
 - Block 1: South City limits to Marine Street.
 - Block 2: Marine Street to Pier Avenue.
 - Block 3: Pier Avenue to Ashland Avenue.

TABLE 9.11.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS

Use Classification	MUBL	MUB	GC	NC	Additional Regulations
<p>Block 4: Ashland Avenue to Hill.</p> <p>Block 5: Hill to Ocean Park Boulevard.</p> <p>Block 6: Ocean Park Boulevard to Hollister Avenue (total of four restaurants and bars permitted in this block).</p> <p>Block 7: Hollister Avenue to Strand.</p> <p>Block 8: Strand to Pacific.</p> <p>Block 9: Pacific to Bicknell.</p> <p>Block 10: Bicknell to Bay.</p> <p>Block 11: Bay to Pico Boulevard.</p> <p>North of Ocean Park Boulevard restaurants shall be subject to the following requirements:</p> <ul style="list-style-type: none"> • Only one restaurant on the east side of each block shall be permitted. • No more than 200 seats per each block shall be permitted, except that no more than 400 seats shall be permitted in Block 6. <p>On-sale alcohol outlets may not exceed 12 in number north of Ocean Park Boulevard. Of the 12 total on-sale outlets, no more than 5 shall have on-sale general licenses.</p> <p>Bars may not exceed 4 in number south of Ocean Park Boulevard, nor 2 in number north of Ocean Park Boulevard.</p> <p>Existing uses and existing number of seats shall count toward the total number of bars and restaurants and seating requirements permitted within the district.</p> <p>(12) General markets greater than 15,000 square feet require a Conditional Use Permit. In the Neighborhood Commercial District, establishments shall not exceed 25,000 square feet of floor area.</p> <p>(13) Limited to electric distribution substations.</p> <p>(14) If the commercial use requires a MUP or CUP, an application shall be required in accordance with Chapter 9.41. Even if the commercial use would otherwise be permitted, no such use shall be approved where, given the design or proposed design of the live-work unit, there would be the potential for adverse health impacts from the proposed use on the people residing in the unit. An example of a potential health impact is the potential for food contamination from uses that generate airborne particulates in a unit with an unenclosed kitchen.</p> <p>(15) Medical marijuana dispensaries are limited to the following locations:</p> <ul style="list-style-type: none"> • MUB District along Wilshire Boulevard between Lincoln Boulevard and Centinela Avenue; • GC District along Santa Monica Boulevard between Lincoln Boulevard and 20th Street; and • MUBL District along Santa Monica Boulevard between 23rd Street and Centinela Avenue. <p>(16) Limited to facilities of no more than 3,000 square feet of floor area.</p> <p>(17) No individual tenant space in the NC District shall occupy more than 7,500 square feet of floor area and/or exceed 50 linear feet of ground floor street frontage without the approval of a Conditional Use Permit.</p> <p>(18) Any community assembly facility abutting a residential district shall require a Conditional Use Permit.</p> <p>(19) No individual tenant space in the MUBL, MUB, and GC Districts shall occupy more than 12,500 square feet of floor area and/or exceed 75 linear feet of ground floor street frontage without the approval of a Conditional Use Permit.</p> <p>(20) Youth-serving personal services, physical training requires review and approval of a passenger loading and drop-off plan by the Director.</p> <p>(21) Permitted if within buildings existing as of July 24, 2015, subject to the active use requirement, except:</p> <ul style="list-style-type: none"> • All new construction, including new additions of 50% or more additional square footage to an existing building at any one time, or incrementally, after the effective date of this Ordinance, 					

Use Classification	MUBL	MUB	GC	NC	Additional Regulations
requires approval of a Conditional Use Permit.					
<ul style="list-style-type: none"> In the NC District, ground floor, street-fronting, tenant space occupied by non-media production, support facility uses shall not be changed to an individual office use or media production, support facility use occupying more than 12,500 square feet of floor area and/or exceeding 75 linear feet of street frontage without the approval of a Conditional Use Permit. In the NC District, no non-medical or non-dental office use tenant space shall be changed to an individual medical or dental office use anywhere in an existing building occupying more than 7,500 square feet of floor area and/or exceeding 50 linear feet of ground floor street frontage without the approval of a Conditional Use Permit. In the MUBL, MUB, and GC Districts, no non-medical or non-dental office use tenant space shall be changed to an individual medical or dental office use anywhere in an existing building occupying more than 12,500 square feet of floor area and/or exceeding 75 linear feet of ground floor street frontage without approval of a Conditional Use Permit. 					

(Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015; amended by Ord. No. 2520CCS § 2, adopted June 14, 2016; Ord. No. 2521CCS § 1, adopted June 14, 2016; Ord. No. 2536CCS § 5, adopted February 28, 2017; Ord. No. 2606CCS § 6, adopted April 9, 2019; Ord. No. 2649CCS § 14, adopted September 8, 2020)

9.11.030 Development Standards

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

Standard	MUBL	MUB	GC (Santa Monica Blvd)	GC (Lincoln & Pico Blvds)	NC	NC (Main Street)	NC (Ocean Park Blvd & Montana Ave)	Additional Regulations
Parcel and Intensity Standards								
Minimum Parcel Size (sq. ft.)	7,500	7,500	7,500	7,500	5,000	5,000 See (E)	5,000	
Minimum Parcel Width (ft.)	50	50	50	50	50	50	50	
Minimum Parcel Depth (ft.)	150	150	150	150	100	100	100	
Maximum FAR								Section 9.04.080, Determining FAR
Tier 1—Base Standard	1.25	1.25	1.0	1.25	1.25	0.75	0.75	
Tier 1—Projects Including On-Site Affordable Housing in Compliance with AHPP	1.5	1.5	1.25	1.5	1.5	1.0	1.0	Chapter 9.64, Affordable Housing Production Program

TABLE 9.11.030: DEVELOPMENT STANDARDS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS								
Standard	MUBL	MUB	GC (Santa Monica Blvd)	GC (Lincoln & Pico Blvds)	NC	NC (Main Street)	NC (Ocean Park Blvd & Montana Ave)	Additional Regulations
Tier 2—With Provision of Community Benefits	1.75	2.25	1.5	1.75 (2.0 if on-site affordable housing provided)	NA	NA	NA	Chapter 9.23, Community Benefits
100% Affordable Housing Projects	2.0	2.75	1.5	2.0	1.75; 2.0, on Pico Blvd only	1.25	1.25	Chapter 9.64, Affordable Housing Production Program
Building Form and Location								
Maximum Building Height (stories/ft.)								Section 9.04.050, Measuring Height
Tier 1—Base Standard	2/32'	2/32'	2/32'	2/32'	2/32'	2/27'	2/32'	
Tier 1—Projects Including On-Site Affordable Housing in Compliance with AHPP	3/36'	3/39' if 100% residential above ground floor, 3/35' for all other projects	NA	3/36'	2/32'	2/27'	2/32'	Chapter 9.64, Affordable Housing Production Program
Tier 2—With Provision of Community Benefits	3/36'	3/45'	2/35'	3/32' (3/36' if on-site affordable housing provided)	NA	NA	NA	Chapter 9.23, Community Benefits
Tier 2—With Provision of Community Benefits and 100% Residential Above the Ground Floor	No limit to stories/36'	No limit to stories/50'	No limit to stories/35'	No limit to stories/32' (36' if on-site affordable housing provided)	NA	NA	NA	Chapter 9.23, Community Benefits
100% Affordable Housing Projects	No limit to stories/47'	No limit to stories/55'	No limit to stories/35'	No limit to stories/40'	No limit to stories/32'; 40' on Pico Blvd only	No limit to stories/32'	No limit to stories/32'	Chapter 9.64, Affordable Housing Production Program
Minimum Ground Floor Height	11'	11'	11'	11'	11'	11'	11'	
Maximum Ground Floor Height	16'	16'	16'	16'	16'	16'	16'	
Maximum Building Footprint (sq. ft.)								
Tier 1	25,000	25,000	25,000	15,000	10,000	10,000	10,000	

TABLE 9.11.030: DEVELOPMENT STANDARDS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS								
Standard	MUBL	MUB	GC (Santa Monica Blvd)	GC (Lincoln & Pico Blvds)	NC	NC (Main Street)	NC (Ocean Park Blvd & Montana Ave)	Additional Regulations
Tier 2—With Provision of Community Benefits	35,000	35,000	35,000	20,000	15,000	15,000	15,000	
Setbacks								
Minimum Interior Side and Rear—Adjacent to Residential District	10	10	10	10	10	10 See (E)	10	
Parking	See Sections 9.28.070, Location of Parking and 9.28.120, Parking Design and Development Standards							
Active Commercial Design	See (A)	See (A)	See (A)	See (A)	See (A)	See (A)	See (A)	
Pedestrian Oriented Design	See (B)	See (B)	See (B)	See (B)	See (B)	See (B)	See (B)	
Build-To Line, Nonresidential Uses	See (C)	See (C)	See (C)	See (C)	See (C)	See (C)	See (C)	
Minimum Upper-Story Stepbacks (ft.)—Required Above Maximum Ground Floor Height								
Street-Facing Façades	5' average	5' average	5' average	5' average	5' average	5' average	5' average	
Daylight Plane Adjacent to Residential District—Interior Side and Rear Setbacks	See (D)	See (D)	See (D)	See (D)	See (D)	See (D)	See (D)	Section 9.21.060, Height Exceptions
Standards for Residential Uses								
Minimum Outdoor Living Area (sq. ft./unit)—Sites with 3 or More Units	100	100	100	100	100	100	100	Section 9.21.090, Outdoor Living Area
Minimum Amount Provided as Private Outdoor Living Area (sq. ft./unit)	60	60	60	60	60	60	60	Section 9.21.090, Outdoor Living Area
Additional Standards								
Accessory Dwelling Units	Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Units							
Accessory Food Service	Section 9.31.030, Accessory Food Service							

TABLE 9.11.030: DEVELOPMENT STANDARDS—COMMERCIAL AND MIXED-USE CORRIDOR DISTRICTS								
Standard	MUBL	MUB	GC (Santa Monica Blvd)	GC (Lincoln & Pico Blvds)	NC	NC (Main Street)	NC (Ocean Park Blvd & Montana Ave)	Additional Regulations
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures							
Automobile/ Vehicle Sales, Leasing, and Storage	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage							
Exceptions to Height Limits	Section 9.21.060, Height Exceptions							
Fences and Walls	Section 9.21.050, Fences, Walls, and Hedges							
Home Occupation	Section 9.31.160, Home Occupation							
Junior Accessory Dwelling Units	Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Units							
Landscaping and Street Trees	Subsection 9.11.030(F), Chapter 9.26, Landscaping							
Lighting	Section 9.21.080, Lighting							
Off-Street Parking and Loading	Chapter 9.28, Parking, Loading, and Circulation							
Projections into Required Setbacks	Section 9.21.110, Projections into Required Setbacks							
Signs	Chapter 9.61, Signs							
Screening	Section 9.21.140, Screening							
Solar Energy Systems	Section 9.21.150, Solar Energy Systems							
Refuse and Recycling Screening and Enclosure	Section 9.21.130, Resource Recovery and Recycling Standards							

A. Active Ground Floor Design and Use.

1. **Active Commercial Design.** The ground-floor street frontage of new buildings on commercial boulevards shall be designed to accommodate commercial uses and activities, subject to the following:

- a. A minimum average depth of 40 feet, but in no case less than 25 feet, for a minimum of 60% of the ground-floor frontage.
- b. **Minimum Floor-to-Floor Heights.**
 - i. 11 feet in all districts.
 - (1) **Ground-Floor Street Frontages Along Commercial Boulevards.** The finished ground floor level along the commercial boulevard shall not exceed 18 inches lower or higher than the finished grade of the adjacent sidewalk.
 - (2) **Sloped Ground-Floor Street Frontages Along Commercial Boulevards.** On parcels with a grade change of 10% or more along the length of the parcel line adjacent to the commercial boulevard, the finished ground floor level along the

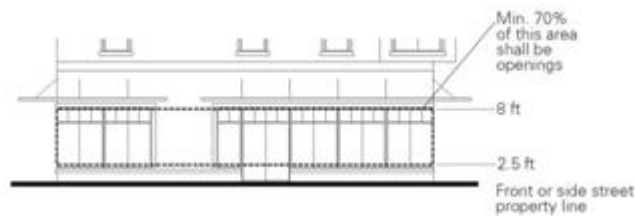
commercial boulevard shall not exceed 18 inches lower or 3 feet higher than the finished grade of the adjacent sidewalk.

(3) Corner Parcels. For corner parcels located at the intersection of 2 commercial boulevards, the requirements of subsection (A)(1) shall apply to the ground-floor street frontages along both commercial boulevards.

ii. Loft spaces built within this area shall not exceed 30% of the total floor area of the space consistent with the definition of mezzanine.

c. A minimum of 70% of the façade facing a commercial street shall be transparent and include windows, doors, and other openings between 2.5 and 8 feet above finished grade. Openings fulfilling this requirement shall have transparent glazing or openings that provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displaying merchandise or other items other than signs that are at least 3 feet deep. This requirement may be modified by the Architectural Review Board if it can be demonstrated that the fulfillment of this requirement materially interferes with the project's ability to meet the requirements of Municipal Code Chapter [8.36](#) – Energy Code.

FIGURE 9.11.030.A: STREET-FACING FAÇADES



d. A minimum of one pedestrian entrance facing the commercial street.

2. **Active Use Requirement.** The ground-floor street frontage of buildings on commercial boulevards shall accommodate commercial uses and activities, subject to the following:

a. A minimum average depth of 40 feet, but no less than 25 feet, for a minimum of 60% of the ground-floor frontage, to the maximum extent feasible.

b. Within LUCE-designated Activity Centers, and Neighborhood Commercial Districts on Main Street and Montana Avenue, uses within these active use areas shall be limited to the following:

- i. Cultural facilities;
- ii. Food and beverage sales;
- iii. Eating and drinking establishments;
- iv. Grooming and pet stores;
- v. Banks and credit unions;
- vi. Business services;
- vii. Commercial entertainment, recreation, and instructional services;
- viii. General personal services and personal physical training;
- ix. General retail sales; and
- x. Childcare facilities.

c. In other commercial districts, the following uses and use categories are prohibited within these active use areas:

- i. Residential; and
- ii. Offices, with the following exceptions:
 - (1) Creative offices or offices with walk-in clientele, and

- (2) Offices within a structure that was designed, approved, and continuously used with office at the ground level, facing the street.
3. 100% Affordable Housing Projects are exempt from the provision of subsection A except that 100% Affordable Housing Projects in the Neighborhood Commercial District shall be subject to subsection (A)(2).

B. Pedestrian-Oriented Design.

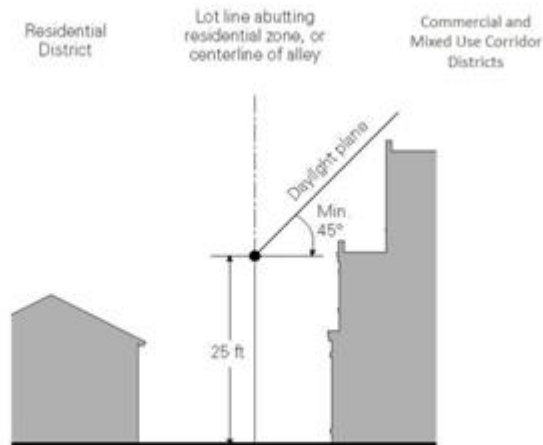
1. No more than 20 feet or 40% of a building's façade, whichever is less, may be continuous blank or featureless linear street-level frontage.
2. New development shall incorporate the following design elements into the street-facing façades at the ground floor level:
 - a. Articulated façades at the ground floor street frontage, which may include, but not necessarily require, such measures as indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame and projecting elements such as awnings and marquees to provide shade and shelter;
 - b. Exterior lighting which provides for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination which avoids off-site glare.
3. Residential uses at the ground floor street frontage shall incorporate planted areas, porches, front stairs and/or other elements that contribute to a pedestrian environment. Pedestrian-oriented design elements may also include street furniture or other seating surfaces on private property and design amenities scaled to the pedestrian such as awnings, drinking fountains, paseos, arcades, colonnades, plazas, noncommercial community bulletin boards, public or private art and alternative paving materials in areas of pedestrian access.
4. When provided, storefront security grates or grilles shall be located inside exterior windows, shall be retractable into pockets or overhead cylinders, and shall be completely concealed when retracted.
5. Alternatives to the requirements of this Section [9.11.030](#) may be approved if the Review Authority finds that the proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, and street-facing building walls will exhibit architectural relief and detail and be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

C. Build-To Line, Nonresidential Uses. Buildings with nonresidential uses on the ground floor and not facing a residential district shall be constructed no farther than 10 feet from the street facing property line(s) for 70% of linear street frontage. This requirement may be waived or modified subject to a discretionary approval upon finding that:

1. An alternative configuration can be approved based on the findings in Chapter [9.43](#), Modifications and Waivers, and the objectives of the Design Guidelines; and
2. Entry courtyards, plazas, small parks, entries, outdoor eating and display areas, or other uncovered areas designed and accessible for public use are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, small park, or dining area; and
3. The building incorporates an alternative entrance design that creates a pedestrian-oriented entry feature facing the street.

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

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



E. Parcels in the NC—Main Street District.

1. **Use of Rear Yard.** Commercial use in the required rear yard is not permitted. Noncommercial uses and parking are permitted in the rear yard to the rear property line on the ground level.
2. **Use of Roof in Rear Yard.** No portion of the first-floor roof within 15 feet of the rear property line may be used for any purpose other than access for building maintenance and repair. The remaining setback area may be privately used (not open to the public) if enclosed with a solid 6-foot barrier.
3. **Consolidation of Parcels.** Parcels shall not be consolidated nor shall parcels be tied if such consolidation or parcel tie results in a parcel that exceeds 6,000 square feet in size.

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

1. **Setback Areas Adjoining Streets.** All visible portions of a required setback area adjoining a street that are not used for driveways or walks shall consist of planting areas, landscape, or pedestrian amenities such as entry courtyards, plazas, entries, outdoor eating and display areas, or other uncovered areas designed and accessible for public use.
2. **Interior and Rear Setback Areas.** At least 50% of each required interior side and rear setback area shall be a planting area. The width of a required planting area may be reduced to less than 50% of the setback area but no less than 3 feet in width in one side or rear setback area adjoining a driveway or when an approved nonresidential accessory structure occupies a portion of the rear setback area.
3. **Adjoining R1 Districts.** A continuous planting area with a minimum width of 5 feet shall be provided along interior parcel lines when a Mixed-Use and Commercial Districts adjoins an R1 or R2 District and is not separated by a public or private thoroughfare. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015; amended by Ord. No. 2520CCS § 7, adopted June 14, 2016; Ord. No. 2524CCS § 1, adopted July 28, 2016; Ord. No. 2576CCS § 3, adopted June 12, 2018; Ord. No. 2649CCS § 15, adopted September 8, 2020)

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