



## Chapter 3: Zoning, Development, and Design Standards

### 3.1 Administration and Procedures

#### 1. Purpose and Intent.

This Administration and Procedures Section sets forth the processes used for the application, review, and decision-making for land development and use requests within the Specific Plan. It is required by this Specific Plan that any developer, builder, property owner, or other authorized agent seeking to establish a use and/or develop pursuant to this Specific Plan will submit an application processed in an expeditious manner with administrative approvals where allowed by these Administrative Procedures. Applications that deviate from the standard provisions herein, will require discretionary review and action.

#### 2. Applicability.

- A. Requirements for structures and land uses. No building permit shall be issued by the City unless the proposed project complies with all applicable provisions of this Chapter, including applicable findings, conditions of approval, and all other applicable provisions of law. Where this Specific Plan imposes a greater restriction upon the use of buildings or land or requires larger open spaces than are imposed or required by the Municipal Code or other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this Specific Plan shall prevail.
- B. Legal Parcel. The site of a proposed land use, development, modification, or other improvement subject to this Specific Plan shall be on a parcel(s) legally created in compliance with the Subdivision Map Act and the City's Subdivision Regulations.
- C. Minimum requirements. The provisions of this Chapter are minimum requirements for the protection and promotion of the public health, safety, and general welfare.
- D. Effect on Existing Development and Land Uses. Development and/ or use(s) legally existing as of the adoption of this Chapter shall comply with Section 30-23 (Nonconforming Buildings and Uses) of the City Zoning Code.
- E. Permits and Procedures. Permits and procedures legally existing in City Zoning Code as of the adoption of this Chapter shall continue to apply, in addition to other permits and approvals listed in this Section.
- F. Nonapplicable Zones. No changes shall be made to zones not specified within this Specific Plan. Citywide standards apply to zones not specified within this Specific Plan.

#### 3. Review Authority.

- A. This Specific Plan shall be administered by the City Council, Planning Commission, and the Community Development Department Director. Table 4.1 (Designated Approving Authority) identifies the review authority established for the code.

#### 4. Specific Plan Interpretation.

- A. The Community Development Department Director shall interpret the provisions of the Specific Plan. Requests for a Specific Plan Interpretation shall be filed with the Community Development Department Director. The Community Development Department Director shall respond in writing to written requests for Specific Plan Interpretations within 30 days from the date the request has been submitted. The Community Development Department Director may issue an official interpretation or refer any issue of interpretation to the Planning Commission for its determination.
- B. Official interpretations shall be written and shall quote the provisions of this Specific

Plan being interpreted, and the applicability in the particular or general circumstances that caused the need for interpretations, and the determination. Written interpretations shall become a part of the Specific Plan, as a separate appendix. The Community Development Department Director will maintain a complete record of all official interpretations to this Specific Plan, indexed by the number of the Chapter or Section that is the subject of the interpretation.

## **5. Administrative Relief.**

- I. Purpose. The purpose of this Section is to enable the Community Development Department Director to approve minor deviations from the development standards of this Chapter. An authorization to approve Administrative Relief does not extend to making any changes in the uses permitted in any zone.
- II. Applicability. The Community Development Department Director may allow Administrative Relief up to a maximum of 20 percent of any measurable standard of this Chapter, or the amount prescribed for the items specified in Figure 3-2 (Type of Administrative Relief Allowed), whichever is most restrictive. The Community Development Department Director may allow Administrative Relief only after first making the findings specified in Subsection 3.1.5.V (Findings and Decision) and Figure 3-2 (Type of Administrative Relief Allowed).
- III. Review Authority. The Community Development Department Director may approve or deny an application for Administrative Relief. If outside the parameters, it cannot be approved.
- IV. Application Review.
  - I. The Community Development Department Director, in compliance with Subsection 3.1.5.II, shall review the application for Administrative Relief and issue a decision within 15 days.
  - II. A public hearing shall not be required for the decision on Administrative Relief.
- V. Findings and Decision. An application for Administrative Relief may be approved subject to conditions or denied by the review authority. The review authority may impose any conditions deemed reasonable and necessary to ensure that the approval will comply with the findings required by this Section. The review authority may approve Administrative Relief only after first making all of the following findings in writing.
  - I. The development meets all other standards and requirements in this Specific Plan.
  - II. There are special circumstances uniquely applicable to the property that cannot be resolved by a redesign of the project, such as its size, shape, topography, location, or surroundings;
  - III. Approving Administrative Relief will not grant special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which the property is located;
  - IV. The special circumstances uniquely applicable to the property are not self-imposed by any person presently having an interest in the property; and,
  - V. The requested Administrative Relief will not allow the establishment of a use that is not otherwise permitted in the zone.
  - VI. The subject site cannot be otherwise developed through a redesign or reduction in the size of the project.
- VII. Appeal. The applicant may file a written appeal with the Planning Commission within 15 days after the Community Development Department Director decision. The Planning Commission shall hear the appeal within 30 days or at its next succeeding regular meeting, unless the applicant consents to a continuance. Upon conclusion of the hearing, the

Planning Commission shall, within 7 days, declare its decision in writing based upon the testimony and documents produced before it. It may sustain, modify, reject, or overrule, any action of the Community Development Department Director provided such action is not inconsistent with the provisions of this Chapter or any other applicable law or statute. The appeal fee shall be the same as that of an appeal to the City Council, and the procedures followed shall be the same as in Municipal Code section 30-26.5 (i) – (k), except that the Planning Commission shall hear the appeal.

<b>Designated Approving Authority</b>				
<b>Type of Permit or Action</b>	<b>Reference</b>	<b>Review/Approving Authority</b>		
		<b>Community Development Department Director</b>	<b>Planning Commission</b>	<b>City Council</b>
<b>Administrative Actions</b>				
Specific Plan Interpretation	Section 3.1.4 (Specific Plan Interpretation)	Decision	Appeal	N/A
Use Determination	Section 3.1.3 (Use Determination)	Decision	Appeal	N/A
<b>Development Permits and Approvals</b>				
Administrative Relief	Section 3.1.5 (Administrative Relief)	Decision	Appeal	N/A
Conditional Use Permit	Section 3.1.6 (Conditional Use Permit)	Recommend	Decision	Appeal
Design Review Tier 1	Section 3.1.7 (Design Review)	Decision	Appeal	N/A
Design Review Tier 2	Section 3.1.7 (Design Review)	Recommend	Decision	Appeal
Minor Use Permit	Section 3.1.8 (Minor Use Permits)	Decision	Appeal	N/A
Subdivisions	Section 3.1.9 (Subdivisions)	-	Recommend	Decision
Temporary Use Permit	Section 3.1.10 (Temporary Use Permit)	Decision	Appeal	-
Variance	Section 3.1.11 (Variance)	Recommend	Decision	Appeal

Figure 3-1. Designated Approving Authority.

<b>Type of Administrative Relief Allowed</b>			
<b>#</b>	<b>Type of Administrative Relief</b>	<b>Additional Required Findings</b>	<b>Maximum Modification</b>
1	A reduction in the minimum amount of building placed within the façade zone.	The building and site design are consistent with the intent of the zone and all other applicable standards of the zone; and may not be combined with any reduction to frontage requirements.	10%
2	An increase of the maximum required setback.	Existing building(s) on adjacent lots on the same block face is/are greater than the maximum setback; and the variation will allow the proposed project to be more closely aligned with the adjacent building(s).	5 ft.
3	An increase or decrease in the standards for building frontages.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	20%
4	An increase in allowable building height.	The building is consistent with the intent of the zone and all other applicable standards of the zone; the portion of the building which exceeds the height limit is at least matched by other portions which are below the height limit by the same amount as the increase requested and the increase accommodates architectural or design features as part of the proposed project.	Up to a maximum of 15 feet over and no more than 30% of the building footprint.
5	An increase of the allowed maximum height of a fence or wall.	The use of the lot is consistent with the intent of the zone and all other applicable standards of the zone; and/or the height increase is justified by topographic considerations	20%
6	A reduction in the minimum number of required bicycle parking spaces.	There are demonstrated sufficient bicycle parking opportunities within 300 feet of the project location.	40%
7	An increase in the allowed height and area of a permanent sign.	The sign is otherwise consistent with all applicable sign regulations.	15%
8	A reasonable deviation from the prescribed standards where necessary to install features that facilitate access and mobility of persons with disabilities or with limited mobility.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	Determined on a case-by- case basis

Figure 3-2. Type of Administrative Relief Allowed.

## 6. Conditional Use Permit.

Applications for uses set forth in Figures 3-4, 3-7, 3-10, 3-13, and 3-16 (Permitted Uses) of the Specific Plan that require approval of a conditional use permit shall be processed in accordance with the provisions of Section 30-26 (Conditional Use Permits) of the City Zoning Code.

## 7. Design Review.

- A. Purpose. Design Review is intended to implement urban design goals, policies, development standards, and design guidelines within this Specific Plan. Design Review is intended to ensure that the design of new construction and additions is contextual and supports design excellence in Compton.
- B. Limitations. The standard conditions imposed upon approval of an application during Design Review will not be more restrictive than those prescribed by applicable zoning district regulations or other applicable entitlements per this Specific Plan.
- C. Exemptions. Alterations, additions, and repairs that do not change the exterior appearance of a structure, including replacement in kind of existing features do not require Design Review. To be considered “replacement in kind,” the features must reasonably match the design, profile, material, and general appearance of the originals. Revised plans of the change shall be filed with the Community Development Department. Residential-only projects with four or less units are not subject to Design Review, but still will require Architectural Review Board review.
- D. Tier 1 Administrative Design Review.
  - I. Applicability. This review process applies to the following development proposals:
    - a. Temporary signs and other signs set forth in Section 3.13 (Signage Standards).
    - b. New construction or additions that feature more than five residential units and less than sixty residential units. New residential/mixed-use construction or addition projects with up to sixty units, including up to 8,000 square feet of retail.
    - c. Any mixed-use or nonresidential project that creates less than 400 daily vehicular trips as established by a traffic generation memo prepared by a professional engineer (PE) or traffic engineer (TE).
    - d. 100% affordable housing projects of any size with up to 8,000 square feet of supportive retail.
    - e. 100% affordable housing projects with maximum income levels of 80% low income and 20% moderate income units.
  - II. Review Authority. The Community Development Department Director will conduct Tier I Design Review and make decisions to approve the application or impose conditions upon the approval of the application. The Community Development Department Director may refer any such project for a public hearing before the Planning Commission to receive comment on the project’s design, but not to approve or deny the project, if the Director determines it has special significance.
  - III. Review Process. The fees and process shall be equivalent to the City’s Architectural Review Board application.
  - IV. Required Findings. In acting to approve or conditionally approve an application for the Tier 1 Design Review, the Community Development Department Director shall make the following findings:
    - a. That the project is consistent with the applicable development standards of the Specific Plan and any design guidelines of this Specific Plan as deemed

applicable by the Community Development Department Director; and  
b. That the project implements applicable goals and policies of the Compton General Plan, as deemed applicable by the Community Development Department Director.

E. Tier 2 Public Hearing Design Review

- I. Applicability. Tier 2 Public Hearing Design Review is required for any new construction, addition, exterior modification, or renovation that does not qualify for Tier 1 review.
- II. Traffic Study Required. All projects subject to Tier 2 review shall prepare a focused traffic analysis which includes evaluation of all project driveway access points and potential effects at the nearest signalized intersection (in terms of Level of Service and Queuing). The focused traffic analysis should be prepared by a licensed professional engineer (PE) or traffic engineer (TE). The Public Works Director and/or City Traffic Engineer may, at his or her discretion, require traffic analysis at additional locations based on project size, type, and location.
- III. Review Authority. The Planning Commission has authority under Tier 2 Public Hearing Design Review. The Planning Commission is authorized to act upon the design and approve the application or impose conditions upon the approval of the application. The Planning Commission is intended to review each project for compliance with the urban design goals, policies, development standards, and design guidelines of this Specific Plan.
- IV. Required Findings. In acting to approve or conditionally approve a Tier 2 Public Hearing Design Review application, the Planning Commission shall make the following findings:
  - a. That the project is consistent with the applicable Compton General Plan policies, Specific Plan standards, and Specific Plan design guidelines.
  - b. That the project furthers the goals, actions, and Urban Design Framework of the Specific Plan.
  - c. That the project provides appropriate amenities for the target population, including public amenities if the project is commercial or mixed-use.
- V. Application. In the absence of a specialized application form, the applicant shall use the application form for a Conditional Use Permit.

**8. Minor Use Permit.**

- A. Purpose. A Minor Use Permit (MUP) provides a process for reviewing land uses that may be appropriate in the applicable zone, but whose effects on a site and its surroundings cannot be determined before being proposed for a specific site. The purpose of a Minor Use Permit is to provide sufficient flexibility and to reduce processing times for projects that are consistent with and further the objectives of the Specific Plan.
- B. Applicability. A MUP is required to authorize land uses identified by Sections 3.3 through 3.7 as being allowed subject to the approval of a MUP in the applicable zone.
- C. Review Authority. The application for a MUP shall be reviewed and approved or denied by the Community Development Department Director. The Community Development Department Director may choose to refer any MUP application to the Planning Commission for review and final decision.
- D. Application Filing, Processing, and Review.
  - I. Application filing and processing. The application shall be filed with the Compton Community Development Department in accordance with this Section, include the information and materials specified in the most up-to-date Department

handout for a Minor Use Permit, together with the required fee. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection 3.1.8.F (Findings and Decision), below. The fee for the MUP shall be the same ARB fee established for new commercial/industrial projects.

- II. Application review. Each application shall be reviewed by the Community Development Department Director to ensure that the proposal complies with all applicable requirements of this Chapter.
- E. Public Hearing and Noticing.
- I. Public hearing. A public hearing is not required for a Minor Use Permit decision.
  - II. Notice. Before a decision on a Minor Use Permit, the Department shall provide notice by posting the site, City Hall, and the City of Compton website for 10 days prior to taking action.
- F. Finding and Decision.
- I. An application for a Minor Use Permit may be approved subject to conditions or denied by the review authority. The review authority may impose any conditions or time limits deemed reasonable and necessary to ensure that the approval will comply with the findings required by this Section.
  - II. The review authority may approve a Minor Use Permit only after first making all of the following findings in writing:
    - a. The proposed use is consistent with the General Plan and Specific Plan;
    - b. The proposed use is allowed with an MUP within the applicable zone and complies with all other applicable provisions of the City Zoning Code and this Chapter;
    - c. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;
    - d. The site is physically suitable in terms of:
      - The provision of public and emergency vehicle (e.g., fire and medical) access;
      - Public protection services (e.g., fire protection, police protection, etc.);
      - The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.); and
      - The type, density, and intensity of use being proposed will not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.
- G. Appeal. The applicant may file a written appeal with the Planning Commission within 15 days after the Community Development Department Director decision. The appeal fee shall be the same as the fee established for City Council appeals. The Planning Commission shall hear the appeal within 60 days, unless the applicant consents to a continuance. Upon conclusion of the hearing, the Planning Commission shall, within 15 days, declare its finding based upon the testimony and documents produced before it. It may sustain, modify, reject, or overrule, any action of the Community Development Department Director provided such action is not inconsistent with the provisions of this Chapter or any other applicable law or statute. The appeal fee shall be the same as that



of an appeal to the City Council, and the procedures followed shall be the same as in Municipal Code section 30-26.5 (i) – (k), except that the Planning Commission shall hear the appeal.

- H. Permit to Run with the Land. A MUP approved in compliance with the provisions of this Section shall continue to be valid upon a change of ownership of the business, parcel, service, or structure.
- I. Post Decision Procedures.
  - I. Duration and Revocation.
    - a. A MUP becomes null and void if not used within 12 months following its effective date, or within a shorter time specifically prescribed as a condition of the MUP, or at the expiration of an associated development permit if that occurs at a later time. The Community Development Department Director may, without a hearing, extend the time for a maximum period of one additional 12-month period only, upon application and fee filed with the Planning Department before the expiration of the 12-month or shorter time period.
    - b. In any case where the conditions of a MUP have not been or are not being complied with, the Community Development Department Director shall give written notice to the permittee of intention to revoke or modify the MUP and shall set a date for a public hearing upon the proposed revocation or modification. The notice shall be served on the MUP applicant and the owner of the subject property by mailing the notice to the owner at the address shown on the last equalized assessment roll at least 10 days before the date of the hearing, and specify the date, time, and place when and where it will be held. Notice of the intent to revoke the MUP shall specify the actions causing revocation/modification and list previous City actions taken to achieve compliance. Following a hearing with the Planning Commission, and if the Commission finds that there is good cause therefore, the Commission may revoke or modify the MUP.
    - c. If a use granted under a MUP is abandoned for a period of 6 months, the MUP shall expire, without any further City action.
  - II. Penalty for Violations.
    - a. The violation by any person of any provision or condition of a MUP granted under the terms of this Section is an infraction, punishable in compliance with Section 30-38 (Enforcement Procedure) of the City Zoning Code.
    - b. Each person is guilty of a separate offense for each and every day during any portion of which a violation is committed, continued, or permitted, and shall be punished accordingly.

## **9. Subdivisions.**

- A. The regulations set forth in Chapter XXVIII (Land Subdivision) of the Compton Municipal Code, shall apply to all divisions of land hereafter made of property within the Specific Plan.

## **10. Temporary Use Permit.**

- A. Applicability. Use Permits (TUP) shall be subject to the provisions contained herein. TUPs shall be subject to the current Administrative Review process and fee.
- B. Review Authority. The application for a TUP shall be reviewed and approved or denied by the Community Development Department Director.

- C. Appeals. Community Development Department Director decision regarding Temporary Use Permits shall be subject to appeal to the Planning Commission, whose decision shall be final. The appeal fee shall be the same as that of an appeal to the City Council, and the procedures followed shall be the same as in Municipal Code section 30-26.5 (i) – (k), except that the Planning Commission shall hear the appeal.
- D. Exempt Temporary Uses. The following minor and limited duration temporary uses are exempt from the requirement for a Temporary Use Permit:
- I. City sponsored Events: any temporary activities sponsored by the city, on nonresidential property. Any temporary activities sponsored by the city, unless the Community Development Department Director determines a TUP is necessary to effectuate the purposes of this Chapter.
  - II. Emergency Facilities. Emergency public health and safety needs/land use activities.
  - III. On-site Construction Yards. On-site contractors' construction yards, including temporary trailers and storage of equipment, in conjunction with an approved construction project on the same site. The construction yard shall be removed within 30 days of issuance of a Certificate of Occupancy.
- E. Temporary Use Permit Required. Temporary Use Permit shall be required for the following types of temporary uses:
- I. Car Washes. Car washes conducted by a qualifying sponsoring organization on non-residential properties. Sponsorship shall be limited to educational, fraternal, religious, or service organizations directly engaged in civic or charitable efforts, or to tax exempt organizations in compliance with 501(c) of the Federal Internal Revenue Code. Temporary car washes shall not occur on a site more than four times per calendar year and may not operate for a continuous period of more than 12 hours or for more than two contiguous days.
  - II. Commercial Filming. The temporary use of an approved site for the filming of commercials, movies, videos, etc. The Community Development Department Director shall make the additional finding that the approval would not result in a frequency of uses likely to create incompatibility between the temporary filming activity and the surrounding neighborhood. Filming shall be limited to no more than 15 consecutive days.
  - III. Events. Events including the following:
    - a. Arts and crafts shows, auctions, civic and community events, fairs, farmers' markets, festivals, flea markets, food events, recreation events, rummage sales, second-hand sales, street fairs, and swap meets. Temporary Use Permits can be for up to 12 months.
    - b. Outdoor meetings or group activities for seven consecutive days or less, within a 90-day period.
  - VI. Off-site Construction Yards. Off-site contractors' construction yards, in conjunction with an approved construction project within the Specific Plan area. The permit shall expire and the construction yard shall be removed within 30 days of Certificate of Occupancy for the project in question.
  - VII. Residence. A temporary caretaker quarters during the construction of a subdivision, multi-family, or nonresidential project within the Specific Plan area. The permit may be approved for a specified duration, or upon expiration of the Building Permit, whichever first occurs.
  - VIII. Seasonal sales of pumpkins and Christmas trees or other national holiday sales for a period not longer than 45 days.
  - IX. Amusement rides, carnivals, circuses, concerts, live entertainment, outdoor

entertainment/sporting events, and tent revivals for a period not longer than 30 days.

- X. Onsite Temporary Work/Office Trailer. A trailer or modular office may be used as a temporary work site for employees of a business during construction of a subdivision or other development project within the Specific Plan area when a valid Building Permit is in force.
- XI. Temporary uses otherwise regulated by this Chapter or similar temporary uses. Similar temporary uses which, in the opinion of the Community Development Department Director, are compatible with the Specific Plan and surrounding land uses, and are necessary because of unusual or unique circumstances beyond the control of the applicant.

**11. Variance.**

- A. Applications for a variances to any standards in this Chapter shall be processed in accordance with the provisions of Section 30-27 (Variances) of the City Zoning Code.

### 3.2 Zoning Districts

Figure 3-3 maps the existing and proposed zoning districts within the Compton Station Specific Plan Area. The standards and procedures for the RL, RM, RH and MH zones are as defined in the appropriate sections of the Compton Municipal Code.

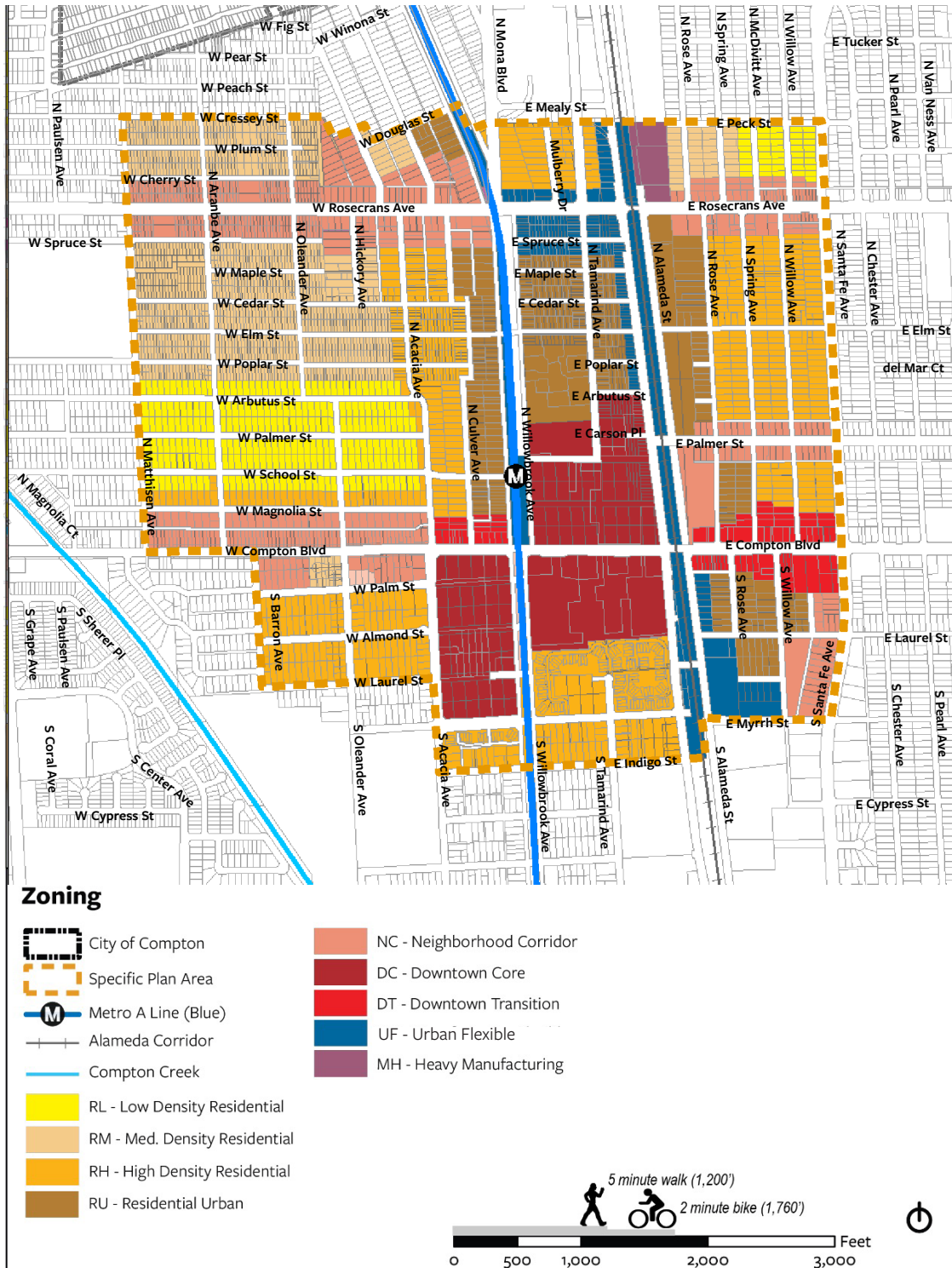


Figure 3-3. Zoning Map.

### 3.3 Downtown Core (DC) Zone

#### 1. Land Use Regulations.

Figure 3-4 (Permitted Uses) describes the land use regulations for the Downtown Core Zone. In addition, the Compton Walk Front, within the Downtown Core Zone, features its own column of permitted land uses in Figure 3-4. The land use permitted for each zone are established as follows: Tier 1 or 2 review only.

- A. **“P”** – Uses permitted by right that require no discretionary review if in compliance with all standards
- B. **“M”** – Uses subject to a Minor Use Permit following administrative review by the Community Development Department Director
- C. **“C”** – Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
- D. **“T”** – Uses subject to a Temporary Use Permit following administrative review by the Community Development Department Director

#### 2. Establishment of Permitted Uses.

- A. Any of the land uses permitted in Figure 3-4 (Permitted Uses), may be established on any lot within the Downtown Core zone, subject to the permit requirement listed in the Figure 3-4 (Permitted Uses), and in compliance with all applicable standards of this Chapter.
- B. If a proposed use is not listed in Figure 3-4 (Permitted Uses), the use is not permitted unless the Community Development Department Director determines in writing that the proposed use is substantially similar to a use specified as a permitted or conditional use in that zone in compliance with Subsection 3 (Use Determination).

#### 3. Use Determination.

- A. The Community Development Department Director shall have the authority to make an administrative determination as to whether a specific use is substantially similar to one of the listed used in Figure 3-4 (Permitted Uses). The Community Development Department Director may at his or her discretion refer the determination to the Planning Commission. In making a determination that a proposed use is or is not similar to those listed, the Community Development Department Director or Planning Commission shall consider:
  - I. Whether the characteristics of, and activities associated with, the proposed use are equivalent to those of one or more in the used listed in the zone as allowable, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, or noise than the uses listed in the zone;
  - II. The purposes of the applicable zone and conformance with the goals of the Specific Plan; and
  - III. The goals and polices of the General Plan.
  - IV. All such final determinations shall be recorded in writing to include a finding that the proposed use is substantially similar to uses permitted in the proposed zone and consistent with the intent of the applicable zone. All use determinations shall be filed and treated as precedent for future use determination requests, and become a part of the Specific Plan.

Permitted Uses		
Land Use Type	DC	Compton Walk Front
<b>Entertainment and Recreation</b>		
Health/Fitness Facility <15,000 sf	P	P
Health/Fitness Facility >15,000 sf	M	M
Indoor/Outdoor Entertainment	M	M
Indoor/Outdoor Recreation	M	M
Nightclub	C	C
Park, playground	P	X
Plaza	P	P
Studio: art, dance, martial arts, music, etc.	P	M
<b>Civic</b>		
Government	P	P
Library, museum, or art gallery	P	P
Office, general, and medical	P	P
Meeting facility, public or private	C	M
School, public or private	P	M
<b>Food and Drink</b>		
Micro-Brewery <sup>1</sup>	C	C
Pub/Bar/Tavern <sup>2</sup>	C	C
Restaurant <sup>2</sup> , café, coffee shop	P	P
Restaurant <sup>2</sup> w/ Outside dining <sup>3</sup>	P	P
Any food and drink or retail establishment operating before 7:00 am or after 10:00 pm	M	M
<b>Retail</b>		
Alcohol/Tobacco Outlet <sup>2</sup>	C	C
General Retail < 100,000 sq. ft.	P	P
General Retail > 100,001 sq. ft.	M	C
Cannabis Activities	X	X
<b>Services</b>		
Business/Professional service	P	P
Childcare Facility	P	P
Family Childcare Home <sup>4</sup>	X	X
Hotel/Motel	P	P
Medical or residential care facility <7	X	X
Medical or residential care facility >7	X	X
Personal services	P	P
Personal services-restricted	M	C
Transitional/Supportive Housing	P	X
Emergency Shelters	X	X
<b>Residential</b>		
Dwelling: Multi- Family (Including any type of permanent housing and supportive housing)	P	X
Dwelling: Single- Family Attached	P	X
Group Home (<7 Persons)	P	X
Group Home (>7 persons)	C	X
Home Occupation, no clients	P	X
Home Occupation, with clients	M	X
Live/work unit	P	X

Single Room Occupancy	P	X
Senior Housing	P	X
<b>Industrial</b>		
Wireless Communication Facilities (Ground / Rooftop)	C	X
Materials (interior or exterior) Storage	X	X
Light Manufacturing	X	X
Heavy Manufacturing	X	X
Warehouse/Distribution	X	X
<b>Automobile Related</b>		
Parking Facility, Public or Private <sup>5, 6</sup>	M	X
Service Station	X	X
<ol style="list-style-type: none"> <li>1. Must be in tandem with a sit down restaurant.</li> <li>2. Alcoholic beverage sales establishments are subject to Chapter 31-50 of the Municipal code. Restaurants (bona fide eating places whose predominant function is the service of a full range of food selections in a sit-down setting with table service and little, if any emphases on 'take out' food with onsite accessory sales of alcohol) may incidentally serve alcoholic beverages with meals without need of a Conditional Use permit.</li> <li>3. Outdoor dining is subject to the standards described in Section 4.6.4.</li> <li>4. Only permitted in Single Family Homes. See Zoning Code Section 30-11.3.</li> <li>5. Parking structures shall comply with the standards in Section 5.15.6.</li> <li>6. When not a part of a larger development, otherwise permitted.</li> </ol>		

Figure 3-4. Permitted Uses, Downtown Core (DC) Zone.

**Development Standards – Downtown Core Zone (DC)**

<b>3.3.4 Height</b>		
Minimum	3 floors	
Maximum	10 floors	
<b>3.3.5 Setbacks</b>		
Front Setbacks	0 ft. min., 10 ft. max.	
Street Side Setback	5 ft. min., 10 ft. max.	
Interior Side Setback	0 ft. min.	
Rear Setback	0 ft. min., 10 ft. min. adjacent to residential	
<b>3.3.6 Interior Lot Line Height Transitions</b>		
Adjacent to Residential Use	45-degree plane starting 25' high at property line	
Adjacent to Residential Use with Concession	60-degree plane starting 25' high at property line	
<b>3.3.7 Minimum Residential Unit Size</b>		
Single Room Occupancy	200 sf	
Studio	300 sf	
1-bedroom	400 sf	
2-bedroom	700 sf	
3-bedroom	900 sf	
<b>3.3.8 Residential Open Space</b>		
Common open space (for residents)	15% min. of site area	
Open space required per unit	150 sf and 30% attached to unit	
<b>3.3.9 Minimum Parking Ratios</b>		
	Unrestricted	Affordable
1+ bedroom units	1	0.5
SRO/studio units	0.5	None
Senior Housing (any size)	0.5	None
Guest Parking	0.15	0.15
Commercial Office	2/1,000 sf	
Retail or Restaurant	2.5/1,000 sf	
Other uses	50% less than CMC Table 30-21.A	
<b>3.3.10 Frontage Types</b>		
	Compton Walk	Other Streets
Arcade (Figure 3-19)	Permitted	Permitted
Gallery (Figure 3-20)	Permitted	Permitted
Terrace (Figure 3-21)	Not Permitted	Permitted
Shopfront (Figure 3-22)	Permitted	Permitted
Parking (Figure 3-23)	Not Permitted	Permitted
Lobby (Figure 3-24)	Permitted	Permitted
Stoop/Porch (Figure 3-25)	Not Permitted	Permitted
Front Yard (Figure 3-26)	Not Permitted	Not Permitted
<b>3.3.11 Internal Streets and Publicly Accessible Open Space</b>		
Publicly-accessible open space	8% of lot area	

Figure 3-5. Development Standards – Downtown Core (DC) Zone.



#### 4. Height.

- A. Minimum height. Each new development project shall include at least one building of three habitable stories or higher.
- B. Maximum height. All new construction shall have a maximum height of ten stories.
- C. Architectural projections, towers and elevator shafts may exceed the last allowed story by 15 feet, as long as they are no longer than 30 feet long on any side.
- D. Mechanical equipment may exceed the vertical height limit, provided that it is not visible from an adjacent street, public right-of-way, or ground level private property.
- E. Roof decks, gardens and recreational amenities are permitted and encouraged on the top floor of developments.

#### 5. Setbacks, Projections, and Encroachments.

- A. Front setback. No front setback is required. Buildings must also not be set back more than ten feet.
- B. Street side setback. Where the side of a lot abuts a public street, the building shall be set back no less than 5 feet and no more than 10 feet. Side frontages shall comply with frontage standards in Section 3.3.10.
- C. Interior side setbacks are not required.
- D. Rear setback. No rear setback is required, except when adjacent to residential uses, in which case the minimum setback is ten feet.
- E. Portions of buildings and structures including marquees, awnings, shade structures, signs, and architectural features may encroach into the public right-of-way subject to encroachment permitting requirements of the City Zoning Code, and/or the review and approval by the City Engineer, or designee. Encroachments or projections into the right-of-way shall not include habitable space.
- F. No projection shall be less than 9 feet above sidewalk grade, except for A-frame signage.
- G. Projections into applicable setback areas are permitted as described in Figure 3-6 (Projections into Setback Areas). No projection shall be over a roadway or alley (sidewalk exempted).

Projections into Setback Areas				
Projection	Front	Rear	Side	Street Side
Arcade	10	N	N	10
Architectural Features <sup>1</sup>	3	3	3	3
Balcony	7	6	6	6
Gallery	10	N	N	10
Shopfront (awning, bay window, or projecting shade structure)	10	N	N	10
Signage	P	N	N	P
Stoop	5	N	N	5
Terrace	6	N	N	6

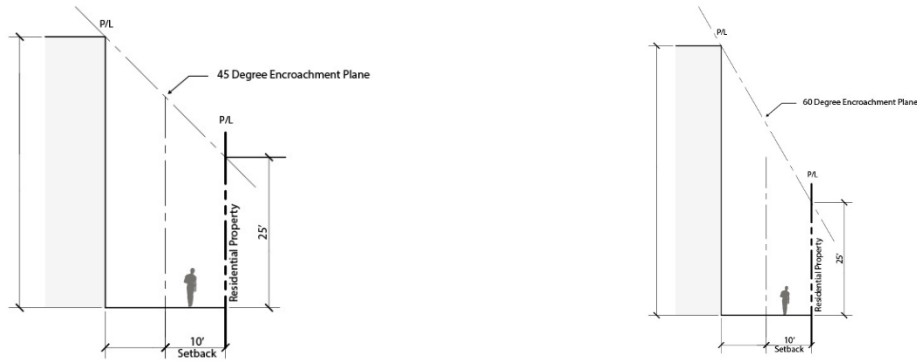
Figure 3-6. Projections into Setback Areas.

- H. Awnings shall meet the following minimum standards:
  - I. Awnings shall be constructed of metal, canvas, or fire-resistant acrylic. Use of plastic and vinyl is prohibited.
  - II. Back-lit and waterfall awnings are prohibited.
  - III. Dome awnings are permitted only above building entryways. Only the address number or building name may be printed on the awning.

**6. Interior Lot Line Height Transitions.**

- A. Wherever an interior lot line abuts a single-family or multi-family residential building, new development shall not exceed the height established by an imaginary plane beginning 25 feet above the property line and rising up at a 45-degree angle toward the interior of the new development site.
- B. When a project utilizes a Public Benefit Concession to increase the transitional height pursuant to Section 3.12, wherever an interior lot line abuts a residential use, new development shall not exceed the height established by an imaginary plane beginning 25 feet above the property line and rising up at a 60-degree angle toward the interior of the new development site.

<sup>1</sup> Not to project into street or alley.



*Required interior lot line height transition under base (left) and public benefit concession (right) standards.*

### 7. Minimum Unit Size.

- A. The minimum residential unit size shall be 200 square feet for single-room occupancy units, 300 square feet for studio units, 400 square feet for one-bedroom units, 700 square feet for two-bedroom units and 900 square feet for three-bedroom units.

### 8. Residential Open Space.

- A. All projects containing a residential component shall include a common open space for residents, or series of common open spaces, no smaller than 15% of the lot area. This common open space may be located on top of roofs, podium parking garages, balconies, or commercial establishments if desired.
- B. A minimum of 150 square feet of open space shall be provided for each residential unit on-site. This requirement may be met through private or common open spaces. Up to 20% of the requirement may be met through publicly accessible on-site open space. A minimum of 30% of this requirement shall be met through private open space which is attached to the unit, such as balconies or private patios.

### 9. Minimum Parking Ratios.

- A. The minimum number of parking spaces required is given in Figure 3-5.
- B. Affordable residential unit parking ratios apply only to units which have a recorded affordability covenant to serve households making 80% of area median income or less for at least 30 years.

### 10. Frontage Types.

- A. Buildings shall incorporate one or more of the allowable frontage types on the first floor of each building where the property line meets a public street right-of-way or plaza. While the majority of each building frontage should meet this criteria, exceptions are permitted at driveways, spaces between buildings, etc.
- B. Standards for each frontage type are given in Figure 3-5. The standards for “Compton Walk” frontages shall apply to any frontage located along the Compton Walk as it is labeled in Figure 2-11.

### 11. Internal Streets and Publicly-Accessible Open Space.

- A. Developments shall construct internal streets and publicly accessible open space in accordance with the regulations established in Section 5.7. If the footprint of the proposed development is less than the full extent of one of the two shopping centers,

the applicant shall present a phasing plan demonstrating how the initial phase of the project fits within a larger plan to fulfill these regulations.

- B. Each large development site (Civic Center, Renaissance Center, Towne Center) shall dedicate at least eight percent (8%) of the lot area to publicly-accessible open space in the form of parks, plazas, pedestrian malls, or mid-block passthroughs. These spaces must be accessible to the general public between the hours of 7:00 am and 10:00 pm daily and not be accessible by private vehicle.

### **3.4 Downtown Transition (DT) Zone**

#### **1. Land Use Regulations.**

Figure 3-7 (Permitted Uses) describes the land use regulations for the Downtown Transition Zone. The regulations for each zone are established as follows:

- A. "P" – Uses permitted by right that require no discretionary review if in compliance with all standards
- B. "M" – Uses subject to a Minor Use Permit following administrative review by the Community Development Department Director
- C. "C" – Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
- D. "T" – Uses subject to a Temporary Use Permit following administrative review by the Community Development Department Director
- E. "Compton Walk Front" refers to uses which are permitted on the first floor frontage of the area marked on Figure 2-10 as the Compton Walk.

#### **2. Establishment of Permitted Uses.**

- A. Any of the land uses permitted in Figure 3-7 (Permitted Uses), may be established on any lot within the Downtown Transition zone, subject to the permit requirement listed in the Figure 3-7 (Permitted Uses), and in compliance with all applicable standards of this Chapter.
- B. If a proposed use is not listed in Figure 3-7 (Permitted Uses), the use is not permitted unless the Community Development Department Director determines in writing that the proposed use is substantially similar to a use specified as a permitted or conditional use in that zone in compliance with Subsection 3 (Use Determination).

#### **3. Use Determination.**

- A. The Community Development Department Director shall have the authority to make an administrative determination as to whether a specific use is substantially similar to one of the listed used in Figure 3-7 (Permitted Uses). The Community Development Department Director may at his or her discretion refer the determination to the Planning Commission. In making a determination that a proposed use is or is not similar to those listed, the Community Development Department Director or Planning Commission shall consider:
  - I. Whether the characteristics of, and activities associated with, the proposed use are equivalent to those of one or more in the used listed in the zone as allowable, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, or noise than the uses listed in the zone;
  - II. The purposes of the applicable zone and conformance with the goals of the Specific Plan; and
  - III. The goals and polices of the General Plan.
  - IV. All such final determinations shall be recorded in writing to include a finding that the proposed use is substantially similar to uses permitted in the proposed zone and consistent with the intent of the applicable zone. All use determinations shall be filed and treated as precedent for future use determination requests.

Permitted Uses		
Land Use Type	DT	Compton Walk Front
<b>Entertainment and Recreation</b>		
Health/Fitness Facility <15,000 sf	P	P
Health/Fitness Facility >15,000 sf	M	M
Indoor/Outdoor Entertainment	M	M
Indoor/Outdoor Recreation	M	M
Nightclub	C	C
Park, playground	P	X
Plaza	P	P
Studio: art, dance, martial arts, music, etc.	P	M
<b>Civic</b>		
Government	P	P
Library, museum, or art gallery	P	P
Office, general	P	P
Meeting facility, public or private	M	M
School, public or private	P	M
<b>Food and Drink</b>		
Micro-Brewery <sup>1</sup>	C	C
Pub/Bar/Tavern <sup>2</sup>	C	C
Restaurant, café, coffee shop <sup>2</sup>	P	P
Restaurant w/ Outside dining <sup>3</sup>	P	P
Any food and drink or retail establishment operating before 7:00 am or after 10:00 pm	M	M
<b>Retail</b>		
Alcohol/Tobacco Outlet <sup>2</sup>	C	C
General Retail < 100,000 sq. ft.	P	P
General Retail > 100,001 sq. ft.	C	C
Cannabis Activities	X	X
<b>Services</b>		
Business/Professional service	P	P
Childcare Facility	P	P
Family Childcare Home <sup>4</sup>	X	X
Hotel/Motel	P	P
Medical or residential care facility <7	X	X
Medical or residential care facility >7	X	X
Personal services	P	P
Personal services-restricted	M	C
Transitional/Supportive Housing	P	X
Emergency Shelter	C	C
<b>Residential</b>		
Dwelling: Multi- Family (Including any type of permanent housing and supportive housing)	P	X
Dwelling: Single- Family Detached	X	X
Dwelling: Single- Family Attached	P	X
Group Home (<7 Persons)	P	X
Group Home (>7 persons)	C	X
Home Occupation, no clients	P	X
Home Occupation, with clients	M	X

Live/work unit	P	X
Single Room Occupancy	P	X
Senior Housing	P	X
<b>Industrial</b>		
Wireless Communication Facilities (Ground / Rooftop)	C	X
Materials Storage	X	X
Light Manufacturing	X	X
Heavy Manufacturing	X	X
Warehouse/Distribution	X	X
<b>Automobile Related</b>		
Parking Facility, Public or Private <sup>5, 6</sup>	M	X
Service Station	X	X
<ol style="list-style-type: none"> <li>1. Must be in tandem with a sit down restaurant.</li> <li>2. Alcoholic beverage sales establishments are subject to Chapter 31-50 of the Municipal code. Restaurants (bona fide eating places whose predominant function is the service of a full range of food selections in a sit-down setting with table service and little, if any emphasizes on 'take out' food with onsite accessory sales of alcohol) may incidentally serve alcoholic beverages with meals without need of a Conditional Use permit.</li> <li>3. Outdoor dining is subject to the standards described in Section 4.6.4.</li> <li>4. Only permitted in Single Family Homes. See Zoning Code Section 30-11.3.</li> <li>5. Parking structures shall comply with the standards in Subsection 5.15.6.</li> <li>6. When not a part of a larger development, otherwise permitted.</li> </ol>		

Figure 3-7. Permitted Uses, Downtown Transition (DT) Zone.

**Development Standards – Downtown Transition Zone (DT)**

<b>3.4.4 Height</b>		
Minimum	3 floors	
Maximum	6 floors	
<b>3.4.5 Setbacks</b>		
Front Setbacks	0 ft. min., 10 ft. max.	
Street Side Setback	5 ft. min., 10 ft. max.	
Interior Side Setback	0 ft. min.	
Rear Setback	0 ft. min., 10 ft. min. adjacent to residential	
<b>3.4.6 Interior Lot Line Height Transitions</b>		
Adjacent to Residential Use	45-degree plane starting 25' high at property line	
Adjacent to Residential Use with Concession	60-degree plane starting 25' high at property line	
<b>3.4.7 Minimum Residential Unit Size</b>		
Single Room Occupancy	200 sf	
Studio	300 sf	
1-bedroom	400 sf	
2-bedroom	700 sf	
3-bedroom	900 sf	
<b>3.4.8 Residential Open Space</b>		
Common open space (for residents)	15% min. of site area	
Open space required per unit	150 sf and 30% attached to unit	
<b>3.4.9 Minimum Parking Ratios</b>		
	<b>Unrestricted</b>	<b>Affordable</b>
1+ bedroom units	1	0.5
SRO/studio units	0.5	None
Senior Housing (any size)	0.5	None
Guest Parking (rounded up to next whole number)	0.15	0.15
Commercial Office	2/1,000 sf	
Retail or Restaurant	2.5/1,000 sf	
Other uses	50% less than CMC Table 30-21.A	
<b>3.4.10 Frontage Types</b>		
	<b>Compton Walk</b>	<b>Other Streets</b>
Arcade (Figure 3-19)	Permitted	Permitted
Gallery (Figure 3-20)	Permitted	Permitted
Terrace (Figure 3-21)	Not Permitted	Permitted
Shopfront (Figure 3-22)	Permitted	Permitted
Parking (Figure 3-23)	Not Permitted	Permitted
Lobby (Figure 3-24)	Permitted	Permitted
Stoop/Porch (Figure 3-25)	Not Permitted	Permitted
Yard (Figure 3-26)	Not Permitted	Not Permitted

Figure 3-8. Development Standards – Downtown Transition Zone (DT).



#### 4. Height.

- A. Minimum height. Each new development project shall include at least one building of three stories or higher.
- B. Maximum height. All new construction shall have a maximum height of six stories.
- C. Architectural projections, towers and elevator shafts may exceed the vertical height limit to the zone by 15 feet, as long as they are no longer than 30 feet long on any side.
- D. Mechanical equipment may exceed the vertical height limit, provided that it is not visible from an adjacent street, public right-of-way, or ground level private property.
- E. Roof decks, gardens and recreational amenities are strongly encouraged on the top floor of developments.
- F. Projects located on the north side of Compton Boulevard shall conduct a shadow study to determine if any shadow-sensitive land uses, defined as routinely usable outdoor spaces associated with residential, recreational or institutional uses, are anticipated to be shaded for more than three hours between 10:00 am and 4:00 pm Pacific Daylight Time on the winter solstice. Should any shadow-sensitive land uses meet this criteria, the applicant shall conduct a special community meeting noticing the property owners and residents of the parcel containing said shadow-sensitive land uses, and shall demonstrate good faith efforts to provide benefits to these residents within the development.

#### 5. Setbacks, Projections, and Encroachments.

- A. Front setbacks. No front setback is required. Buildings must also not be set back more than ten feet.
- B. Street side setback. Where the side of a lot abuts a public street, the building shall be set back no less than 5 feet and no more than 10 feet. Side frontages shall comply with frontage standards in Section 3.3.10.
- C. Interior side setbacks are not required.
- D. Rear setback. No rear setback is required, except when adjacent to residential uses, in which case the minimum setback is ten feet.
- E. Portions of buildings and structures including marquees, awnings, shade structures, signs, and architectural features may encroach into the public right-of-way subject to encroachment permitting requirements of the City Zoning Code, and/or the review and approval by the City Engineer, or designee. Encroachments or projections into the right-of-way shall not include habitable space.
- F. No projection shall be less than 9 feet above sidewalk grade, except for A-frame signage.
- G. Projections into applicable setback areas are permitted as described in Figure 3-9 (Projections into Setback Areas). No projection shall be over a roadway or alley (sidewalk exempted).

<b>Projections into Setback Areas</b>				
<b>Projection</b>	<b>Front</b>	<b>Rear</b>	<b>Side</b>	<b>Street Side</b>
Arcade	10	N	N	10
Architectural Features	3	3	3	3
Balcony	7	6	6	6
Gallery	10	N	N	10
Shopfront (awning, bay window, or projecting shade structure)	10	N	N	10
Signage	P	N	N	P
Stoop	5	N	N	5
Terrace	6	N	N	6

Figure 3-9. Projections into Setback Areas.

- H. Awnings shall meet the following minimum standards:
  - I. Awnings shall be constructed of metal, canvas, or fire-resistant acrylic. Use of plastic and vinyl is prohibited.
  - II. Back-lit and waterfall awnings are prohibited.
  - III. Dome awnings are permitted only above building entryways. Only the address number or building name may be printed on the awning.

**6. Interior Lot Line Height Transitions.**

- A. Wherever an interior lot line abuts a single-family or multi-family residential building built before original adoption of this Specific Plan, new development shall not exceed the height established by an imaginary plane beginning 25 feet above the property line and rising up at a 45-degree angle toward the interior of the new development site.
- B. When a project utilizes a Public Benefit Concession to increase the transitional height pursuant to Section 3.12, wherever an interior lot line abuts a residential use built before original adoption of this Specific Plan, new development shall not exceed the height established by an imaginary plane beginning 25 feet above the property line and rising up at a 60-degree angle toward the interior of the new development site.



*Required interior lot line height transition under base (left) and public benefit concession (right) standards.*

### 7. Minimum Unit Size.

- A. The minimum residential unit size shall be 200 square feet for single-room occupancy units, 300 square feet for studio units, 400 square feet for one-bedroom units, 700 square feet for two-bedroom units and 900 square feet for three-bedroom units.

### 8. Residential Open Space.

- A. All projects containing a residential component shall include a common open space, for residents, or series of common open spaces, no smaller than 15% of the lot area. This common open space may be located on top of roofs, podium parking garages, balconies, or commercial establishments if desired.
- B. A minimum of 150 square feet of open space shall be provided for each residential unit on-site. This requirement may be met through private or common open spaces. Up to 20% of the requirement may be met through publicly accessible on-site open space. A minimum of 30% of this requirement shall be met through private open space which is attached to the unit, such as balconies or private patios.

### 9. Minimum Parking Ratios.

- A. The minimum number of parking spaces required is given in Figure 3-8.
- B. Affordable residential unit parking ratios apply only to units which have a recorded affordability covenant to serve households making 80% of area median income or less for at least 30 years.

### 10. Frontage Types.

- A. Buildings shall incorporate one or more of the allowable frontage types on the first floor of each building where the property line meets a public street right-of-way or plaza. While the majority of each building frontage should meet this criteria, exceptions are permitted at driveways, spaces between buildings, etc.
- B. Standards for each frontage type are given in Figure 3-8. The standards for “Compton Walk” frontages shall apply to any frontage located along the Compton Walk as it is labeled in Figure 2-11.

### **3.5 Residential Urban (RU) Zone**

#### **1. Land Use Regulations.**

Figure 3-10 (Permitted Uses) describes the land use regulations for the Residential Urban Zone. The regulations for each zone are established as follows:

- A. "P" – Uses permitted by right that require no discretionary review if in compliance with all standards
- B. "M" – Uses subject to a Minor Use Permit following administrative review by the Community Development Department Director
- C. "C" – Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
- D. "T" – Uses subject to a Temporary Use Permit following administrative review by the Community Development Department Director

#### **2. Establishment of Permitted Uses.**

- A. Any of the land uses permitted in Figure 3-10 (Permitted Uses), may be established on any lot within the Residential Urban zone, subject to the permit requirement listed in the Figure 3-10 (Permitted Uses), and in compliance with all applicable standards of this Chapter.
- B. If a proposed use is not listed in Figure 3-10 (Permitted Uses), the use is not permitted unless the Community Development Department Director determines in writing that the proposed use is substantially similar to a use specified as a permitted or conditional use in that zone in compliance with Subsection 3 (Use Determination).

#### **3. Use Determination.**

- A. The Community Development Department Director shall have the authority to make an administrative determination as to whether a specific use is substantially similar to one of the listed used in Figure 3-10 (Permitted Uses). The Community Development Department Director may at his or her discretion refer the determination to the Planning Commission. In making a determination that a proposed use is or is not similar to those listed, the Community Development Department Director or Planning Commission shall consider:
  - I. Whether the characteristics of, and activities associated with, the proposed use are equivalent to those of one or more in the used listed in the zone as allowable, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, or noise than the uses listed in the zone;
  - II. The purposes of the applicable zone and conformance with the goals of the Specific Plan; and
  - III. The goals and polices of the General Plan.
  - IV. All such final determinations shall be recorded in writing to include a finding that the proposed use is substantially similar to uses permitted in the proposed zone and consistent with the intent of the applicable zone. All use determinations shall be filed and treated as precedent for future use determination requests.

Permitted Uses	
Land Use Type	RU
<b>Entertainment and Recreation</b>	
Health/Fitness Facility <15,000 sf	X
Health/Fitness Facility >15,000 sf	X
Indoor/Outdoor Entertainment	X
Indoor/Outdoor Recreation	X
Nightclub	X
Park, playground	M
Plaza	M
Studio: art, dance, martial arts, music, etc.	X
<b>Civic</b>	
Government	P
Library, museum, or art gallery	X
Office, general	X
Meeting facility, public or private	X
School, public or private	P
<b>Food and Drink</b>	
Micro-Brewery <sup>1</sup>	X
Pub/Bar/Tavern <sup>2</sup>	X
Restaurant, café, coffee shop <sup>2</sup>	X
Restaurant w/ Outside dining <sup>3</sup>	X
Any food and drink or retail establishment operating before 7:00 am or after 10:00 pm	X
<b>Retail</b>	
Alcohol/Tobacco Outlet <sup>2</sup>	X
Small retail < 2,500 sq. ft.	P
General Retail > 2,500 sq. ft. and < 100,000 sq. ft.	X
General Retail > 100,001 sq. ft.	X
Cannabis Activities	X
<b>Services</b>	
Business/Professional service	X
Childcare Facility	P
Family Childcare Home <sup>4</sup>	X
Hotel/Motel	X
Medical or residential care facility <7	P
Medical or residential care facility >7	C
Personal services	X
Personal services-restricted	X
Transitional/Supportive Housing	P
Emergency Shelter	X
<b>Residential</b>	
Dwelling: Multi- Family (Including supportive housing)	P
Dwelling: Single- Family Detached	P
Dwelling: Single- Family Attached	P
Group Home (<7 Persons)	P
Group Home (>7 persons)	C
Home Occupation, no clients	P
Home Occupation, with clients	P

Live/work unit	P
Single Room Occupancy	P
Senior Housing	P
<b>Industrial</b>	
Wireless Communication Facilities (Ground / Rooftop)	X
Materials Storage	X
Light Manufacturing	X
Heavy Manufacturing	X
Warehouse/Distribution	X
<b>Automobile Related</b>	
Parking Facility, Public or Private <sup>5, 6</sup>	P
Service Station	X
<ol style="list-style-type: none"> <li>1. Must be in tandem with a sit down restaurant.</li> <li>2. Alcoholic beverage sales establishments are subject to Chapter 31-50 of the Municipal code. Restaurants (bona fide eating places whose predominant function is the service of a full range of food selections in a sit-down setting with table service and little, if any emphasizes on 'take out' food with onsite accessory sales of alcohol) may incidentally serve alcoholic beverages with meals without need of a Conditional Use permit.</li> <li>3. Outdoor dining is subject to the standards described in Section 4.6.4.</li> <li>4. Only permitted in Single Family Homes. See Zoning Code Section 30-11.3.</li> <li>5. Parking structures shall comply with the standards in Subsection 5.15.6.</li> <li>6. When not a part of a larger development, otherwise permitted.</li> </ol>	

Figure 3-10. Permitted Uses, Residential Urban (RU) Zone.

**Development Standards – Residential Urban (RU)**

**3.5.4 Height**

Minimum	None
Maximum	3 floors (5 floors fronting on Willowbrook)

**3.5.5 Setbacks**

Front Setbacks	10 ft. min., 20 ft. max.
Side Setback	5 ft. min.
Rear Setback	10 ft. min.

**3.5.6 Interior Lot Line Height Transitions**

Adjacent to Residential Use	45-degree plane starting 15' high at property line.
Adjacent to Residential Use with Concession	60-degree plane starting at 15' high at property line.

**3.5.7 Minimum Residential Unit Size**

Single Room Occupancy	200 sf
Studio	300 sf
1-bedroom	550 sf
2-bedroom	750 sf
3-bedroom	950 sf

**3.5.8 Residential Open Space**

Common open space	Not required
Open space required per unit	200 sf

**3.5.9 Minimum Parking Ratios**

	<b>Unrestricted</b>	<b>Affordable</b>
1+ bedroom units	1	0.5
SRO/studio units	1	0.5
Senior Housing (any size)	0.5	0.5
Guest Parking	0.1	0.1
Other uses	30% less than CMC Table 30-21.A	

**3.5.10 Frontage Types**

Arcade	Not Permitted
Gallery	Not Permitted
Terrace	Permitted
Shopfront	Permitted
Parking	Not Permitted
Lobby	Permitted
Stoop/Porch	Permitted
Front Yard	Permitted

Figure 3-11. Development Standards – Residential Urban (RU).

**4. Height.**

- A. Minimum height. There is no minimum height for new construction.
- B. Maximum height. All new construction shall have a maximum height of three stories. However, where the property fronts Alameda Street, Willowbrook Avenue East, or Willowbrook Avenue West, the maximum height is five stories.
- C. Architectural projections, towers and elevator shafts may exceed the vertical height limit to the zone by 15 feet, as long as they are no longer than 30 feet long on any side.
- D. Mechanical equipment may exceed the vertical height limit, provided that it is not visible from an adjacent street, public right-of-way, or ground level private property.
- E. Roof decks, gardens and recreational amenities are permitted on the top floor of developments.

**5. Setbacks, Projections, and Encroachments.**

- A. Setbacks. The minimum front setback is ten feet and the maximum front setback is twenty feet.
- B. Side Setback. The minimum side setback is five feet.
- C. Rear Setback. The minimum rear setback is ten feet.
- D. Portions of buildings and structures including marquees, awnings, shade structures, signs, and architectural features may encroach into the public right-of-way subject to encroachment permitting requirements of the City Zoning Code, and/or the review and approval by the City Engineer, or designee. Encroachments or projections into the right-of-way shall not include habitable space.
- E. No projection shall be less than 9 feet above sidewalk grade, except for A-frame signage.
- F. Projections into applicable setback areas are permitted as described in Figure 3-12 (Projections into Setback Areas). No projection shall be over a roadway or alley (sidewalk exempted).

Projections into Setback Areas				
Projection	Front	Rear	Side	Street Side
Arcade	10	N	N	10
Architectural Features	3	3	3	3
Balcony	7	6	6	6
Gallery	10	N	N	10
Shopfront (awning, bay window, or projecting shade structure)	10	N	N	10
Signage	P	N	N	P
Stoop	5	N	N	5
Terrace	6	N	N	6

Figure 3-12. Projections into Setback Areas.

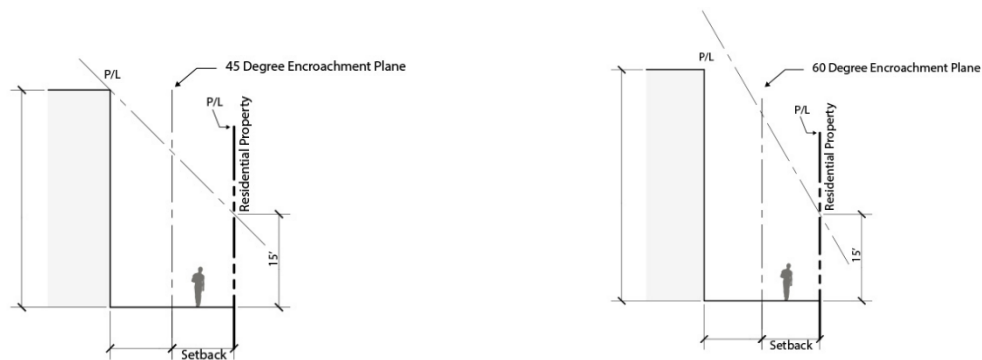
- G. Awnings shall meet the following minimum standards:
  - I. Awnings shall be constructed of metal, canvas, or fire-resistant acrylic. Use of plastic and vinyl is prohibited.
  - II. Back-lit and waterfall awnings are prohibited.



- III. Dome awnings are permitted only above building entryways. Only the address number or building name may be printed on the awning.

**6. Interior Lot Line Height Transitions.**

- A. Wherever an interior lot line abuts a single-family or multi-family residential building built before original adoption of this Specific Plan, new development shall not exceed the height established by an imaginary plane beginning 15 feet above the property line and rising up at a 45-degree angle toward the interior of the new development site.
- B. When a project utilizes a Public Benefit Concession to increase the transitional height pursuant to Section 3.12, wherever an interior lot line abuts a residential use built before original adoption of this Specific Plan, new development shall not exceed the height established by an imaginary plane beginning 15 feet above the property line and rising up at a 60-degree angle toward the interior of the new development site.



*Required interior lot line height transition under base (left) and public benefit concession (right) standards.*

**7. Minimum Unit Size.**

- A. The minimum residential unit size shall be 200 square feet for single-room occupancy units, 300 square feet for studio units, 550 square feet for one-bedroom units, 750 square feet for two-bedroom units and 950 square feet for three-bedroom units.

**8. Residential Open Space.**

- A. A minimum of 200 square feet of open space shall be provided for each residential unit on-site. This requirement may be met through private or common open spaces, however at least 50 sq. ft. minimum shall be in an attached Patio or Balcony.

**9. Minimum Parking Ratios.**

- A. The minimum number of parking spaces required is given in Figure 3-11.
- B. Affordable residential unit parking ratios apply only to units which have a recorded affordability covenant to serve households making 80% of area median income or less for at least 30 years.
- C. Local commercial uses (i.e. corner stores) of 1,500 square feet or less are exempt from parking requirements.

**10. Frontage Types.**

- A. Buildings shall incorporate one or more of the allowable frontage types on the first floor of each building where the property line meets a public street right-of-way or plaza.

While the majority of each building frontage should meet this criteria, exceptions are permitted at driveways, spaces between buildings, etc.

- B. The shopfront frontage type is permitted on corners only, except on Alameda Street East.
- C. Standards for each frontage type are given in Figure 3-11.

### 3.6 Neighborhood Corridor (NC) Zone

#### 1. Land Use Regulations.

Figure 3-13 (Permitted Uses) describes the land use regulations for the Neighborhood Corridor Zone. The regulations for each zone are established as follows:

- A. "P" – Uses permitted by right that require no discretionary review if in compliance with all standards
- B. "M" – Uses subject to a Minor Use Permit following administrative review by the Community Development Department Director
- C. "C" – Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
- D. "T" – Uses subject to a Temporary Use Permit following administrative review by the Community Development Department Director

#### 2. Establishment of Permitted Uses.

- A. Any of the land uses permitted in Figure 3-13 (Permitted Uses), may be established on any lot within the Neighborhood Corridor zone, subject to the permit requirement listed in the Figure 3-13 (Permitted Uses), and in compliance with all applicable standards of this Chapter.
- B. If a proposed use is not listed in Figure 3-13 (Permitted Uses), the use is not permitted unless the Community Development Department Director determines in writing that the proposed use is substantially similar to a use specified as a permitted or conditional use in that zone in compliance with Subsection 3 (Use Determination).

#### 3. Use Determination.

- A. The Community Development Department Director shall have the authority to make an administrative determination as to whether a specific use is substantially similar to one of the listed used in Figure 3-13 (Permitted Uses). The Community Development Department Director may at his or her discretion refer the determination to the Planning Commission. In making a determination that a proposed use is or is not similar to those listed, the Community Development Department Director or Planning Commission shall consider:
  - I. Whether the characteristics of, and activities associated with, the proposed use are equivalent to those of one or more in the used listed in the zone as allowable, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, or noise than the uses listed in the zone;
  - II. The purposes of the applicable zone and conformance with the goals of the Specific Plan; and
  - III. The goals and polices of the General Plan.
  - IV. All such final determinations shall be recorded in writing to include a finding that the proposed use is substantially similar to uses permitted in the proposed zone and consistent with the intent of the applicable zone. All use determinations shall be filed and treated as precedent for future use determination requests.

Permitted Uses	
Land Use Type	NC
<b>Entertainment and Recreation</b>	
Health/Fitness Facility <15,000 sf	P
Health/Fitness Facility >15,000 sf	P
Indoor/Outdoor Entertainment	M
Indoor/Outdoor Recreation	M
Nightclub	X
Park, playground	C
Plaza	P
Studio: art, dance, martial arts, music, etc.	P
<b>Civic</b>	
Government	P
Library, museum, or art gallery	C
Office, general	P
Meeting facility, public or private	M
School, public or private	P
<b>Food and Drink</b>	
Micro-Brewery <sup>1</sup>	X
Pub/Bar/Tavern <sup>2</sup>	C
Restaurant, café, coffee shop <sup>2</sup>	P
Restaurant w/ Outside dining <sup>3</sup>	P
Any food and drink or retail establishment operating before 7:00 am or after 10:00 pm	C
<b>Retail</b>	
Liquor Store/Tobacco Store	C
General Retail < 100,000 sq. ft.	P
General Retail > 100,001 sq. ft.	P
Cannabis Activities	X
<b>Services</b>	
Business/Professional service	P
Childcare Facility	P
Family Childcare Home <sup>4</sup>	X
Hotel/Motel	P
Medical or residential care facility <7	P
Medical or residential care facility >7	M
Personal services	P
Personal services-restricted	X
Transitional and Supportive Housing	P
<b>Residential</b>	
Dwelling: Multi- Family (Including any type of permanent housing and supportive housing)	P
Dwelling: Single- Family Detached	P
Dwelling: Single- Family Attached	P
Group Home (<7 Persons)	P
Group Home (>7 persons)	C
Home Occupation, no clients	X
Home Occupation, with clients	X
Live/work unit	P

Single Room Occupancy	P
Senior Housing	P
<b>Industrial</b>	
Wireless Communication Facilities (Ground / Rooftop)	C
Materials Storage	X
Light Manufacturing	X
Heavy Manufacturing	X
Warehouse/Distribution	X
<b>Automobile Related</b>	
Parking Facility, Public or Private <sup>5, 6</sup>	P
Service Station	X
<ol style="list-style-type: none"> <li>1. Must be in tandem with a sit down restaurant.</li> <li>2. Alcoholic beverage sales establishments are subject to Chapter 31-50 of the Municipal code. Restaurants (bona fide eating places whose predominant function is the service of a full range of food selections in a sit-down setting with table service and little, if any emphases on 'take out' food with onsite accessory sales of alcohol) may incidentally serve alcoholic beverages with meals without need of a Conditional Use permit.</li> <li>3. Outdoor dining is subject to the standards described in Section 4.6.4.</li> <li>4. Only permitted in Single Family Homes. See Zoning Code Section 30-11.3.</li> <li>5. Parking structures shall comply with the standards in Section 5.15.6.</li> <li>6. When not a part of a larger development, otherwise permitted.</li> </ol>	

Figure 3-13. Permitted Uses, Neighborhood Corridor (NC) Zone.

**Development Standards – Neighborhood Corridor (NC)**

**3.6.4 Height**

Minimum	NP
Maximum	5 floors

**3.6.5 Setbacks**

Front Setbacks	0 ft. min., 15 ft. max.
Street Side Setback	5 ft. min., 10 ft. max.
Interior Side Setback	0 ft. min., 10 ft. min. adjacent to residential.
Rear Setback	10 ft. min.

**3.6.6 Interior Lot Line Height Transitions**

Adjacent to Residential Use	45-degree plane starting 15' high at property line
Adjacent to Residential Use with Concession	60-degree plane starting at 15' high at property line

**3.6.7 Minimum Residential Unit Size**

Single Room Occupancy	200 sf
Studio	300 sf
1-bedroom	500 sf
2-bedroom	700 sf
3-bedroom	900 sf

**3.6.8 Residential Open Space**

Common open space (for residents)	15% minimum of site area.
Open space required per unit	150 sf and 30% attached to unit.

**3.6.9 Minimum Parking Ratios**

	<b>Unrestricted</b>	<b>Affordable</b>
1+ bedroom units	1	0.5
SRO/studio units	1	0.5
Senior Housing (any size)	0.5	0.5
Guest Parking	0.15	0.15
Commercial Office	3/1,000 sf	
Retail or Restaurant	3.5/1,000 sf	
Other uses	30% less than CMC Table 30-21.A	

**3.6.10 Frontage Types**

	<b>Commercial Street</b>	<b>Residential Street</b>
Arcade (Figure 3-19)	Permitted	Not Permitted
Gallery (Figure 3-20)	Permitted	Not Permitted
Terrace (Figure 3-21)	Permitted	Not Permitted
Shopfront (Figure 3-22)	Permitted	Not Permitted
Parking (Figure 3-23)	Permitted	Permitted
Lobby (Figure 3-24)	Permitted	Not Permitted
Stoop/Porch (Figure 3-25)	Permitted	Permitted
Front Yard (Figure 3-26)	Not Permitted	Permitted

*Figure 3-14. Permitted Uses.*

#### 4. Height.

- A. Minimum height. There is no minimum height for new construction.
- B. Maximum height. All new construction shall have a maximum height of five stories.
- C. Architectural projections, towers and elevator shafts may exceed the vertical height limit to the zone by 15 feet, as long as they are no longer than 20 feet long on any side.
- D. Mechanical equipment may exceed the vertical height limit, provided that it is not visible from an adjacent street, public right-of-way, or ground level private property.
- E. Roof decks, gardens, and recreational amenities are strongly encouraged on the top floor of developments.
- F. Projects located on the north side of Rosecrans Avenue or Palmer Street shall conduct a shadow study to determine if any shadow-sensitive land uses, defined as routinely usable outdoor spaces associated with residential, recreational or institutional uses, are anticipated to be shaded for more than three hours between 10:00 am and 4:00 pm Pacific Daylight Time on the winter solstice. Should any shadow-sensitive land uses meet this criteria, the applicant shall conduct a special community meeting noticing the property owners and residents of the parcel containing said shadow-sensitive land uses, and shall demonstrate good faith efforts to provide benefits to these residents within the development.

#### 5. Setbacks, Projections, and Encroachments.

- A. Front Setbacks. No front setback is required. Buildings must also not be set back more than fifteen feet.
- B. Street side setback. Where the side of a lot abuts a public street, the building shall be set back no less than 5 feet and no more than 10 feet. Side frontages shall comply with frontage standards in Section 3.3.10.
- C. Interior Side setback. No interior side setback is required. Buildings must also not be set back less than ten feet, if the building is adjacent to an existing residential use.
- D. Rear setback. The minimum rear setback is ten feet.
- E. Portions of buildings and structures including marquees, awnings, shade structures, signs, and architectural features may encroach into the public right-of-way subject to encroachment permitting requirements of the City Zoning Code, and/or the review and approval by the City Engineer, or designee. Encroachments or projections into the right-of-way shall not include habitable space.
- F. No projection shall be less than 9 feet above sidewalk grade, except for A-frame signage.
- G. Projections into applicable setback areas are permitted as described in Figure 3-15 (Projections into Setback Areas). No projection shall be over a roadway or alley (sidewalk exempted).

<b>Projections into Setback Areas</b>				
<b>Projection</b>	<b>Front</b>	<b>Rear</b>	<b>Side</b>	<b>Street Side</b>
Arcade	10	N	N	10
Architectural Features	3	3	3	3
Balcony	7	6	6	6
Gallery	10	N	N	10
Shopfront (awning, bay window, or projecting shade structure)	10	N	N	10
Signage	P	N	N	P
Stoop	5	N	N	5
Terrace	6	N	N	6

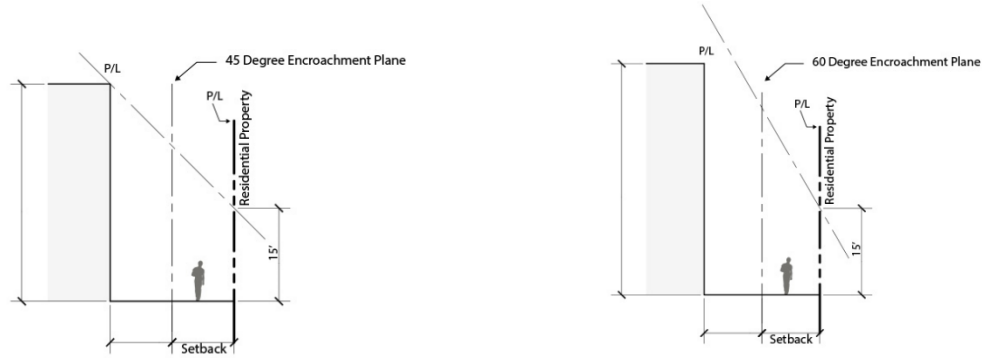
Figure 3-15. Projections into Setback Areas.

- H. Awnings shall meet the following minimum standards:
  - I. Awnings shall be constructed of metal, canvas, or fire-resistant acrylic. Use of plastic and vinyl is prohibited.
  - II. Back-lit and waterfall awnings are prohibited.
  - III. Dome awnings are permitted only above building entryways. Only the address number or building name may be printed on the awning.

**6. Interior Lot Line Height Transitions.**

- A. Wherever an interior lot line abuts a single-family or multi-family residential building built before original adoption of this Specific Plan, new development shall not exceed the height established by an imaginary plane beginning 15 feet above the property line and rising up at a 45-degree angle toward the interior of the new development site.
- B. When a project utilizes a Public Benefit Concession to increase the transitional height pursuant to Section 3.12, wherever an interior lot line abuts a residential use built before original adoption of this Specific Plan, new development shall not exceed the height established by an imaginary plane beginning 15 feet above the property line and rising up at a 60-degree angle toward the interior of the new development site.





*Required interior lot line height transition under base (left) and public benefit concession (right) standards.*

### 7. Minimum Unit Size.

- A. The minimum residential unit size shall be 200 square feet for single-room occupancy units, 300 square feet for studio units, 500 square feet for one-bedroom units, 700 square feet for two-bedroom units and 900 square feet for three-bedroom units.

### 8. Residential Open Space.

- A. All projects containing a residential component shall include a common open space for residents, or series of common open spaces, no smaller than 15% of the lot area. This common open space may be located on top of roofs, podium parking garages, balconies, or commercial establishments if desired.
- B. A minimum of 150 square feet of open space shall be provided for each residential unit on-site. This requirement may be met through private or common open spaces. Up to 20% of the requirement may be met through publicly accessible on-site open space. A minimum of 30% of this requirement shall be met through private open space which is attached to the unit, such as balconies or private patios.

### 9. Minimum Parking Ratios.

- A. The minimum number of parking spaces required is given in Figure 3-14.
- B. Affordable residential unit parking ratios apply only to units which have a recorded affordability covenant to serve households making 80% of area median income or less for at least 30 years.

### 10. Frontage Types.

- A. Buildings shall incorporate one or more of the allowable frontage types on the first floor of each building where the property line meets a public street right-of-way or plaza. While the majority of each building frontage should meet this criteria, exceptions are permitted at driveways, spaces between buildings, etc.
- B. Standards for each frontage type are given in Figure 3-14.

### **3.7 Urban Flexible (UF) Zone**

#### **1. Land Use Regulations.**

Figure 3-16 (Permitted Uses) describes the land use regulations for the Urban Flexible Zone. The regulations for each zone are established as follows:

- A. "P" – Uses permitted by right that require no discretionary review if in compliance with all standards
- B. "M" – Uses subject to a Minor Use Permit following administrative review by the Community Development Department Director
- C. "C" – Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
- D. "T" – Uses subject to a Temporary Use Permit following administrative review by the Community Development Department Director

#### **2. Establishment of Permitted Uses.**

- A. Any of the land uses permitted in Figure 3-16 (Permitted Uses), may be established on any lot within the Specific Plan, subject to the permit requirement listed in the Figure 3-16 (Permitted Uses), and in compliance with all applicable standards of this Chapter.
- B. If a proposed use is not listed in Figure 3-16 (Permitted Uses), the use is not permitted unless the Community Development Department Director determines in writing that the proposed use is substantially similar to a use specified as a permitted or conditional use in that zone in compliance with Subsection 3 (Use Determination).

#### **3. Use Determination.**

- A. The Community Development Department Director shall have the authority to make an administrative determination as to whether a specific use is substantially similar to one of the listed used in Figure 3-16 (Permitted Uses). The Community Development Department Director may at his or her discretion refer the determination to the Planning Commission. In making a determination that a proposed use is or is not similar to those listed, the Community Development Department Director or Planning Commission shall consider:
  - I. Whether the characteristics of, and activities associated with, the proposed use are equivalent to those of one or more in the used listed in the zone as allowable, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, or noise than the uses listed in the zone;
  - II. The purposes of the applicable zone and conformance with the goals of the Specific Plan; and
  - III. The goals and polices of the General Plan.
  - IV. All such final determinations shall be recorded in writing to include a finding that the proposed use is substantially similar to uses permitted in the proposed zone and consistent with the intent of the applicable zone. All use determinations shall be filed and treated as precedent for future use determination requests.

Permitted Uses	
Land Use Type	UF
<b>Entertainment and Recreation</b>	
Health/Fitness Facility <15,000 sf	P
Health/Fitness Facility >15,000 sf	P
Indoor/Outdoor Entertainment	M
Indoor/Outdoor Recreation	P
Nightclub	C
Park, playground	P
Plaza	P
Studio: art, dance, martial arts, music, etc.	P
<b>Civic</b>	
Government	P
Library, museum, or art gallery	P
Office, general	P
Meeting facility, public or private	P
School, public or private	P
<b>Food and Drink</b>	
Micro-Brewery <sup>1</sup>	P
Pub/Bar/Tavern <sup>2</sup>	C
Restaurant, café, coffee shop <sup>2</sup>	P
Restaurant w/ Outside dining <sup>3</sup>	P
Any food and drink or retail establishment operating before 7:00 am or after 10:00 pm	C
<b>Retail</b>	
Alcohol/Tobacco Outlet	C
General Retail < 100,000 sq. ft.	P
General Retail > 100,001 sq. ft.	P
Cannabis Activities	X
<b>Services</b>	
Business/Professional service	P
Childcare Facility	P
Family Childcare Home <sup>4</sup>	X
Hotel/Motel	P
Medical or residential care facility <7	X
Medical or residential care facility >7	X
Personal services	X
Personal services-restricted	X
Supportive/Transitional Housing	X
Emergency Shelter	C
<b>Residential</b>	
Dwelling: Multi- Family (Including any type of permanent housing and supportive housing)	P
Dwelling: Single- Family Detached	P
Dwelling: Single- Family Attached	P
Group Home (<7 Persons)	C
Group Home (>7 persons)	C
Home Occupation, no clients	P
Home Occupation, with clients	P

Live/work unit	P
Single Room Occupancy	P
Senior Housing	P
<b>Industrial</b>	
Wireless Communication Facilities (Ground / Rooftop)	C
Materials Storage	X
Light Manufacturing	X
Heavy Manufacturing	X
Warehouse/Distribution	X
<b>Automobile Related</b>	
Parking Facility, Public or Private <sup>5, 6</sup>	P
Service Station	C
<ol style="list-style-type: none"> <li>1. Must be in tandem with a sit down restaurant.</li> <li>2. Alcoholic beverage sales establishments are subject to Chapter 31-50 of the Municipal code. Restaurants (bona fide eating places whose predominant function is the service of a full range of food selections in a sit-down setting with table service and little, if any emphases on 'take out' food with onsite accessory sales of alcohol) may incidentally serve alcoholic beverages with meals without need of a Conditional Use permit.</li> <li>3. Outdoor dining is subject to the standards described in Section 4.6.4.</li> <li>4. Only permitted in Single Family Homes. See Zoning Code Section 30-11.3.</li> <li>5. Parking structures shall comply with the standards in Subsection 5.15.6.</li> <li>6. When not a part of a larger development, otherwise permitted.</li> </ol>	

Figure 3-16. Permitted Uses, Urban Flexible (UF) Zone.

**Development Standards – Urban Flexible (UF)**

<b>3.7.4 Height</b>		
Minimum	None	
Maximum	2 floors, or 4 floors for residential	
<b>3.7.5 Setbacks</b>		
Front Setbacks	0 ft. min., 10 ft. max.	
Street Side Setback	5 ft. min., 10 ft. max.	
Interior Side Setback	0 ft. min., 10 ft. min. adjacent to residential.	
Rear Setback	10 ft.	
<b>3.7.6 Interior Lot Line Height Transitions</b>		
Adjacent to Residential Use	45-degree plane starting 25' high at property line	
Adjacent to Residential Use with Concession	60-degree plane starting 25' high at property line	
<b>3.7.7 Minimum Residential Unit Size</b>		
Single Room Occupancy	200 sf	
Studio	300 sf	
1-bedroom	500 sf	
2-bedroom	700 sf	
3-bedroom	900 sf	
<b>3.7.8 Residential Open Space</b>		
Common open space (for residents)	15% min. of site area.	
Open space required per unit	150 sf and 30% attached to unit.	
<b>3.7.9 Minimum Parking Ratios</b>		
	Unrestricted	Affordable
1+ bedroom units	1	0.5
SRO/studio units	0.5	None
Senior Housing (any size)	0.5	0.5
Guest Parking	0.1	0.1
Commercial Office	3/1,000 sf	
Retail or Restaurant	3.5/1,000 sf	
Other uses	30% less than CMC Table 30-21.A	

*Figure 3-17. Development Standards – Urban Flexible (UF).*

**4. Height.**

- A. Minimum height. There is no minimum height for new construction.
- B. Maximum height. All new construction shall have a maximum height of two stories, with the exception of four stories for residential new construction.
- C. Architectural projections, towers and elevator shafts may exceed the vertical height limit to the zone by 15 feet, as long as they are no longer than 30 feet long on any side.
- D. Mechanical equipment may exceed the vertical height limit, provided that it is not visible from an adjacent street, public right-of-way, or ground level private property.
- E. Roof decks, gardens and recreational amenities are permitted on the top floor of developments.

**5. Setbacks, Projections, and Encroachments.**

- A. Front Setbacks. No front setback is required. Buildings must also not be set back more than ten feet.
- B. Street side setback. Where the side of a lot abuts a public street, the building shall be set back no less than 5 feet and no more than 10 feet. Side frontages shall comply with frontage standards in Section 3.3.10.
- C. Interior Side Setback. No interior side setback is required. Buildings must also not be set back less than ten feet, if the building is adjacent to residential.
- D. Rear Setback. The minimum rear setback is ten feet.
- E. Portions of buildings and structures including marquees, awnings, shade structures, signs, and architectural features may encroach into the public right-of-way subject to encroachment permitting requirements of the City Zoning Code, and/or the review and approval by the City Engineer, or designee. Encroachments or projections into the right-of-way shall not include habitable space.
- F. No projection shall be less than 9 feet above sidewalk grade, except for A-frame signage.
- G. Projections into applicable setback areas are permitted as described in Figure 3-18 (Projections into Setback Areas). No projection shall be over a roadway or alley (sidewalk exempted).

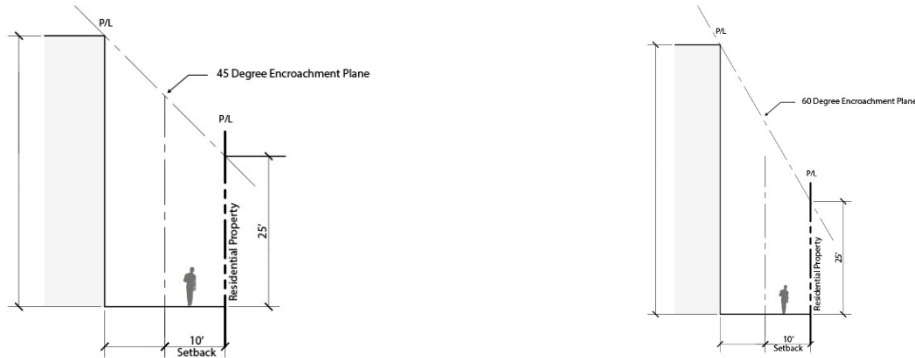
<b>Projections into Setback Areas</b>				
<b>Projection</b>	<b>Front</b>	<b>Rear</b>	<b>Side</b>	<b>Street Side</b>
Arcade	10	N	N	10
Architectural Features	3	3	3	3
Balcony	7	6	6	6
Gallery	10	N	N	10
Shopfront (awning, bay window, or projecting shade structure)	10	N	N	10
Signage	P	N	N	P
Stoop	5	N	N	5
Terrace	6	N	N	6

Figure 3-18. Projections into Setback Areas.

- H. Awnings shall meet the following minimum standards:
  - I. Awnings shall be constructed of metal, canvas, or fire-resistant acrylic. Use of plastic and vinyl is prohibited.
  - II. Back-lit and waterfall awnings are prohibited.
  - III. Dome awnings are permitted only above building entryways. Only the address number or building name may be printed on the awning.

**6. Interior Lot Line Height Transitions.**

- A. Wherever an interior lot line abuts a single-family or multi-family residential building built before original adoption of this Specific Plan, new development shall not exceed the height established by an imaginary plane beginning 25 feet above the property line and rising up at a 45-degree angle toward the interior of the new development site.
- B. When a project utilizes a Public Benefit Concession to increase the transitional height pursuant to Section 3.12, wherever an interior lot line abuts a residential use built before original adoption of this Specific Plan, new development shall not exceed the height established by an imaginary plane beginning 25 feet above the property line and rising up at a 60-degree angle toward the interior of the new development site.



*Required interior lot line height transition under base (left) and public benefit concession (right) standards.*

**7. Minimum Unit Size.**

- A. The minimum residential unit size shall be 200 square feet for single-room occupancy units, 300 square feet for studio units, 500 square feet for one-bedroom units, 700 square feet for two-bedroom units and 900 square feet for three-bedroom units.

**8. Residential Open Space.**

- A. All projects containing a residential component shall include a common open space for residents, or series of common open spaces, no smaller than 15% of the lot area. This common open space may be located on top of roofs, podium parking garages, balconies, or commercial establishments if desired.
- B. A minimum of 150 square feet of open space shall be provided for each residential unit on-site. This requirement may be met through private or common open spaces. Up to 20% of the requirement may be met through publicly accessible on-site open space. A minimum of 30% of this requirement shall be met through private open space which is attached to the unit, such as balconies or private patios.

**9. Minimum Parking Ratios.**

- A. The minimum number of parking spaces required is given in Figure 3-17.
- B. Affordable residential unit parking ratios apply only to units which have a recorded

affordability covenant to serve households making 80% of area median income or less for at least 30 years.

**10. Frontage Types.**

- A. Buildings in the Urban Flexible zone are not subject to frontage type standards from other zones but are subject to the Standards for Active Ground Floor Design (Section 3.9).

**3.8 Frontage Standards**

Figures 3-19 to 3-26 give standards for the allowable frontage types.



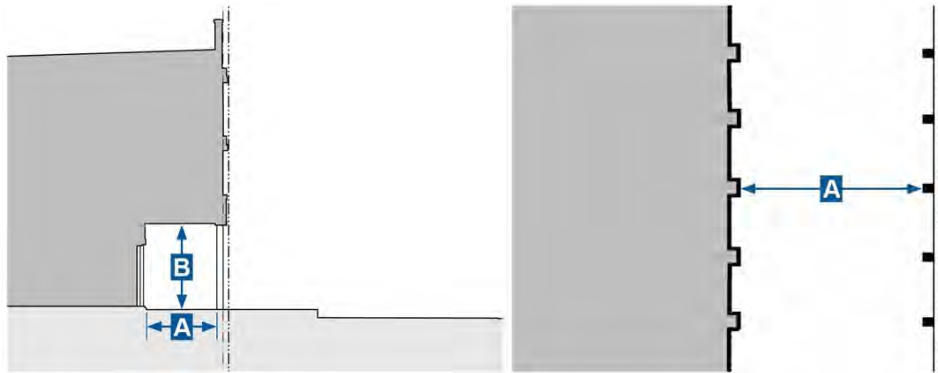
## Arcade

### Description

A covered walkway located entirely on private property with habitable space above. This frontage type provides adequate protection from the elements (e.g. shade) and circulation space for pedestrians and is intended for buildings with active ground floor uses and along public open spaces and enhanced pedestrian streets.



### Standards



Depth, Clear (A)	10 ft min.
Ground Floor Height, Clear (B)	14 ft min.

### Miscellaneous

The ground-floor façade of the building, under the arcade, shall be a shopfront and comply with all standards of the shopfront frontage type, except as these may conflict with the standards noted here for the arcade frontage type.

Shall have consistent depth along the frontage.

*Figure 3-19. Arcade Frontage Standards.*

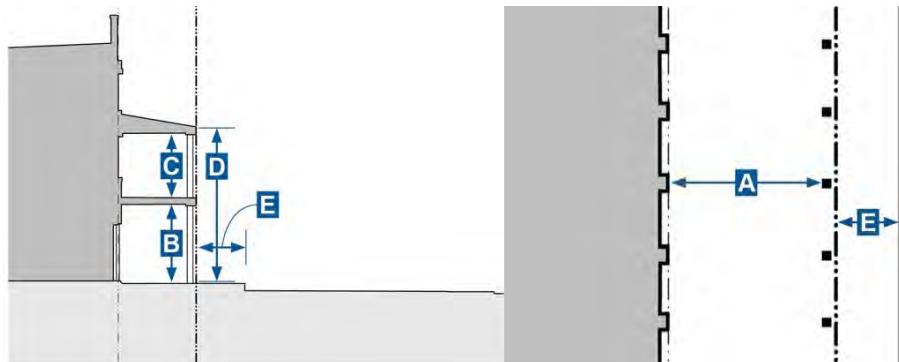
**Gallery**

**Description**

The main façade of the building is near the right-of-way and the projecting gallery element encroaches into the sidewalk of the right-of-way. This frontage type is intended for buildings with active ground floor uses and may be one or two stories.



**Standards**



Depth, Clear (A)	8 ft min.
Ground Floor Height, Clear (B)	11 ft min.
Upper Floor Height, Clear (C)	9 ft min.
Height (D)	3 stories max.
Setback from Curb (E)	4 ft min.

**Miscellaneous**

The ground-floor façade of the building, under the gallery, may be either a shopfront or a lobby frontage type. It shall comply with all standards of the chosen frontage type, except as these may conflict with the standards noted here for the gallery frontage type.

Shall have consistent minimum depth along the frontage.

May project over the sidewalk, with an encroachment permit and maintain 4 ft of clear sidewalk abutting the curb face. Restrictions on blocking pedestrian access apply.

*Figure 3-20. Gallery Frontage Standards.*

**Terrace**

**Description**

The main façade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs. This frontage type allows at-grade access to elevated ground floor uses due to natural grade constraints or by artificially elevating the terrace floor. This frontage type acts as a buffer from the sidewalk and may be landscaped to provide additional privacy.

Building activities are slightly separated from the adjacent sidewalk by the terrace finish level, and the depth of the terrace provides a buffer for outdoor seating, private yards, shade, or any other appropriate uses.



**Standards**



Depth, Clear (A)	8 ft min.
Length	120 ft max.
Finish Level Above Sidewalk (B)	4 ft max.
Distance Between Stairs (C)	50 ft max.
Wall Setback from Right-of-Way (D)	5 ft min.
Transparency, Ground Floor	75% min.

**Miscellaneous**

The ground-floor façade of the building, along the terrace, may be either a shopfront or a lobby frontage type. It shall comply with all standards of the chosen frontage type, except as these may conflict with the standards noted here for the terrace frontage type.

Reasonable accommodation shall be provided as appropriate.

Figure 3-21. Terrace Frontage Standards.

**Shopfront**

**Description**

The main façade of the building is near the right-of-way with an at-grade entrance along the sidewalk. This frontage type is intended for active ground floor uses and has substantial glazing at the ground level.



**Standards**



Depth, Recessed Entries <sup>1</sup>	5 ft max.
Transparency, Ground Floor	60% min.
Distance Between Windows (A)	20 ft max.
Maximum Distance Between Entries	75 ft max.

**Projection <sup>2</sup>**

Depth (B)	6 ft min.
Setback from Curb (C)	2 ft min.
Height (D)	9 ft min.

**Miscellaneous**

May be used in conjunction with another permitted frontage type (e.g., arcade, terrace). In case of a conflict between them, the other frontage standards supersede. Non-transparent or semi-transparent must include a bulkhead between 18 and 36 inches tall.

**End Notes:**

- <sup>1</sup> May be designed in a variety of configurations.
- <sup>2</sup> Only allowed for non-habitable space.

## Parking Frontage

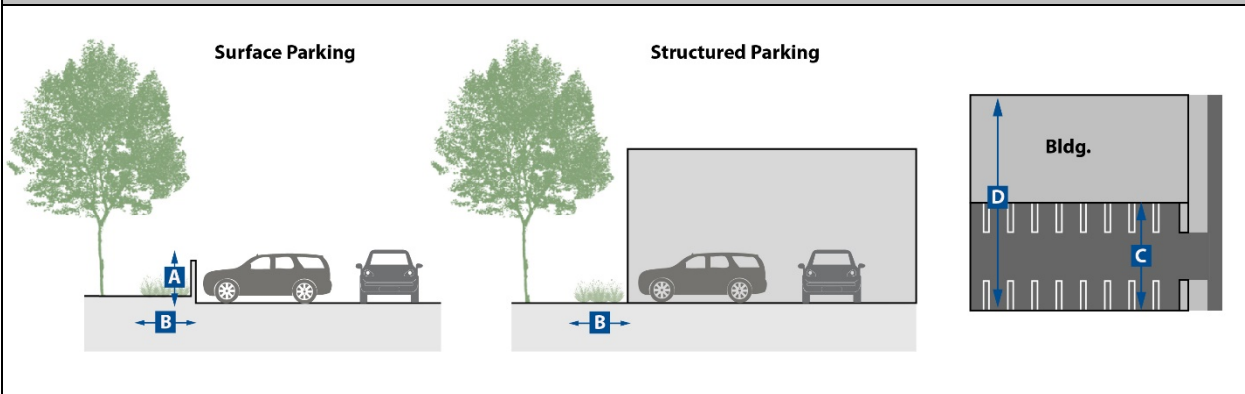
### Description

Parking may be supplied on the surface or in subterranean, podium or above-ground structured configurations. Where appropriate, a limited amount of the street frontage may be used for surface parking. In these cases, the parking is screened by a wall and landscaping.

Parking along the street frontage may also be structured under this frontage type, subject to the conditions given below.



### Standards



Parking Facility Width (C) as a function of Lot Width (D)

40% max, up to 200 ft.

Depth of Landscaping (B)

5' min, 10' max.

Wall Height (A)

4 ft max.

Transparency, Parking Structure Ground Floor

40% min.

### Miscellaneous

Walls shall be opaque and made of masonry.

Use of a raised landscape planter, filter strip, infiltration trench or other stormwater best management practice is encouraged over raised landscape planters.

Structured parking garage frontages shall be screened or enhanced as described in Section 4.5.

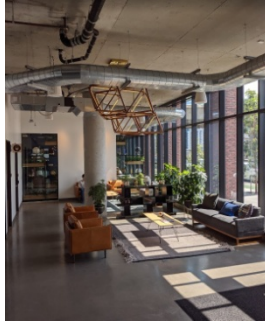
Where this frontage type is not permitted, surface parking may not be located along the frontage of the project. Only a driveway accessing parking located behind another building on the site is permitted.

Figures 3-22 and 3-23. Shopfront and Parking Frontage Standards.

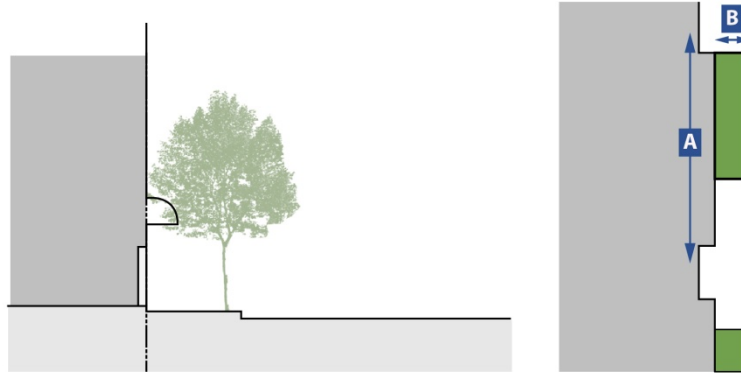
**Lobby**

**Description**

This frontage type is intended for office or residential uses which are accessed through a primary building entry located directly on the sidewalk. In office developments, common space areas are oriented toward the street in order to ensure compatibility with a transparent frontage.



**Standards**



Depth, Recessed Entries	4 ft min.; 8 ft max.
Optional Planting Width (B)	0 ft min., 4 ft max. On Compton Blvd, any frontage landscaping must be located in a planter.
Transparency, Ground Floor	60% (Compton Walk) 55% (Other, Commercial) 40% (Other, Residential)

**Miscellaneous**

Optional Planting width may be filled with movable planter boxes. On all frontages except Compton Blvd., planting width may also be filled with low landscaping.

Where residential frontage uses are allowed, private balconies may be located on the primary frontage if setback requirements permit.

Planter boxes and landscaping may not block any of the required transparency of the frontage, above three feet height.

Figure 3-24. Lobby Frontage Standards.

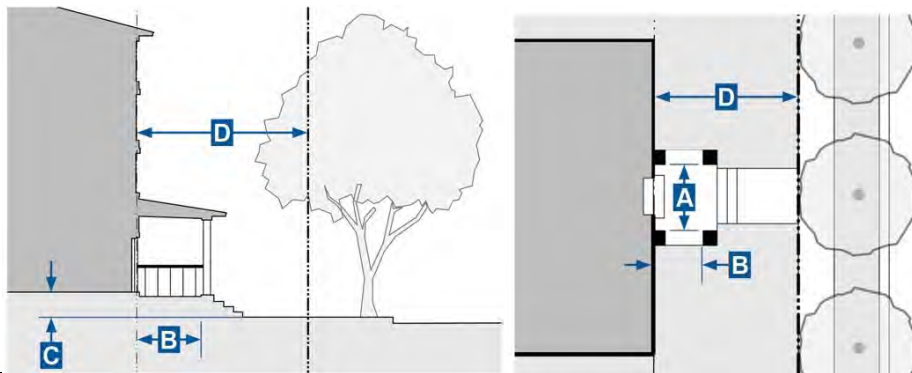
## Stoop/Porch

### Description

The main façade of the building is near the right-of-way and the stoop engages the sidewalk. Larger stoops can provide important residential open space and “eyes on the street.” This frontage type is elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.



### Standards



Width, Clear (A)	6 ft min.; 16 ft max.
Depth, Clear (B)	4 ft min.; 8 ft max.
Depth, Recessed Entries	6 ft max.
Finish Level above Sidewalk (C)	2 ft min.; 6 ft max.
Building Setback from Right-of-Way (D)	As prescribed by the development standards applicable to the zone. However, maximum setback may be exceeded by up to 5 ft.
Stoop/Porch Setback from Right-of-Way (E)	3 ft min. Maximum is the maximum prescribed by the zone, but not greater than 15 ft.

### Miscellaneous

Reasonable accommodation shall be provided as appropriate.

Stairs may be perpendicular or parallel to the building façade.

Entry doors shall be covered or recessed.

All semi-subterranean parking areas shall be hidden with landscaping.

Figure 3-25. Stoop/Porch Frontage Standards.



<b>Front Yard</b>	
<b>Description</b>	
<p>The yard frontage type corresponds to residential buildings whose flat, landscaped area serves as a transition between the public and private realm. It is typically used to emphasize commonality with the design of existing lower-density residential neighborhoods and is especially appropriate on local streets occupied by single-family homes, with a yard depth similar to the prevailing design.</p> <p>Low fences and porches are optional elements which may be added to residential buildings with yard frontages.</p>	
<b>Standards</b>	
	
Fence Height, Level above Sidewalk (A)	3 ft max.
Porch Depth, Clear (B)	6 ft min.
Building Setback from Right-of-Way (C)	15 ft min, max can exceed zone max. by 2 ft if porch is used
Stoop/Porch Setback from Right-of-Way (D)	10 ft min.
<b>Miscellaneous</b>	
The use of fences and porches are optional.	
The use of drought – tolerant ground coverings are highly encouraged.	
A primary pedestrian pathway shall be provided directly from the sidewalk to the primary entrance of the structure.	

Figure 3-26. Front Yard Frontage Standards.



### 3.9 Standards for Active Ground Floor Design

- A. The main entrance or entrances shall be emphasized and oriented to the street or major plazas or open space.
- B. Secondary entries may be from parking areas, the rear of the building, or interior open spaces.
- C. In mixed use projects, when residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use. Residential entrances may be designed as follows:



*Separate entrance on sites with two or more street exposures.*



*Integrated with retail façade.*



*Access from alleyways and courtyards*

- D. When a building entrance is located at the intersection of two public streets, at least one of the following shall be provided:
  - I. Two primary entrances, one facing each street; or
  - II. A corner entrance, oriented toward both streets placed at an angle of 45 degrees.
- E. The main entrance to a building that is open to the public shall be clearly identifiable by emphasizing and enhancing the architectural details, such as a change in plane (e.g., the entrance may be recessed on the street level façade), differentiation in material and color, enhanced lighting, and signage.
- F. Utility, mechanical room, or service entrance doors shall not face any street frontage.
- G. Within the Downtown Core (DC) and Downtown Transition (DT) zones, any building or development with 200 linear feet or more of street frontage and containing nonresidential uses shall provide pedestrian access into the site by means of a pocket plaza or other civic space of at least 600 square feet and with a minimum dimension of 25 feet.
- H. Each development shall include no more than one vehicular access point per 200 linear feet of street frontage. On-site loading areas may be accessed separately, but shall include no more than one per land use, and not be visible from the street.

### 3.10 Public Art Requirements

- A. Purpose. The design of buildings in Downtown Compton should express the unique culture of the City. As a result, public art should be included in each project.
- B. Any project which is subject to design review and has a valuation which equals or exceeds one million dollars (\$1,000,000), shall provide public art valued at 0.5% of the project's total valuation
- C. For the purposes of this Section, project valuation shall be the valuation of the building or structure as determined by the Building Division for the issuance of the building permit(s).
- D. This public art shall be located outdoors and be visible from a public street.
- E. A preliminary description of the artwork shall be submitted with the application for a design review permit. All conceptual designs for public art shall be submitted with the project plans to be approved with the initial design review or CUP. Within the conceptual design submission should be details regarding the type and theme of the public art.

### 3.11 Inclusionary Zoning Requirement

- A. All residential projects containing more than twenty (20) residential units shall demonstrate that a minimum of 5% of units are deed-restricted affordable housing secured by covenants of at least 55 years for low-, very-low or extremely-low income households.

### 3.12 Public Benefit Concessions Menu

- A. Purpose. The purpose of this section is to incentivize the provision of development features that create public benefits but may not of themselves generate sufficient income to be financially feasible. This section provides a menu of by-right concessions that can be requested by the applicant in exchange for the provision of some of these benefits.
- B. Relationship to State Density Bonus Law. An applicant who seeks incentives per the following shall not take advantage of the concessions, waivers or other incentives described in CMC 30-47.5 or other concessions in State Density Bonus Law.
- C. Public Benefits. Concessions shall be granted for the following public benefits:
  - I. Affordable Housing. Deed-restricted affordable housing units secured by covenants of at least 55 years for:
    - a. 3% extremely low income, 6% very low income, 15% low income or 25% moderate income units: one concession
    - b. 6% extremely low income, 10% very low income, 20% low income or 40% moderate income units: two concessions
    - c. 100% affordable housing with maximum income levels of 80% low income and 20% moderate income units: four concessions. Per Section 3.2.7.D, these projects are not subject to Tier 2 Design Review.
- D. Publicly Accessible Open Space. Privately maintained open space that is open to the general public for use from at least 6:00 am to 10:00 pm every day. The open space is required to be monitored by 24-hour security. Said open space(s) must cover at least 3% of the project site. Each countable plaza must have a minimum dimension of 25 feet: one half concession. Concessions shall not apply to any open space that is required.
- E. Public Gathering Space. Direct provision of a library, community meeting room or other space which is open for public use and gatherings without charge and is of at least 500 square feet in size: one half concession
- F. Offsite Streetscape Amenities. Installation of landscaping, trees, benches, curb work,

bike lanes, etc. described in this Plan which are not located on the public right-of-way immediately abutting the project site: one half concession per 1% of project cost invested, to a maximum of one concessions

- G. Public Parking. Parking spaces signed and managed as public parking that are in addition to the requirements of this chapter, at least 10% of total project parking and at least 20 spaces: one concession
- K. Concessions. The following concessions are available:
  - I. Height. Each concession is worth a one-story bonus over 50% of the building footprint. Maximum is two stories greater than the base height limit.
  - II. Interior Lot Line Height Transitions as described in Sections 3.3 through 3.7.
  - III. Elimination of on-site loading requirements
  - IV. Reduce restaurant parking requirement to the same as retail/office parking requirement.
  - V. Count on-street parking spaces as part of parking requirement.

### 3.13 Signage Standards

#### 1. Applicability

- A. All signs within the Specific Plan area shall be designed, constructed, and installed in compliance with the standards established in Section 30-22 (Sign Regulations) of the City Zoning Code.
- B. Additional standards for signs permitted within the Specific Plan area are included in Subsection G.2 (Additional Specific Sign Standards) below. In the case of a conflict between the sign standards established in this Chapter and the standards in Section 30-22 (Sign Regulations) or any other sign standards included in the City Zoning Code, the standards in this Chapter supersede.
- C. Regulations should apply to Downtown Core, Downtown Transition, and Neighborhood Corridor zones only. Elsewhere citywide standards apply.

#### 2. Sign Illumination Standards

- A. Direct Illumination. Direct illumination is limited to marquee signs; see Subsection 2.a (Marquee Signs).
  - I. Direct illumination is limited to letters, numbers, symbols, and accents on the marquee sign.
  - II. Exposed lamps on marquee may only be animated to create an effect of patterned illusionary movement provided the alternate or sequential activation of illuminated elements occurs on a cycle that exceeds two seconds.
  - III. Hours Permitted. All direct illumination on a marquee sign must be turned off daily at the close of business.
- B. Neon Signs
  - I. Exposed neon sign lighting is permitted only for entertainment or restaurant uses.
  - II. Exposed neon sign lighting is considered a building design element for nighttime entertainment uses and restaurants. Signs in neon are subject to the sign codes in section 30-22.
  - III. Hours Permitted. Exposed neon sign lighting must be turned off daily at the close of business.
- C. Electronic Changeable Message Signs
  - I. Number of Signs. One electronic LED message sign is allowed per business and will be treated as the primary sign.
  - II. Changeable LED Copy Sign.

a. **Applicable Uses.** Changeable LED copy signs are permitted for restaurants and entertainment uses. Other uses may use changeable LED copy signs with a Minor Use Permit.

b. **Display.** Electronic message signs must not flash, blink, flutter, include intermittent or chasing lights, or display video messages (i.e., any illumination or message that is in motion or appears to be in motion). Electronic message signs may display changing messages in addition to the business name provided that each message is displayed for no less than 8 seconds.

III. **Night-time Brightness.**

a. **Automatic Controls.** Electronic changeable copy message signs must be equipped with photocell technology to control and vary the intensity of light output depending on the amount of ambient light that is present to prevent overly bright luminance at night. Automatic controls must limit night luminance to a maximum of 100 nits when the display is set to show maximum brightness in 100 percent full white mode.

b. **Manufacturer Certification.** The applicant shall provide a written certification from the sign manufacturer that the nighttime luminance has been factory pre-set not to exceed 100 nits as described in paragraph 8.1.2.C.1. above, and that this setting is protected from end-user modification by password-protected software or other method as deemed appropriate by the Community Development Department Director.

c. **Hours Permitted.** Electronic message signs must be turned off daily at the close of business.

**3. Sign Program**

A. **Purpose.** The purpose of the sign program shall be to integrate signs with building and landscaping design to form a unified architectural theme which conforms to the goals of this Specific Plan and the city's General Plan.

B. **Applicability.** A sign program shall be required for the following projects:

I. New or substantially rehabilitated commercial, mixed-use, office and industrial projects with two or more tenant spaces.

II. Changeable copy signs.

C. **Review Authority.** The sign program shall be submitted and approved as part of the applicable design review procedure.

D. **Design Guidelines.** The purpose shall be achieved by using the same background colors and limiting the number of sign colors per site; using the same type of cabinet supports, mounting methods, component construction materials and illumination; and using uniform sign placement and proportionate letter and logo heights for large and small tenants.

E. **Flexibility.** After consultation with the Architectural Review Board, the Community Development Department Director may modify any sign standard(s) by up to 15% provided that the Director find that the modification in standards will not be detrimental to the design of the project or the experience of pedestrians along the sidewalk abutting the project.

**4. Definitions**

A. **A-FRAME SIGN** - Shall mean a freestanding, moveable sign usually supported by two upright sign faces (also known as a "sandwich board").

B. **ABANDONED SIGN** - Shall mean a sign whose use has ceased or been discontinued for a period of 90 consecutive days or which identifies a business or activity that has not occupied the premises for a period of 90 consecutive days.

- C. ACCESSORY SIGN - Shall mean a sign whose copy refers to the products, facilities, or services available on the premises.
- D. ADDRESS - Shall mean the placement of a street number which identifies the street mailing address of a business or residence. It may also include the street name for additional clarity.
- E. ADVERTISING STATUARY - Shall mean a three-dimensional imitation or representation of a person or thing which is designed to promote or represent a commercial enterprise.
- F. ADVERTISING STRUCTURE - Shall mean a structure of any kind or character erected, used, or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting, or other advertisement of any kind whatsoever may be placed.
- G. ANIMATED OR MOVING SIGN - Shall mean a sign which uses movement, lighting, or special materials to depict action, movement, or rotation.
- H. APPROVING AUTHORITY - Shall mean the administrative, appointed or legislative agent or body with primary responsibility for approval of a sign permit.
- I. ARCHITECTURAL REVIEW BOARD - Shall mean an interdepartmental board established by the City to review and evaluate new projects to ensure that they meet the highest standards for design and construction.
- J. AUDIO - Shall mean the inclusion in a sign of any sound emitting mechanism or production of sound from a sign.
- K. AWNING OR CANOPY SIGN - Shall mean a sign that is mounted or painted on or attached to the vertical surface or flap of an awning or canopy.
- L. BANNER SIGN - Shall mean a nonpermanent sign composed of fabric, plastic, paper, or other lightweight material which contains advertising copy and is attached to a building, pole, frame, or vehicle.
- M. BENCH/TRANSIT ENCLOSURE SIGN - Shall mean a sign displayed on a transit bench or on any surface of a transit enclosure.
- N. BILLBOARD SIGN - Shall mean a sign, excluding a supergraphic sign, which advertises goods, products, services, or facilities not sold, produced, manufactured, or furnished on the premises on which the sign is located (also known as outdoor advertising, off-premises sign or off-site sign).
- O. BUILDING FACE OR FRONTAGE - Shall mean that portion of a main building most nearly parallel to a street or parking area.
- P. BUSINESS IDENTIFICATION SIGN - Shall mean sign copy, including logo, used to identify the name and address of a premises, business, building or portion of building upon which it is located, and which includes no other information.
- Q. BUSINESS INFORMATION SIGN - Shall mean a sign in which a business or occupant's name, address, phone number or hours of operation are provided, but which contains no advertising copy.
- R. CANBINET SIGN - Shall mean a sign contained within a structural casing or canister, often composed of sheet metal or aluminum, covered by glass, plastic, or similar material upon which the sign copy is affixed, and which may be internally illuminated (also known as a "canister sign").
- S. CANOPY SIGN - See "awning sign."
- T. CENTER IDENTIFICATION SIGN - Shall mean a sign containing the name and/or primary occupants of a multi-tenant center (also known as a "multi-tenant sign").
- U. CHANGEABLE COPY SIGN - Shall mean a sign in which the copy/text may be manually changed or rearranged without altering the face or surface of the sign.
- V. CHANNEL LETTER - Shall mean three dimensional individual letters or figures affixed to a building, raceway, or other sign structure.

W. CIVIC EVENT SIGN - Shall mean a temporary noncommercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization, or similar civic organization.

X. CONDITIONAL USE PERMIT - Shall mean a permit approved by the Planning Commission at an advertised public hearing for specified types of signs which are not automatically permitted by the Code.

Y. CONSTRUCTION SIGN - Shall mean a temporary sign erected on a parcel where construction is taking place, limited to the duration of the construction, indicating the names of the architects, engineers, contractors, owners, financial supporters, sponsors and similar individuals or firms having a major role or interest in the project.

Z. COPY AREA - Shall mean the actual area of sign copy applied to any background including any lettered, written, pictorial or other visual sign unit displayed for the purpose of conveying a message.

AA. DIRECTIONAL SIGN - Shall mean an on-premises sign limited to directional messages principally to facilitate safe movement of pedestrian or vehicular traffic, such as "one-way," "entrance" or "exit."

BB. DIRECTORY SIGN - Shall mean a sign listing the tenants or occupants of a building or group of buildings which may contain a map, suite numbers, names, and logos but no advertising copy.

CC. DOUBLE-FACED SIGN - Shall mean a single sign structure with copy on both sides.

DD. EAVELINE - Shall mean the bottom of the roof eave or parapet.

EE. ELECTRICAL SIGN - Shall mean a sign or sign structure in which electrical wiring, connections or fixtures are used.

FF. ELECTRONIC READERBOARD - Shall mean a changeable message sign consisting of a matrix of lamps which are computer controlled (excluding time/temperature signs).

GG. EMERGENCY SIGN - Shall mean a sign placed temporarily by or with permission of a public safety agency to protect life and property in the case of fire, flood, explosion, or other threat to public safety.

HH. FACADE - Shall mean visible exterior building walls, including parapet walls.

II. FACING - Shall mean the portion of the advertising structure that contains any poster, bill, printing, painting, or other advertisement of any kind whatsoever.

JJ. FASCIA - Shall mean a horizontal band covering the joint between the top of a wall and the projecting eaves.

KK. FLAGS, FESTOONS, SPINNERS, AND PENNANTS - Shall mean ribbons, tinsel, small flags, pinwheels, pennants, small balloons, and similar items composed of fabric, plastic, paper, or other light materials which are mounted to allow movement by the atmosphere and to attract the attention of the public (excluding official government flags). Inflatable signs are prohibited.

LL. FLASHING, INTERMITTENT OR MOVING LIGHT - Shall mean a light or message that changes more often than once every four seconds. The illumination or the appearance of illumination resulting in a change of message or advertising copy is not the use of flashing, intermittent, or moving light, unless it changes more often than once every four seconds.

MM. FREESTANDING SIGN - Shall mean a permanent sign not affixed to a building, including ground signs, pole signs, pylon signs and monument signs.

FUTURE FACILITY/BUSINESS SIGN

NN. GRAND OPENING - Shall mean a promotional activity not exceeding 30 consecutive calendar days which occurs within two months of the establishment of a new business to inform the public of its location and product or service. Grand openings do not include annual or occasional promotions.

OO. GROUND SIGN - Shall mean a very low profile, freestanding sign oriented parallel to the ground, which maintains essentially the same height throughout its length.

PP. HEIGHT - Shall mean the vertical distance from the natural grade beneath a sign measured to the highest point of the sign, including embellishments.

QQ. ICON SIGN - Shall mean a sign designed to resemble the product or service (e.g., donuts, keys, or shoes) offered on the premises.

RR. ILLEGAL SIGN - Shall mean a sign, advertising display or structure erected or constructed without first complying with all ordinances and regulations in effect at the time of its construction, erection, or use; a nonconforming sign which has exceeded its authorized amortization period; an abandoned sign or any sign which is hazardous due to its location, physical condition, or lack of required maintenance.

SS. ILLUMINATED SIGN - Shall mean a sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

TT. INCIDENTAL SIGN - Shall mean a small sign, emblem or decal providing information to the public regarding services available on the premises, such as credit cards, ATM availability, self-service, cashier, etc.

UU. INFLATABLE SIGN - Shall mean inflatable statuary, hot air balloons, captive balloons or similar three dimensional inflatable objects designed to convey information or advertise a location and mounted to allow movement by the atmosphere and to attract the attention of the public.

VV. KIOSK - Shall mean a vertically oriented sign, typically with multiple faces, which is intended primarily to provide information to pedestrians.

WW. LEGALLY NONCONFORMING SIGN - Shall mean a sign which was legally established but no longer conforms to the provisions of this section.

XX. LOGO SIGN - Shall mean a licensed, certified, copyrighted, or trademarked name, symbol, feature, or trademark that represents a business, enterprise, group or activity.

YY. MAIN TRAVELED WAY - Shall mean in the case of a freeway, the traveled way of each of the separate roadways for traffic in opposite directions.

ZZ. MARQUEE - Shall mean a sign located on a fixed, roofed structure which projects from a building and which is designed to advertise changing performances, attractions, or events, either through manually placed copy or electronically controlled lighting. Information presented may be static or sequential, depending on the design of the copy system.

AAA. DRIVE THRU MENU BOARD - Shall mean a sign on the premises of a drive-thru restaurant which identifies the type and cost of available food items.

BBB. MONUMENT SIGN - Shall mean a low profile, freestanding sign with a solid or primarily solid support base.

CCC. MULTI-FACED SIGN - Shall mean a sign containing three or more faces.

DDD. MULTI-TENANT SIGN - Shall mean a sign which identifies or advertises more than one business or activity within a single sign structure (also known as a "center identification" sign).

EEE. MURAL - Shall mean a display painted onto a wall or display base which is designed and intended as a noncommercial decorative or ornamental feature and which does not contain any advertising copy (also known as "decorative graphic").

FFF. NAMEPLATE - Shall mean a non-illuminated, on-premises sign which gives only the name, address and/or occupation of an occupant or group of occupants.

GGG. NEON SIGN - Shall mean a sign which utilizes neon or other gases with translucent tubing in or on any part of the sign structure.

HHH. PAINTED OR PAINTED-ON SIGN - Shall mean a sign which is applied with paint or a similar coating directly on the surface of a wall, building, display base or sign structure.

III. POLE SIGN - Shall mean a freestanding sign mounted above the ground on a single pole structure, typically centered on the pole (excludes directional signs six feet or less in height).

JJJ. POLITICAL ELECTION SIGN - Shall mean a temporary sign used in connection with a local, State, or national election or referendum.

KKK. PORTABLE SIGN - Shall mean a moveable sign which is designed to be easily moved and is not permanently attached to the ground or a building. Portable signs include A-frame signs, portable reader-boards, and similar signs.

LLL. PROJECTING SIGN - Shall mean a sign which is attached to and projects from the exterior wall of a building where the display surface of the sign is not parallel to the wall of the structure to which it is attached.

MMM. PROMOTIONAL ACTIVITY SIGN - Shall mean a sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or a special sale.

NNN. PYLON SIGN, DOUBLE - Shall mean a freestanding sign which is designed in a "gateway" format, with a double support structure and a connecting, thematically integrated panel on which is typically placed copy and/or a logo to mark the name identification of a major business, center, or facility. Double pylon signs are architectural or decorative in character to emulate gateways.

OOO. PYLON SIGN, SINGLE - Shall mean a freestanding sign which is incorporated into a single, vertical structure on which is typically placed copy and/or a logo to mark the name identification of a major business, center, or facility. Single pylon signs are decorative in character to emulate the form of a monument.

PPP. RACEWAY - Shall mean a channel attached to a building which provides a mounting surface for a facade sign and which generally contains the electrical connections for illumination.

QQQ. REAL ESTATE SIGN - Shall mean a temporary sign that relates to the sale, lease or rental of property or buildings on the premises on which it is located.

RRR. ROOF SIGN - Shall mean a sign that is mounted on the roof of a building or that is dependent upon a building for support and/or that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof or the deck line of a building with a mansard roof.

SSS. SIGN - Shall mean an object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected image.

TTT. SIGN FACE - Shall mean the exterior surface of a sign, exclusive of structural supports.

UUU. SIGN PERMIT - Shall mean a permit issued by the Department of Building and Planning for installation of a sign.

VVV. SIGN PROGRAM - Shall mean a comprehensive plan that addresses all signs within a site that is designed to achieve aesthetically appealing and compatible signage for projects with major roadway exposure, multiple-signage requirements or complex or unusual signage needs.

WWW. SIGN STRUCTURE - Shall mean the structural supports, uprights, bracing and decorative skirting for a sign.

XXX. SUPERGRAPHIC SIGN - Shall mean a sign, consisting of an image projected onto a wall or printed on vinyl mesh or other material with or without written text, supported and attached, to a wall with an adhesive, stranded cable and eye bolts or other materials or methods which covers more than 20% of a wall, building, facade, or other structure.



YYY. TEMPORARY SIGN - Shall mean a sign, generally constructed of paper, cloth, canvas, or other similar lightweight material, with or without a frame, intended to be used for a limited period of time.

ZZZ. TIME/TEMPERATURE SIGN - Shall mean a sign which communicates time and temperature information in digital or analog fashion, frequently in connection with business logo or identification copy.

AAAA. UNDER CANOPY SIGN - Shall mean a sign suspended beneath a projecting canopy, awning, ceiling, or marquee.

BBBB. VEHICLE SIGN - Shall mean a sign which is attached to or painted on a vehicle the principal purpose of which is to attract attention to a product or provide directions to an activity or business.

CCCC. WALL SIGN - Shall mean a sign which is attached parallel to and projects no more than 12 inches from the exterior wall of a building, building facade, perimeter wall or fence.

DDDD. WINDOW SIGN - Shall mean a sign, picture, text, or symbol designed to communicate information about an activity, business, commodity, event, sale or service that is placed in or on, or is visible from, the exterior of a window.

<b>Sign Matrix</b>			
<b>Sign Type</b>	<b>Maximum Number</b>	<b>Maximum Area</b>	<b>Other</b>
<b>Façade: Wall or Canopy</b>			
Business or Center Identification	1 per street, paseo, or parking lot frontage	2 sf per lineal foot of frontage, not to exceed 200 sf	Maximum area applies to aggregate of all façade signs
Accessory	2 per street or parking lot frontage, with a maximum of 8 installed on no more than 2 facades	40% of the size of the business identification sign per accessory sign	Maximum 2 line copy, 1 product or service per sign May not project above height of primary sign or first floor
Canopy			Awning and canopy signs may be permitted only as an integral part of an awning or canopy to which they are attached or applied. Signs on awnings are only permitted on the awning flap (valance) and content is limited to the business name, building name or address number. The letter height shall not exceed 10 inches. The lettering shall be located in the middle 70 percent of the valance area.
Under Canopy	1 sign per primary business entrance	8 sf	
<b>Free Standing Signs</b>			
A-Frame	1 sign per business	6 sf per face	Maximum height: 3 ft Maximum width: 2 ft Must be located in Sidewalk Amenity Zone and must be removed each day at close of business.
Business Identification: Monument	1 sign for each street frontage of 100 feet or more; not to exceed 2	32 sf per face	Maximum height: 5 feet To be used in conjunction with the Surface Parking frontage type Not permitted on the Compton Walk Frontage
Center Identification: Monument	1 sign only per center with 200 feet or more of street frontage located on a single street	1 sf for each lineal foot of frontage, not to exceed 200 sf	Must have at least three tenants. Can be building wall mounted To be used in conjunction with the Surface Parking frontage type Not permitted within 40 feet of Compton Walk Frontage

<b>Projecting Signs</b>			
Small Business Identification: Projecting (Blade)	May be used in place of Under Awning sign  1 sign per primary business entrance	8 sf per face	
Large Business Identification: Grand Projecting	May be used in place of Business Identification: Monument	32 sf per face	Mounted perpendicular to building wall at front entrance.
Center Identification: Grand Projecting	May be used in place of Center Identification: Monument	0.5 sf for each lineal foot of frontage, not to exceed 200 sf	
Marquee	1 per theater (movie or live performance)	1 sf per linear foot of frontage for the specific use being advertised in the marquee	Bottom of marquee must be mounted 12 feet from sidewalk. Marquee may encroach over sidewalk, but no closer than 15 feet from the bike curb.
<b>Special Purpose Signs</b>			
Wall: Directory Signs/Multiple Tenant Centers	1 wall sign per building entrance or pedestrian walkway entrance	12 sf per sign face	Maximum height: 6 feet (Ground Mounted)
Kiosk: Directory Signs/Multiple Tenant Centers	1 kiosk per pedestrian walkway entrance or plaza	12 sf of written area per face	Maximum height: 7 feet  May be located within Sidewalk Amenity Zone  One face shall reserve 4 sf for City agendas and public notices
Directional/Wayfinding Signage (Pedestrian)	1 per every 50 feet of street or walkway frontage or at points where changes in direction are required	4 sf per face	Maximum height: 8 feet
Artistic Mural or Mural Wall Sign	1 per building elevation	150 sf	Non-illuminated only  Content must be approved by Community Development Department Director

Figure 3-27. Sign Matrix.

<b>Signs</b>	
<b>Sign Type</b>	
A-Frame	P
Address	E
Audio	X
Balloons (helium filled, 1 foot diameter max.)	T
Banner (see CMC 30-22.5.c.4)	T
Bench (Transit)	X
Billboard	X
Business Identification	P
Canopy (Awning)	P
Center Identification	P
Construction	T
Directional	P
Directory	P
Emergency	E
Façade (Wall)	P
Flag (National)	E
Flags (Spinners, Festoons, etc.)	X
Flashing	X
Grand Projecting	P
Ground	X
Holiday Decorations	E
Incidental	E
Inflatable	X
Kiosk	P
Marquee	MUP
Menu	X
Monument	P
Mural	P
Painted-on	X
Pennant (Spinners, Festoons, etc.)	X
Pole	X
Political Election	T
Portable	P
Projecting	P
Pylon	X
Real Estate	T

Roof	X
Rotating	X
Supergraphic	MUP
Temporary	T
Time & Temperature	P
Under Canopy	P
Vehicle	X
Wall (Façade)	P
Window	X
E = Exempt	
P = Permitted	
MUP = Minor Use Permit	
T = Temporary Only	
X = Prohibited	

Figure 3-28. Permitted Signs.

