Housing Omnibus Zoning Code Amendment

Chapter 21.10 – GENERAL PROVISIONS

21.10.047 - Granting of minor modification.

Repealed.

Editor's note: Section 21.10.047 is being replaced with Division XV of Chapter 21.25.

Chapter 21.11 – NO NET LOSS

Repealed.

Editor's note: Chapter 21.11 is repealed in its entirety, due to being out of cycle with State law.

Chapter 21.15 – DEFINITIONS

21.15.063 - Accessory use, residential.

"Accessory residential use" means a residential use that is customarily incidental and/or necessarily related to a principal nonresidential use of land, building, or structure. An accessory residential use is located on the same lot as the principal nonresidential building or use and is dependent upon the principal nonresidential use for the majority of its use or activity. The occupant of an accessory residential use is employed in or routinely conducts business in the nonresidential space. Accessory residential uses include, but are not limited to, a caretaker's or night watchman's residence (Section 21.15.445), an artist's studio and residence (Section 21.15.240), and ~~parsonage (Section 21.15.2005)~~religious housing (Section 21.15.2274). "Accessory residential use" does not include accessory dwelling units (Section 21.15.045).

21.15.380 – Board and Care Home (or Facility).

See "~~Residential~~ Community Care Facility".

21.15.390 – Boardinghouse.

"Boardinghouse" means a house, or portion thereof, where food and lodging are provided for long-term occupancy. Boardinghouse does not provide care service. A boardinghouse is a type of Shared Housing.

21.15.405 – Bridge housing.

See "Interim and Emergency Housing."

21.15.445 – Caretaker residence.

A "caretaker residence" or "night watchman's quarters" is an "accessory residential use" for the purpose of the twenty-four (24) hour maintenance or security of a nonresidential use.

21.15.590 – Communal housing.

"Communal housing" means housing ~~for nonfamily groups~~ with common kitchen and dining facilities but without medical, psychiatric or other care. Communal housing is a type of Shared Housing and includes boarding house, lodging house, ~~dormitory, fraternity house~~, commune, and religious ~~home~~housing. ~~Communal housing does not include handicapped or senior citizen housing, residential care facility, or convalescent hospital or parsonage as defined by this Code.~~Communal housing does not exclusively house students, and is distinct from a Student Housing Facility.

21.15.592 – Commune.

See "Communal housing."

21.15.595 - Community assembly.

"Community assembly" ~~means a facility~~is a type of assembly use for public or private meetings including community centers, banquet centers, ~~religious assembly facilities,~~ civic auditoriums, union halls, meeting halls for clubs and other membership organizations. This definition includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, cultural facilities or facilities such as day care centers and schools that are separately classified and regulated. Community Assembly does not include Religious Assembly (see Section 21.15.2273).

21.15.600 – Community care facility.

~~See "Residential care facility".~~ "Community care facility" means any Special Group Residence for seven (7) or more persons that provides nonmedical residential care, day treatment, or foster family agency services, for children, adults, or both, as defined by California Health and Safety Code §1502. Community Care Facilities include board and care facility, halfway house, housing for people with disabilities, and residential care facility.

21.15.602 - Community correctional reentry center.

"Community correctional reentry center" means a ~~special group residency in~~land use which the California Department of Corrections contracts with a public or private entity for the establishment and operation of a facility with programs to increase the likelihood of a successful parole by providing inmates training in industrial employment skills and other

counseling as required by the State of California. Community correctional reentry center is not part of any other residential use classification or category.

21.15.632 – Congregate living health facility.

"Congregate living health facility" means a facility providing 24-hour skilled nursing and supportive care to individuals after being discharged from a hospital. Congregate living health facility is a type of Special Group Residence, and is subject to the development standards required for a Skilled Nursing Facility.

21.15.640 – Convalescent hospital.

"Convalescent hospital" or "convalescent home" means a facility providing long-term nursing, dietary and other medical services to convalescents or invalids but not providing surgery or primary treatments such as are customarily provided in a hospital. Convalescent hospital includes nursing home and rest home, but does not include general or specialized hospital ~~or residential care facility~~. A convalescent hospital is a type of Special Group Residence, and is subject to the development standards for a Skilled Nursing Facility. A convalescent hospital must be licensed by the State as such.

21.15.646 – Convent.

See "Religious housing."

21.15.706 – Crisis housing.

See "Interim and Emergency Housing."

21.15.815 – Disabled housing.

"Disabled housing" means any housing which is designed and physically improved to accommodate physically disabled persons. Disabled housing is a type of special group residence, subject to the development standards for "community care facility."

Editor's note: The new Section 21.15.815 replaces Section 21.15.1240 – Handicapped housing, which is repealed below.

21.15.845 – Dormitory.

"Dormitory" means a residence owned or administered by an educational institution with necessary and usual attendant and related facilities and equipment for the housing of its students. When located on the same lot or parcel as the educational institution, the use is considered accessory. In all other cases dormitory shall be a principal use, and is considered a type of Shared Housing (Section 21.15.2473), and is subject to the conditional use standards required for a Student Housing Facility.

21.15.910 – Dwelling unit.

"Dwelling unit" means one (1) or more rooms designed, occupied or intended for occupancy as separate, self-contained, permanent living quarters. Separate ~~housing~~ dwelling units are those in which occupants live and eat separately from any other person in the building. Each dwelling unit has direct access from outside the building or through a common hall. Any area with a direct exterior access, a bathtub or shower, and a room other than the bathroom, which can together be locked off from the remainder of the building, will be considered a dwelling unit.

21.15.920 – Dwelling, multiple-family.

"Multiple-family dwelling" means a permanent building designed for or occupied by three (3) or more families living independently of each other. ~~This includes apartment houses and condominiums, but does not include hotels, motels, communal housing, residential care facilities or convalescent hospitals.~~

21.15.955 – Efficiency unit.

"Efficiency unit" has the same meaning specified in the International Building Code of the International Code Council, as incorporated by reference in Part 2 of Title 24 of the California Code of Regulations . An efficiency unit has a minimum floor area of 150 square feet and may also have partial kitchen or bathroom facilities. An efficiency unit shall not be occupied by more than two (2) persons. The City of Long Beach does not have a local efficiency unit ordinance per Cal. Gov't Code §17958.1, and the term is defined here only for the purposes of accessory dwelling unit and junior accessory dwelling unit regulation.

21.15.966 – Emergency shelter.

"Emergency shelter" or "emergency housing" means housing with onsite supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, pursuant to California Health and Safety Code §50801(e). "Emergency shelter" also includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care, pursuant to Cal. Gov't Code §65583(a)(4)(C). Emergency shelter is a type of Interim and Emergency Housing (see Section 21.45.153). ~~a dwelling area, provided on a short-term basis for the temporary housing of persons who are homeless, and where on-site supervision is provided whenever such shelter is occupied. An emergency shelter is an acceptable accessory use only when provided within an existing institutional building on a shared-use basis. A shared use exists when the sheltering of families or individuals in need of sanctuary is incidental to the primary institutional use for which the building is designed and intended.~~

21.15.968 – Employee housing.

"Employee housing" means housing provided for five or more employees as residents under specified circumstances as defined in the California Employee Housing Act (California Public Health and Safety Code §§17000–17062.5), as may be amended. Employee housing is privately operated and does not include government-owned and -operated migrant worker facilities and the like. Employee housing includes living quarters provided in connection with any work, whether or not rent is paid. Employee Housing is a type of Shared Housing. This definition implements California Health and Safety Code §17021.5.

A. Employee housing provided for six or fewer employees as residents shall be considered a single-unit dwelling for the purposes of the Zoning Regulations.
B. Employee housing is not included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs from a single-unit dwelling.
C. No use permit, standards variance, or other discretionary land use permit shall be required for employee housing that serves six or fewer employees as residents, unless the same is required for a single-unit dwelling in the same zoning district.
D. Use of a single-unit dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of the Long Beach Building Standards Code or §§17910–17998.3 ("State Housing Law").

21.15.1010 – Family.

"Family" means two or more persons related through blood, marriage, or legal adoption or joined through a judicial or administrative order of placement of guardianship; or unrelated persons who jointly occupy and have equal access to all areas of a dwelling unit and who function together as an integrated economic unit. ~~that occupy a dwelling unit and live together as a single housekeeping unit. A family has established ties and familiarity with each other; jointly uses common areas, interacts with each other, shares meals, household activities and chores, expenses and responsibilities. Membership in a family is fairly stable as opposed to transient. Family members have some control over who becomes a member of the family, and the residential activities of the family are conducted on a non-profit basis. Typically each member of a family has access to all parts of the dwelling unit and the members of the family have close social, economic, and psychological commitments to one another.~~

When the terms "single-family dwelling" and "multi-family dwelling," and similar phrases, are used throughout the Zoning Regulations, such usage shall be interchangeable with the terms "single-unit dwelling" or "multi-unit dwelling," respectively, as appropriate to the context, and the use or omission of the word "family" in this context shall not have any

discriminatory preference or intent as to the meaning of "family," consistent with this definition.

21.15.1110 – Foster ~~family~~ home.

~~See "group home".~~"Foster home" means any residence providing 24-hour care for six (6) or fewer foster children, which is owned, leased, or rented and is the residence of the foster parent(s), including the family, in whose care the foster children have been placed. The placement may be by a public or private child placement agency or by a court order, or by voluntary placement by parent(s) or guardian(s).

21.15.1130 – Fraternity or sorority house.

"Fraternity house" or "sorority house" means a building, or a portion of a building, occupied by a chapter of a regularly organized college fraternity or sorority officially recognized by an educational institution. When on the same lot or parcel as the educational institution, the use is considered accessory. In all other cases a fraternity or sorority house shall be a principal use, and is considered a type of Shared Housing (Section 21.15.2473), and is subject to the conditional use standards required for a Student Housing Facility.

See also Subsection 21.51.110.F.

21.15.1150 – Front lot line.

"Front lot line" is defined as follows:

A. Corner Lot. On a corner lot, the shortest line separating the lot from an abutting street. When two (2) or more recorded lots or fractional lots are developed together, the Zoning Administrator shall determine the front lot line as that most consistent with development patterns on surrounding lots.
B. Interior Lot. On an interior lot, the lot line between the lot and the street.
C. Double Frontage. On a lot fronting on two (2) streets (other than a corner lot), both lot lines abutting the streets shall be considered front lot lines.
D. Triangular or Gore-Shaped. On triangular or gore-shaped lots, any lot line separating the lot from an abutting street, and which is essentially a continuation of the front lot lines of abutting lots.
E. Multiple Frontage. On a lot fronting on three (3) or more streets, the Zoning Administrator shall determine the front lot line based on traffic patterns and the appropriateness of the site plan.
F. No Frontage. On a lot with no street frontage, the front lot line shall be the shortest lot line abutting any public property other than an alley. Wherever no public property abuts the lot, the front lot line shall be the shortest line abutting an alley.

G. Misoriented Lot. For any lot for which the existing building(s) are substantially misoriented such that the front of the building faces a lot line that is not the front lot line, the Zoning Administrator is authorized to determine the applicability of each yard requirement (setback) based on the context of the existing building orientation, adjacent lot pattern and development, and other improvements on the lot (if any). This determination may include, but is not limited to, determination that the front yard setback applies to a street side frontage, and vice versa. This determination shall be administrative with no public hearing or public notification and no written findings required. However, any other decrease or reduction of a setback requirement, above and beyond the determination of applicable setbacks on a misoriented lot, shall be considered and acted upon through the Zoning Adjustment process, the Standards Variance process, or the Site Plan Review process, as applicable.

21.15.1200 – Group home.

"Group home" means any ~~residential care facility~~residence for six (6) or fewer persons, where 24-hour care and/or supervision is provided and is delivered at least in part by a licensee in a structured environment. The care and supervision provided in a Group Home may be medical or nonmedical, as permitted by applicable law. A Group Home is a type of Special Group Residence. ~~who are mentally disordered or otherwise handicapped or supervised.~~ A group home must be licensed by the State under the provisions of Chapter 2 (commencing with Section 1400) of Division 2 of the California Health and Safety Code. Group home does not include any facility for wards of the juvenile court.

See Community Care Facility (Section 21.15.600) for any Special Group Residence for seven (7) or more persons that provides 24-hour non-medical care and/or supervision.

See Skilled Nursing Facility (Section 21.15.2777) for any Special Group Residence for seven (7) or more persons that provides 24-hour medical care and/or supervision.

21.15.1230 – Halfway house.

See "~~Residential~~ Community care facility".

21.15.1240 – Handicapped housing.

Repealed.

~~"Handicapped housing" means any housing which is designed and physically improved to accommodate physically handicapped persons. Handicapped housing does not include residential care facility.~~

Editor's note: Section 21.15.1240 is repealed and is replaced by the new Section 21.15.815 – Disabled housing.

21.15.1365 – Hospice.

See "Convalescent hospital."

21.15.1470 – Institutional use.

"Institutional use" means a category of land use characterized by emphasis upon educational, cultural, government, medical, public facilities, or public service activities whether for profit or of a nonprofit nature. Institutional Use does not include Religious Housing (see section 21.15.2274) or Religious Institution Housing (see Section 21.15.2274.5).

21.15.1473 – Integral group home facility.

"Integral group home facility," or "integral facility," means any combination of two (2) or more group homes which may or may not be located on the same or contiguous parcels of land, which are under the control and management of the same owner, operator, management company or licensee, or any affiliate thereof, and are integrated components of one operation. An Integral Facility shall be considered one facility for purposes of applying federal, state and local laws to its operation. An Integral Facility is a type of Special Group Residence. Examples of Integral Facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility, or the assignment of staff, consultants, or vendors to provide services to the same program participants in more than one licensed or unlicensed facility.

See Community Care Facility (Section 21.15.600) for any Special Group Residence for seven (7) or more persons that provides 24-hour non-medical care and/or supervision.

See Skilled Nursing Facility (Section 21.15. 2777) for any Special Group Residence for seven (7) or more persons that provides 24-hour medical care and/or supervision.

21.15.1475 – Interim and emergency housing.

"Interim and emergency housing" means any facility or site used or intended to be used as a place where sleeping or rooming accommodations are furnished on a temporary basis to persons who lack permanent housing. Interim housing facility include~~s~~, but ~~is~~ are not limited to, emergency shelters, ~~transitional housing, and~~ bridge housing, low-barrier navigation centers, and respite or recuperative care facilities. ~~Interim Housing uses may include accessory uses such as ancillary offices, personal storage, or amenities for pets.~~

21.15.1576 – Live-Work unit.

A unit that combines a ~~work space~~ commercial occupancy and incidental residential occupancy by a single household in a structure that has been constructed for such use or

converted from commercial or industrial use and structurally modified to accommodate residential and ~~work~~ commercial activities in compliance with the ~~California~~ Long Beach Building Standards Code. A live-work unit also may be known as a "shopkeeper unit."

21.15.1580 – Lodginghouse.

"Lodginghouse" means a house with three (3) or more guestrooms where lodging is provided for compensation and where meals are not served. Lodginghouse is a type of Shared Housing.

21.15.1715 – Low barrier navigation center.

"Low-Barrier Navigation Center" (LBNC) means a "Housing First, low-barrier, service-enriched" shelter focused on moving people into permanent housing. A LBNC provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A LBNC may be non-congregate and relocatable. Low Barrier Navigation Center is a type of Interim and Emergency Housing. This Section implements Cal. Gov't Code §65660.

21.15.1720 – Manufactured housing.

~~"Manufactured housing" means a structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width, or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under California Health and Safety Code, Division 13, Part 2. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401 et seq.).~~ "Manufactured housing" or "Manufactured home," means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-unit dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" includes any structure that meets all the requirements of this Section except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established

under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, and following).

If a codified provision of state law uses the term "manufactured home," and it clearly appears from the context that the term "manufactured home" should apply only to manufactured homes, as defined above, the provision in question shall apply only to those manufactured homes. If any codified provision of state law, by its context, requires that the term applies to manufactured homes or mobilehomes without regard to the date of construction, the provision in question shall apply to both manufactured homes, as defined above, and mobilehomes as defined in Section 21.15.1770 – Mobile home.

21.15.1756 – Micro-Unit.

"Micro-Unit" is a dwelling unit that is not subject to the density limitations or minimum unit size and unit mix requirements of the underlying zoning and which contains a full bathroom, kitchen facilities, and built-in storage within the Micro-Unit. A Micro-Unit is not an accessory dwelling unit, junior accessory dwelling unit, or efficiency unit.

Editor's Note: Although Section 21.45.600 has sunset by its own provisions, that section and this definition must be retained for ongoing regulation of development permitted pursuant to that that section prior to its expiration.

21.15.1770 – Mobile home.

~~See "Manufactured housing."~~Mobile home" or "Mobilehome," means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Mobilehome" includes any structure that meets all the requirements of this Section and complies with the state standards for mobilehomes in effect at the time of construction (per Cal. Health and Safety Code (HSC) Section 18008). "Mobilehome" does not include a commercial modular, as defined in HSC Section 18001.8, factory-built housing, as defined in HSC Section 19971, a manufactured home, as defined in Section 21.15.1720, a multifamily manufactured home, as defined in HSC Section 18008.7, or a recreational vehicle, as defined in Section 21.15.2270 or HSC Section 18010.

See also Section 21.15.1720 – Manufactured housing.

21.15.1790 – Modular housing.

"Modular housing" means a dwelling unit manufactured in a factory and capable of transport to a site by being carried on a trailer or upon wheels, in whole or in modular parts, and which is placed on a permanent foundation. Modular housing complies with the Building Code definition of a building.

See also Section 21.15.1720 – Manufactured housing.

21.15.1791 – Monastery.

See "Religious housing."

21.15.1860 – Nonconformity.

"Nonconformity" means a land use, building, structure, parking lot ~~use~~, sign, or portion thereof which was lawfully established but which, due to the application of this Title, no longer conforms to the regulations of the zone in which it is located, as defined in this Title. "Nonconformity" includes the term "nonconforming."

21.15.2005 – Parsonage.

Repealed.

~~"Parsonage" means an accessory residential use on the same property and occupied by employees of a church or other religious assembly or institutional use who provide spiritual guidance to members.~~

Editor's note: The definition of "parsonage" here is repealed and is replaced by a new definition of "religious housing" at the new Section 21.15.2274.

21.15.2271 – Recuperative care facility.

"Recuperative care facility" or "respite care facility" means a facility providing short term (six (6) months or less) residential care for individuals experiencing homelessness or housing instability who lack adequate medical support and are at risk of re-hospitalization. A recuperative care facility provides meals and medical services, and may provide assistance with daily living activities, transportation, and other supportive services like mental health or substance use treatment. Recuperative care facility is a type of Interim and Emergency Housing.

21.15.2273 – Religious assembly.

"Religious assembly" is a type of ~~community~~ assembly use where a building or space is used primarily for persons to conduct worship or other religious services and ceremonies including, but not limited to, church, cathedral, mosque, shrine, synagogue or temple, and other religious worship places, facilities for religious instruction, incidental office, storage,

and kitchen facilities, and accessory religious housing. This definition does not include childcare facilities, schools (kindergarten through 12th grade), gymnasiums or other sports facilities.

21.15.2274 – Religious housing.

"Religious Housing," "Religious House," or "Religious Home" means a residential use associated with a religious assembly or religious institution, occupied by employees of the religious group. When not on the same property as the religious institution, or when the proposed religious housing exceeds more than 25% of the religious institution's existing floor area, religious housing is considered a principal use. As a principal use, a religious house is a type of Shared Housing (Section 21.15.2473) and is governed by the development standards and regulations of the underlying zoning district, unless subject to affordability covenants and ministerial approval under Cal. Gov't Code §65913.16.

See also Subsection 21.51.110.E.

21.15.2274.5 – Religious institution housing.

"Religious Institution Housing" means a residential development owned, operated or maintained by a religious organization lawfully operating as a nonprofit religious corporation pursuant to Part 4 (commencing with Section 9110), or as a corporation sole pursuant to Part 6 (commencing with Section 10000), of Division 2 of Title 1 of the California Corporations Code. As opposed to "Religious Housing," residents are not necessarily affiliated or employed by the religious organization.

See also "Religious Facilities Overlay."

21.15.2290 – Residential care facility.

~~"Residential care facility" means any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services. A residential care facility provides twenty-four (24) hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Residential care facility includes board and care facilities, halfway houses, housing for wards of the juvenile court and the like.~~See "community care facility."

21.15.2291 – Residential care facility for the elderly.

"Residential care facility for the elderly" means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. Persons under 60 years of age with compatible needs

also may be allowed to be admitted or retained in a residential care facility for the elderly as specified in §1569.2 of the California Health and Safety Code. Residential care facility for the elderly is a type of Special Group Residence and is subject to the development standards required for a Skilled Nursing Facility.

21.15.2305 – Rest home.

See "Convalescent hospital."

21.15.2430 – Senior citizen housing.

"Senior citizen housing" means any housing constructed and maintained exclusively for residents ~~over fifty-five (55) years of age for active senior housing or over~~of sixty-two (62) years of age ~~for traditional senior housing~~or older, or housing developments of 35 or more dwelling units for residents of fifty-five (55) years of age or older (pursuant to California Civil Code §51.3). ~~, other than residential care facilities for the elderly. (There are two (2) types of senior citizen housing: active senior housing, and traditional senior housing.)~~Meal service may be provided at a central dining facility but twenty-four (24) hour service and supervision are not provided (see Section 21.15.2291 "Residential care facility for the elderly"). Senior citizen housing may be considered a type of Shared Housing for the purpose of implementing Cal. Gov't Code §65915 and similar provisions of state law.

21.15.2435 – Senior citizen housing, active.

Repealed.

~~The following conditions shall apply to housing for active senior citizens:~~

~~A. Density shall be limited to that of the R-4-N Zoning District at the applicable lot width.~~
~~B. The parking shall be provided as designated in Table 41-1A.~~
~~C. The use shall not abut or adjoin an automobile service or repair use.~~
~~D. The use shall comply with all applicable development standards of the R-4-N Zone except for height and setbacks which shall comply with the standards of the district in which the use is located.~~

Editor's note: Section 21.15.2435 is to be repealed in its entirety.

21.15.2440 – Senior citizen housing, congregate care.

Repealed.

~~"Congregate care senior citizen housing" means senior citizen housing which provides meal service at a central dining facility but does not provide twenty-four (24) hour services or supervision.~~

Editor's note: Section 21.15.2440 is to be repealed in its entirety.

21.15.2473 – Shared housing.

"Shared housing" means a residence providing long-term housing (more than 30 days tenancy) with a shared a kitchen or dining area. Shared housing includes but is not limited to communal housing, boardinghouse, lodginghouse, dormitory, student housing facility, fraternity or sorority house, religious housing, employee housing, barracks or military housing, shared housing building, and shared housing units.

21.15.2477 – Shared housing unit.

"Shared housing unit" means one or more habitable rooms, not within another dwelling unit, that has associated common area facilities including kitchen and bathroom, and which meets the "minimum room area" specified in Section R304 of the California Residential Code or the local implementation thereof in the Long Beach Building Standards Code.

21.15.2479 – Shopkeeper unit.

See "Live-Work unit."

21.15.2667 – Single Room Occupancy (SRO).

"Single Room Occupancy (SRO) facility" means any building intended to be designed or be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by a maximum of two persons per unit, which is also the primary residence of those residents. The individual units shall be prohibited from containing cooking facilities and/or sanitary facilities but shall contain a sink and a bed. The SRO shall have on-site management. For purposes of this definition, a Single Room Occupancy facility does not include residential care homes, senior housing projects, rooming and board houses, hotels and motels, bed and breakfast lodging, vacation rentals, extended care facilities or hospitals. For classification purposes, a Single Room Occupancy facility shall be considered ~~a Special Group Residence~~a type of Shared Housing.

21.15.2785 – Skilled nursing facility.

"Skilled nursing facility" means any Special Group Residence for seven (7) or more persons that provides long term care, 24-hour medical care, or 24-hour supervision. Skilled Nursing Facility is a type of Special Group Residence, and includes congregate living health facility, convalescent hospital, and residential care facility for the elderly.

21.15.2810 – Special group residence.

"Special group residence" means a long-term care facility with supportive services, care, or supervision. Special Group Residence includes Group Home, Community Care Facility, and Skilled Nursing Facility~~, but is not limited to, fraternity and sorority houses, college dormitories, residential care facilities, convalescent hospitals, senior citizen housing,~~

~~housing for persons with disabilities, halfway houses, communal housing, and military barracks. Special group residence does not include group homes or parsonages as defined by this Code~~.

21.15.2975 – Student housing facility.

"Student Housing Facility" is a residence exclusively housing students of higher education institutions. Student Housing Facility includes dormitories, fraternity and sorority houses, and Student Housing Development. Student Housing Facility is a type of Shared Housing.

21.15.2976 – Student housing development.

"Student housing development" means a residence exclusively housing seven (7) or more students of a higher education institution, and which is owned or administered by a private organization, not affiliated with an educational institution. A Student Housing Development is a type of Shared Housing, and shall be subject to the conditional use standards for a Student Housing Facility.

21.15.2985 – Supportive housing.

"Supportive housing" ~~is~~ means housing with no limit on length of stay that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving their health status, or maximizing their ability to live and, when possible, work in the community. Supportive housing residents may include target populations including persons with low incomes, persons with disabilities, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

21.15.3095 – Transitional housing.

"Transitional housing" means a residential building configured as rental housing, but operated under program requirements that require the termination of assistance to the tenant of a unit and recycling of the assisted unit to another eligible program recipient at a predetermined point in time that shall be no less than six (6) months from the beginning of the assistance, pursuant to Cal. Gov't Code §65582. ~~temporary housing linked to supportive services that is offered, usually less than 24 months, to facilitate movement to permanent housing for persons with low incomes who may have one or more disabilities, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. Transitional housing is an acceptable accessory use only when provided within an existing transitional building on a shared-use basis. A shared use exists when the sheltering of families or individuals in need of sanctuary is incidental to the primary institutional use for which the building is designed and intended.~~

21.15.3160 – Usable open space.

"Usable open space" means any space on a lot not enclosed within a building which is designed for specific recreational purposes, including active and passive recreational activities. Usable open space includes yards (except the required front yard setback), courtyards, balconies, decks, porches, roof decks and patios. Usable open space does not include driveways, drive aisles, parking spaces, or front yards; and does not include ~~or~~ side or rear yards ~~less than eight feet (8') in width or front yards unless permitted by the provisions of Section 21.31.242~~that do not meet the minimum dimensional and area requirements established in the development standards, unless otherwise specified for by the standards for the applicable zoning district.

21.15.3350 – Zero-bedroom (studio) unit.

"Zero bedroom unit" or "studio unit" means a dwelling unit consisting of one (1) kitchen, one (1) bathroom and one (1) combination living and sleeping room. It shall not exceed four hundred and fifty (450) square feet gross floor area or it shall be considered a one (1) bedroom unit. A zero bedroom unit is also known as a single, or studio unit.~~a bachelor or an efficiency unit.~~

See also Section 21.15.955 – Efficiency unit.

Chapter 21.21 – ADMINISTRATIVE PROCEDURES

21.21.105 - Hearing bodies.

Four (4) hearing bodies or officers shall make decisions on the various procedures provided for in this Title 21 as follows:

A. **City Council.** The City Council shall be responsible for actions indicated in Table 21-1. City Council actions on zoning amendments and rezonings are hearings and shall follow the noticing procedures set forth in this Chapter.
B. **Planning Commission.** The Planning Commission shall be responsible for the hearings indicated in Table 21-1.
C. **Zoning Administrator.** The Zoning Administrator is established to provide, among other things, a hearing officer to conduct public hearings as specified in Table 21-1. The Zoning Administrator shall be a Planning Officer designated by the Director of ~~Planning and Building~~Community Development ~~with the approval of the Planning Commission~~. In the absence of the Zoning Administrator, the Director of ~~Planning and Building~~Community Development may assume the responsibilities of the Zoning Administrator or may designate a Planner ~~III~~ V or other higher designation.

D. **Site Plan Review Committee.** The Site Plan Review Committee shall consist of the Director of ~~Planning and Building~~Community Development and two (2) planning officers designated by ~~him/her~~the Director.

Editor's note: The edits to Section 21.21.105 clarify who can act as Zoning Administrator in the Zoning Administrator's absence.

21.21.405 – Modification of permits.

An approved use permit, variance, site plan review, or other entitlement may be modified as long as the modification is found to further the purposes of the Zoning Regulations, in accordance with the following procedures. ~~The hearing body which granted the original approval must consider and act on the modification within sixty (60) days of receiving the modification request. If the Zoning Administrator finds that the modification will not significantly alter the original approved action, notice of hearing on the requested modification shall be given to any person or entity whom the Zoning Administrator determines was aggrieved at the original hearing. If the Zoning Administrator finds that the modification may significantly alter the original approved action, notice of hearing on the requested modification shall be given as required for an initial hearing as shown on Table 21-1. For the purposes of this Section, a significant alteration shall include, but is not limited to, a request to relocate the project to a new location other than that approved by the permit, or a request to change the size of the project as approved by the permit by more than ten percent (10%).~~

A. **Significant modification.** If the Zoning Administrator finds that the modification is not within the scope of the approved permit and may significantly alter the approved project, the modification shall be considered and acted on according to the following procedures. A notice of public hearing on the requested modification shall be given as required for an initial hearing as shown in Table 21-1. For the purposes of this Section, a significant alteration shall include, but is not limited to, a request to increase the size of the project as approved by the permit by more than ten percent (10%).

1. **Conditional Use Permit.** A modification to a Conditional Use Permit shall be considered and acted upon by the Planning Commission, except for a minor expansion of existing conditional use as provided in Section 21.25.403 through an Administrative Use Permit.
2. **Standards Variance.** A modification to a Standards Variance shall be considered and acted upon by the Zoning Administrator.
3. **Administrative Use Permit.** A modification to an Administrative Use Permit shall be considered and acted upon by the Zoning Administrator.

4. **Site Plan Review.** The Zoning Administrator is authorized to determine which of the below thresholds applies to a significant Site Plan Review modification, and the determination of the Zoning Administrator shall be final.
    a. **Planning Commission.** The Planning Commission shall consider and act upon a modification request to increase the size or intensity of an approved project by twenty-five percent (25%) or more, for a Site Plan Review permit that was approved by the Planning Commission.
    b. **Site Plan Review Committee.** All other significant modification requests of a Site Plan Review permit shall be considered and acted upon by the Site Plan Review Committee.
5. **Local Coastal Development Permit.** A modification to a Local Coastal Development Permit shall be considered and acted upon by the Zoning Administrator.
6. **Interim Park Use Permit.** A modification to an Interim Park Use Permit shall be considered and acted upon by the City Council as required by Section 21.25.1205.
7. **Reasonable Accommodation.** A modification to a Reasonable Accommodation shall be considered and acted upon by the Zoning Administrator or Building Official, without a public hearing, in accordance with Division XIII of Chapter 21.25.
8. **All other significant modifications.** The review body that granted the original approval shall consider and act on the modification.

B. **Non-significant modifications, not within approved scope.** If the Zoning Administrator finds that the modification is not within the scope of the approved permit but will not significantly alter the approved project, the Director of Community Development is authorized to approve the proposed modification and no further discretionary approvals under the Zoning Regulations shall be required. The Director shall make a written finding to the project file describing how the proposed modification does not significantly alter the approved project, and may include minor changes or additions to the previously-approved conditions of approval as necessary to ensure the modification will not significantly alter the approved project.

C. **Modification within approved scope**. If the Zoning Administrator finds that the modification is within the scope of the approved permit, no further discretionary approvals under the Zoning Regulations shall be required, and the Zoning Administrator shall make a written finding to the project file describing how the proposed modification substantially conforms to the approved permit, and, if necessary, specific requirements that must be observed by the applicant in order to for the modification to remain in substantial conformance with the approved permit.

D. **Appeals**. Appeals of modification decisions are subject to the following procedures, and the appeal body shall be as set forth in Table 21-1:

1. A decision taken on a modification request for which a public hearing was required is appealable in accordance with Division V of this Chapter.
2. In accordance with Section 21.21.501, a decision on a modification request that required no public hearing cannot be appealed; except that an applicant may appeal a denial, and an applicant may appeal an approval to contest the conditions of approval imposed.

Chapter 21.25 – SPECIFIC PROCEDURES

DIVISION IV. – ADMINISTRATIVE USE PERMITS

21.25.403 – Application.

J. Any proposed live-work unit as defined by Section 21.15.1576, and which shall be subject to the conditional use standards of Section 21.52.240.5.

K. **Non-Residential Adaptive Reuse.** All non-residential adaptive reuse projects involving the reuse of existing spaces, structures or buildings for non-residential use as defined in Section 21.15.064.5 and as allowed in Chapter 18.63, LBMC, and subject to the Special Development Standards in Section 21.45.500.

Editor's note: The above amendment adds Subsection J to Section 21.25.405. The rest of 21.25.405 remains unchanged.

DIVISION V. – SITE PLAN REVIEW

21.25.501 – Purpose.

The site plan review process is established to meet certain community goals which are, among others, to ensure that the highest quality of land use planning and design review are incorporated into development projects, to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials, and to ensure the maintenance, restoration, and enhancement ~~and protection of the environment~~of the city's neighborhoods and business areas. These goals are intended to be realized through the imposition of objective design and development standards found within this Title, the various Planned Development Districts and Specific Plans, and the General Plan.

21.25.502 – Applicability.

A. **Standard.** The following projects shall require site plan review. If multiple standards below would apply to a project, the most restrictive standard shall apply:

1. **Residential.** ~~The following~~Site plan review is required for residential projects (including residential units in a mixed-use projects) ~~require site plan review~~as follows:
    a. ~~Five (5)~~**Ten (10) new dwellings.** Ten (10) or more new dwelling units as one (1) project. This includes both new construction, as well as additions or reconfigurations creating new dwelling units or demolishing and rebuilding existing units ~~or adaptive reuse projects~~. This also includes side by side projects on adjacent lots by the same applicant where the total of new ~~plus existing~~ units equals ~~five (5)~~ten (10) or more;
    ~~a.~~b. **Residential adaptive reuse.** All residential adaptive reuse projects that create one (1) or more new dwelling units, subject to the special development standards of Section 21.45.500.
    ~~b. Construction of a new dwelling unit or an addition greater than four hundred fifty (450) square feet in size to an existing dwelling, located on a lot less than twenty-seven feet (27') in width in the R-1-N, R-1-M, R-2-N, and R-2-A districts;~~
    ~~c. Any project proposing to utilize the incentive program established for very low and low income households; and~~
    ~~d. Any residential project proposing to utilize a wing wall.~~
    c. **Affordable housing exemption.** Residential projects of 10 new units or more, but which include a minimum of twenty percent (20%) of the units as affordable units, shall not require site plan review if the site meets any of the following criteria:
        i. The site is a vacant site for RHNA identified in the previous two Housing Element cycles,
        ii. The site is a nonvacant site for RHNA identified in the most recent Housing Element cycle; or
        ~~i.~~iii. The site was rezoned for RHNA after the statutory deadline of the current Housing Element cycle.
2. **Commercial.** The following commercial projects require site plan review:
    a. New buildings of one thousand (1,000) square feet or more;
    b. Additions of one thousand (1,000) square feet or more to an existing commercial building. However, an addition of up to five thousand (5,000) square feet may be permitted without site plan review if the addition is less than twenty-five percent (25%) of the floor area of the existing building to which the addition is proposed ~~and is not visible from a public way~~;

c. Exterior remodeling of a building in all commercial zoning districts, where the affected area consists of ~~fifty~~ twenty-five linear feet (~~50'~~25') or more, cumulatively, of building ~~frontage~~ exterior wall ~~in the CNA, CNP and CNR districts~~and the remodeling consists of any of the following:~~;~~

i. Change of exterior wall cladding material,

ii. Replacement of a storefront window system with a substantially different type of storefront window system,

iii. Elimination of 25% or more of existing glazed openings (windows),

iv. Increase in height of building or parapet walls or a change in roofline, or

~~i.~~v. Wholesale change in architectural style.

This standard also shall apply in any Planned Development District (PD) or Specific Plan (SP) where not otherwise specified. Commercial projects not meeting the above thresholds of Subsection (A)(2)(c) shall not require site plan review.

~~c.~~d. Commercial (personal) storage uses in any zoning district; ~~and~~

e. ~~Attached/roof-mounted cellular and personal communication services.~~Wireless telecommunications facilities projects not exempted by Chapter 21.56; and

3. **Industrial or public assembly use.** Industrial or public assembly use projects with five thousand (5,000) square feet or more of floor area of new construction, except those located in the IP (Port) zoning district. Projects located in the IP zone shall be exempt from site plan review~~, except those projects which are located on a major arterial as defined by the Mobility Element of the General Plan~~.

4. **Non-Residential Adaptive Reuse.** In addition to the Administrative Use Permit required by Division IV of this Chapter, a non-residential adaptive reuse project ~~Projects~~ involving the reuse of existing spaces, structures or buildings for non-residential use ~~as allowed under California Health and Safety Code Section 17958.11 for joint living and work quarters (live-work) or~~ as defined in Section 21.15.064.5 and as allowed in ~~LBMC~~ Chapter 18.63, LBMC, and subject to the Special Development Standards in ~~LBMC~~ Section 21.45.500, shall require site plan review if the project meets the commercial exterior remodeling thresholds of Subsection (A)(2)(c). This standard also shall apply in any Planned Development District (PD) or Specific Plan (SP) where not otherwise specified.

5. **Project on City land.** The following project types on City-owned land require site plan review:

   a. All new construction projects with building floor area of five hundred (500) square feet or greater except roadway and utility maintenance or improvements.

   ~~a.~~b. All projects in the coastal zone involving five hundred (500) square feet or more of land or water area, except roadway and utility maintenance or improvement.

~~5.~~6. **Sign ~~processesstandards waiver requests~~.** The City recognizes the visual and aesthetic importance that signage has on a development and the built environment. Not only does signage identify the tenants of a particular space but it helps define and shape the unique architectural character and identity of a project and neighborhood. To this end, ~~this sign standards waiver section has been introduced~~discretionary permits for signs using the Site Plan Review process are established in Section 21.44.035. The intent of ~~this~~ these provisions is to allow a greater amount of creativity and flexibility in the creation, design, and application of signage on developments beyond the established sign standards. ~~The following sign projects shall require site plan review:~~

   ~~a. Individual sign review requests for waiver of established sign standards;~~

   ~~b. Sign programs as defined in Subsection 21.44.035.B; and~~

   ~~c. Changeable copy signs.~~

~~6. **Project on City land in the coastal zone.** All projects involving five hundred (500) square feet or more of land or water area, except roadway and utility maintenance or improvement.~~

7. **Determination of nonconforming parking rights in area D of the coastal zone.** Requests for determination of nonconforming parking rights per Subsection 21.41.226.A.

8. **Institutional district.** The following projects in the Institutional district require Site Plan Review:

   a. A project of 5,000 square feet or more of floor area; or

   b. A project on a site with lot area exceeding forty thousand (40,000) square feet, which shall require the submittal of a long-range plan to the Planning Commission per Section 21.34.020. A project that is less than 5,000 square feet of floor area shall be exempt from the long-range plan requirement.

9. **Other Site Plan Review applications.** Any other circumstance not listed above, for which Site Plan Review is invoked by the Zoning Regulations, shall be reviewed and acted upon according to the procedures of this Division.

B. **Conceptual.** ~~The following projects shall also be required to apply for conceptual site plan review prior to filing for site plan review:~~An application for conceptual site plan review shall be required prior to filing for site plan review, for any project that is required to be referred to the Planning Commission per Section 21.25.503, or as may be provided otherwise in guidelines established by the Planning Commission

~~1. **Residential.** Residential projects of fifty (50) or more units;~~

~~2. **Commercial, industrial or public assembly.** Projects of fifty thousand (50,000) square feet or more of new construction;~~

~~3. **Project on City land.** Projects of one thousand (1,000) square feet or more of new construction.~~

21.25.503 – Jurisdiction.

A. Site Plan Review Committee. The Site Plan Review Committee shall consider all applications for site plan review. The Committee has the authority to approve, conditionally approve or deny a site plan review application, provided that the authority to deny is not used to prohibit a permitted use on the property.

B. Planning commission. The Site Plan Review Committee shall refer specific types of projects to the Planning Commission in accordance with guidelines established by resolution by the Planning Commission. Any site plan review referred to the Planning Commission shall be reviewed using the procedures established for public hearing. However, the authority of the Commission shall be limited to the same authority as the Site Plan Review Committee.

C. Director of ~~Planning and Building~~Community Development. The Director of ~~Planning and Building~~Community Development shall have authority to conduct a conceptual site plan review on major projects according to Subsection 21.25.502.B above. The conceptual site plan review shall result in a written report to the applicant indicating:

1. Whether site plan review will be done by the Site Plan Review Committee or the Planning Commission;
2. What other applications and/or reviews are necessary for the project as submitted;
3. A sequencing and time line for scheduling project reviews;
4. Identification of issues to be addressed; and
5. Identification of any pending or in process ordinance changes which may affect the project.

~~D. Redevelopment Agency Board.~~

~~1. Design Review in Redevelopment Project Areas. The Board of the Redevelopment Agency shall conduct architectural design review as part of the site plan review process for projects located in redevelopment project areas in accordance with the guidelines established by the Redevelopment Agency Board and the Planning Commission.~~

~~2. Limited Jurisdiction of Site Plan Review Committee and Planning Commission. Following approval of design development materials for a proposed project by the Redevelopment Agency Board, including a preliminary site plan, preliminary floor plans, and preliminary elevations, the Site Plan Review Committee or the Planning Commission shall conduct site plan review. The jurisdiction of this review shall be limited to a determination of compliance with the applicable development standards for the project (including, but not limited to, unit density, setbacks, building height, usable open space, screening of equipment, floor area ratio, landscaping, lot coverage, signage, and off-street parking); coordination of requirements from other City departments; and other requirements as applicable.~~

~~3. Findings. The approval by the Redevelopment Agency Board of design development materials for a proposed project shall be considered when the Site Plan Review Committee or Planning Commission makes findings as required in Section 21.25.506.~~

21.25.504 – Notice and hearing.

As shown on Table 21-1, no notification or public hearing is required for procedures conducted pursuant to this Division when the Site Plan Review Committee is the initial review body. When the Planning Commission is the hearing body for an initial hearing or appeal, or when the City Council is the hearing body on appeal, notice shall be provided as required by Section 21.21.302.

21.25.505 – Conditions of approval.

The Site Plan Review Committee, or the Planning Commission, may require reasonable conditions of approval on a site plan review project, which may include, but need not be limited to, requirements for:

A. A revised site plan, different building placement or layout, and changes to on-site vehicular circulation, pedestrian access, and drive access to the public street;

~~B. Reduced building height, bulk or mass;~~

~~C. Increased setbacks;~~

~~D.~~B. Changes in building material, architectural cladding, and window material;

~~E.~~C. Changes in rooflines, roof articulation, or roof form;

~~F.~~D. Increased usable open space;

~~G.~~E. ~~Increased~~ Alternative configurations to the placement or required screening of garages, trash receptacles, utility equipment and devices, backflow prevention devices, electrical transformers, ~~motors~~ or ground-mounted or rooftop mechanical equipment;

~~H. Increased landscaping;~~

~~I.~~F. ~~Increased framing, molding or other detailing~~Use of specific architectural materials and products, or functional equivalents, as shown on the applicant's proposed plans;

~~J.~~G. Changes in exterior color, treatment, and finish; or

~~K.~~H. Any other changes or additions the Site Plan Review ~~committee~~ Committee or Planning ~~commission~~ Commission ~~feels are~~determines to be necessary to further the project's compliance with the objective design standards of the Zoning Regulations and the General Plan~~the goals of the site plan review process~~.

21.25.506 – Findings required.

The Site Plan Review Committee or the Planning Commission shall not approve a site plan review unless the following findings are made:

A. **Development Projects.**

1. ~~The design is harmonious, consistent and complete within itself and is compatible in design, character and scale, with neighboring structures and the community in which it is located~~The project conforms to the purposes, intent, and policies of the General Plan, any applicable specific plan or planned development district, and the requirements of the Zoning Regulations;
2. The design conforms to any applicable ~~special~~ objective design standards~~guidelines adopted by the Planning Commission~~of the General Plan, any applicable specific plan or planned development district, and the Zoning Regulations ~~or specific plan requirements, such as the design guidelines for R-3 and R-4 multifamily development, the downtown design guidelines, PD guidelines or the General Plan~~;
3. The design will not remove significant mature trees or street trees, unless no alternative design is possible;
4. There is an essential nexus between the public improvement requirements established by this ordinance and the likely impacts of the proposed development;
5. The project conforms with all requirements set forth in Chapter 21.64 (Transportation Demand Management), which requirements are summarized in Table 25-1; and

6. The approval is consistent with the green building standards for public and private development, as ~~listed in Section 21.45.400~~required by the California Green Building Standards Code as set forth in Chapter 18.47, LBMC .
7. The project is in compliance with the housing replacement requirements of the certified Local Coastal Program or Section 21.68.040.E of this Chapter, as applicable, and will result in the same or greater number of dwelling units; and in the case of existing affordable dwelling units, that the dwelling units will be replaced at the same or deeper affordability levels.

Table 25-1
Transportation Demand Management Ordinance Requirements

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation information area	♦	♦	♦
Preferential carpool/vanpool parking		♦	♦
Parking designed to admit vanpools		♦	♦
Bicycle parking		♦	♦
Carpool/vanpool loading zones			♦
Efficient pedestrian access			♦
Bus stop improvements			♦
Safe bike access from street to bike parking			♦
Transit review	For all residential and nonresidential projects subject to EIR		

B. **Sign Standards Waiver Requests.** Sign standards waiver requests can only be approved when positive findings are made for all of the following:
   1. The proposed sign(s) enhance(s) the theme and/or architectural character of the proposed development and is consistent, compatible, and in scale within the development and/or neighborhood;
   2. The sign design or application is not detrimental to and does not detract from the development or the surrounding community;
   3. The proposed site or development is so unique that the application of standard signage would detract from the project;
   4. For signs located seaward of the first public road inland from sea, the sign design and scale does not:
      a. Obstruct views to or along the coast from publicly accessible places;
      b. Adversely impact public access to and use of the water;

c. Adversely impact public recreational use of a public park or beach; or
d. Otherwise adversely affect recreation, access or the visual resources of the coast.

21.25.507 – Timely action.

Action shall be taken within the following number of days of acceptance of a complete application:

~~1~~A. Conceptual site plan review: Thirty (30) days.
~~2~~B. Site plan review: Sixty (60) days.

21.25.508 – Waiver of development standards.

A. **Waiver of Specific Standards.** During the site plan review, the Site Plan Review Committee or Planning Commission may waive development standards for:
1. **Development Projects.**
a. Privacy requirements if strict compliance is infeasible and a functional alternative is provided;
b. Up to a twenty percent (20%) reduction in required ~~Open~~ open space;
c. Alternative configurations for ~~Pedestrian~~ pedestrian access from the public street;
d. Alternative ~~Landscaping~~landscaping configurations consistent with the intent of Chapter 21.42 – Landscaping Standards;
e. ~~Wrought iron f~~Fence height, not to exceed eight feet (8') in residential and commercial districts and twelve feet (12') in all others;
~~f. Guest parking in projects located outside of a parking impacted area, provided that guest parking is not reduced below one (1) space for each six (6) units, and guest parking for low income units in projects with ten percent (10%) or more low income units;~~
~~g.~~f. Tandem parking as valet parking;
~~h.~~g. Required garage for residential projects of forty (40) units or more at densities of twenty-nine (29) units per acre or less;
~~i.~~h. Subterranean parking in the front setback;
~~j.~~i. Courtyard dimensions; and
j. Setbacks in commercial zones for yards adjacent to residential use may be reduced to ten feet (10') for single-story commercial buildings.
k. Alternative configurations to the residential courtyard standards required by Section 21.31.242.

~~k.~~l. Alternative configurations to the special development standards for commercial buildings in the CNP, CNA, and CNR districts per Subsection 21.32.230.D.

2. **Signage Projects.**
    a. Size;
    b. Height;
    c. Location;
    d. Placement;
    e. Number of signs; and
    f. Type of sign.

    The Committee or Commission may waive such standards only if it finds such a waiver improves project design. For signs located seaward of the first public road inland from the sea, the Committee or Commission may waive sign standards only if it finds such a waiver improves the project design and does not:
    a. Obstruct views to or along the coast from publicly accessible places;
    b. Adversely impact public access to and use of the water;
    c. Adversely impact public recreational use of a public park or beach; or
    d. Otherwise adversely affect recreation, access or the visual resources of the coast.
3. ~~LEED Certification. The Director of Development Services may grant a project flexibility with certain development standards provided a commitment to LEED gold or higher certification is made, as set forth in Section 21.45.400.~~

B. **Limitations.** A waiver may or may not be granted if the waiver would in any way degrade the environment or result in any changes to classification of land use or to density. Development projects not required to file for site plan review may not apply in order to obtain a waiver for development standards.

21.25.509 – Environmental review.

For the purposes of the California Environmental Quality Act, site plan review may be considered not to be a discretionary action and shall be a ~~categorically~~ ministerially-exempt project per §21080(b)(1) of the CEQA statute and §15268 of the State CEQA Guidelines. While the City does exercise some discretion in the site plan review process, this discretion is limited to site planning and design issues such as scale, orientation, bulk, mass, materials, and colors without authority to mitigate environmental effects, as design review elements are not considered environmental. Because Section 21.25.503 prevents disapproval of a site plan review permit for issues unrelated to design (the site plan review

authority to deny cannot be used to prohibit a permitted use on the property), the action is non-discretionary and falls outside of CEQA.

21.25.510 – Appeal.

In accordance with Section 21.21.501, a decision on a project that required no public hearing cannot be appealed; except that an applicant may appeal a denial, and an applicant may appeal an approval to contest the conditions of approval imposed.

DIVISION VII. – PLANNED DEVELOPMENT DISTRICT AND SPECIFIC PLAN PROCEDURES

21.25.708 – Site Plan Review.

Notwithstanding any other more restrictive provisions ~~of this Title 21, all development within a PD zone or SP zoning area shall be reviewed~~ in a Planned Development District ordinance or in a Specific Plan adopted prior to the effective date of this ordinance, the same Site Plan Review thresholds ~~pursuant to procedures~~ specified in Division V of this Chapter shall apply to all development in a Planned Development District or Specific Plan. Any less restrictive Site Plan Review thresholds specified in a PD or SP shall continue to apply. This provision shall apply to all development projects submitted on or after the effective date of the ordinance amending this Section.

DIVISION IX – LOCAL COASTAL DEVELOPMENT PERMITS

21.25.903 – Permit required.

B. Coastal Permits Issued by the City. The following categories of projects requires coastal permits in accordance with the procedures set forth in this Division:

7. Any application for the legalization of unpermitted dwelling units pursuant to the provisions and procedures outlined in Chapter 21.66 ~~(Unpermitted Dwelling Unit Amnesty Program)~~.

21.25.904 – Procedures–Coastal permit.

B. Hearing Required. A public hearing shall be required prior to the approval of a local coastal development permit except for local coastal development permits for the legalization of unpermitted dwelling unit(s) in conformance with the requirements of ~~certified Zoning Code~~ Chapter 21.66 ~~(Unpermitted Dwelling Unit Amnesty Program)~~.

C. Findings Required. Prior to approving a local coastal development permit, the responsible hearing body must find:

6. For an application to legalize an unpermitted dwelling unit in accordance with the provisions and procedures outlined in Chapter 21.66 ~~(Unpermitted~~

~~Dwelling Unit Amnesty Program) of the certified Zoning Code~~, the project shall conform with the certified local coastal program, including habitat protection policies and coastal hazards policies. For dwelling units subject to coastal hazards, the Applicant shall be required to assume the risk of development in a hazardous area.

Editor's note: To avoid potential conflicts with parallel edits to different parts of Chapter 21.25, Division IX occurring under a separate ordinance effort, only the specific Subsections being edited for this amendment are shown above. The other text of these Sections is to remain unchanged by this amendment.

21.25.905 – Administrative Land Use Review.

Repealed.

Editor's note: Section 21.25.905 (Administrative Land Use Review) originally was chaptered in the wrong location under Division IX and is being relocated to a new Division XIV.

DIVISION XIV. – ADMINISTRATIVE LAND USE REVIEW

21.25.1400 – Administrative Land Use Review.

This Section establishes procedures for conducting review of by-right land uses and structures to verify that any new or expanded use or structure complies with the applicable requirements of the Zoning Regulations.

21.25.1410 – Applicability.

Administrative Land Use Review is required for new or substantial expansions of uses of land or a building, which is:

A. Allowed by right but requires compliance with Special Development Standards detailed in Chapters 21.45, 21.51, or 21.52 of this Code; and/or
B. Allowed within the scope of an existing approved planning application (Site Plan Review, Conditional Use Permit, etc.) and does not require approval of a Modification per Section 21.21.405.

21.25.1420 – Application procedure.

Application and fees for Administrative Land Use Review shall be required in accordance with the provisions set forth in Chapter 21.21.201, Application. The Zoning Administrator may request that the Administrative Land Use Review application be accompanied by a written narrative, plans and other related materials necessary to show that the proposed development, alteration, or use of the site complies with all provisions of the Zoning

Regulations and the requirements and conditions of any applicable planning application approval.

21.25.1430 – Determination.

The Zoning Administrator shall determine if the proposed use or building conforms to all the applicable use and development standards, and the Zoning Administrator shall issue a determination of the disposition of the Administrative Land Use Review. The determination may include attachments of other written or graphic information, including but not limited to, statements, numeric data, site plans, floor plans and building elevations and sections, as a record of the proposal's conformity or lack thereof with the Zoning Regulations.

21.25.1440 – Timing.

The Zoning Administrator shall act on a request for an Administrative Land Use Review within 30 days of receipt of a completed application.

21.25.1450 – Exceptions.

Administrative Land Use Review is not required for the continuation of previously approved or permitted uses and structures, or uses and structures that are not subject to any building code regulations or Zoning Regulations.

21.25.1460 – No notice or appeals.

An Administrative Land Use Review is a non-discretionary determination of an application's compliance with applicable law and prior approved permits, and therefore no public notice shall be required, and the Zoning Administrator's determination shall not be subject to appeal.

DIVISION XV. – ZONING ADJUSTMENT PROCESS

21.25.1500 – Title and Purpose.

This Section establishes procedures for the Zoning Adjustment process. The intent of the Zoning Adjustment process is to allow minor modifications to the application of the zoning development standards to a project, in a manner that substantially conforms with the intent of the zoning development standards.

21.25.1510 – Application.

An application for a Zoning Adjustment shall be submitted in accordance with the provisions of Section 21.21.201. The application shall be accompanied by a written narrative, plans, and other related materials necessary to show that the proposed development, alteration, or use of the site complies with the intent of the Zoning Regulations. No application shall be considered complete until applicable forms are filed, the required fee is paid, all necessary

information is received as required by the Director of Community Development. The Director shall determine when an application is complete, and the determination of the Director shall be final.

21.25.1515 – Filing fee.

A filing fee shall accompany each application as required by Section 21.21.701. This fee shall not exceed one-tenth of the fee for a Standards Variance.

21.25.1520 – Notice and request for response.

Notice of the Zoning Adjustment request shall be provided to the property owners of all lots abutting the subject site. The notice shall be given by the applicant, on a form provided by the City, at least 14 days prior to a scheduled decision on the Zoning Adjustment. In addition to the applicable information required by Section 21.21.304, the notice shall include a request for each notified person to return a timely response indicating objection or no objection to the Zoning Adjustment by the scheduled date of decision on the Zoning Adjustment. This notice may be provided electronically or by US Mail, and each notified person's response may be returned to the Zoning Administrator using either method. No person shall be required to return a response, and no other public notification shall be required.

21.25.1525 – Denial from abutting owner objection.

Any objection to the Zoning Adjustment, received from a duly-notified person for whom notice is required pursuant to Section 21.25.1520, shall cause the Zoning Administrator to deny the requested Zoning Adjustment, unless the objection is patently frivolous. Failure of any person to receive notice, or to return a timely response, shall not be grounds for denial of the Zoning Adjustment, if a good-faith effort was made by the applicant to provide the notice required by Section 21.25.1520. Denial of a Zoning Adjustment pursuant to this Section shall not prejudice a request for a Standards Variance for the same or substantially similar request.

21.25.1530 – Adjustment procedure and determination.

A Zoning Adjustment may be requested for an adjustment of up to twenty percent (20%) of a given development standard of the applicable zoning district. The Zoning Administrator may approve, approve with conditions (including approving a reduced adjustment), or deny a request for a Zoning Adjustment. No public hearing shall be required. The Zoning Administrator's decision, findings, and conditions of approval shall be given in writing.

21.25.1540 – Exclusions.

A Zoning Adjustment may not be requested for any of the following:

A. Density or permitted number of dwelling units,
B. Zoning classification,
C. The requirement for a permit required by the Zoning Regulations, including but not limited to a Conditional Use Permit, Administrative Use Permit, or Site Plan Review,
D. Any accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU); or
E. Adjustment of any development standard by an amount greater than twenty percent (20%).
F. Coastal zone. The Zoning Adjustment procedure shall not apply in the coastal zone.

21.25.1550 – Findings required.

The following findings must be analyzed, made and adopted before any action is taken to approve or deny the subject Zoning Adjustment and must be incorporated into the record of proceedings relating to such approval or denial:

A. There are special circumstances applicable to the proposed project or project site which make the strict application of the subject development standard(s) impractical;
B. Strict application of the subject zoning development standard would make the proposed project infeasible or would substantially restrict the owner from using the property as properties in the same zone are used, and will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purpose of the zoning regulations.
C. Approval of the Zoning Adjustment will substantially comply with the purpose and intent of the subject zoning development standard(s);
D. Approval of the Zoning Adjustment will not cause substantial adverse effects upon the community and adjacent public rights-of-way; and
E. Approval of the Zoning Adjustment will be consistent with the General Plan.

21.25.1560 – Conditions of approval.

In approving a Zoning Adjustment, the Zoning Administrator may impose those conditions of approval necessary to protect the public health, safety and welfare, and assure compliance with the purpose and intent of the Zoning Regulations and the objectives of the General Plan.

21.25.1570 – Timing.

A request for a Zoning Adjustment shall be acted upon by the Zoning Administrator within 30 days of receipt of a completed application, except that this period may be extended by the Zoning Administrator if additional time is necessary to comply with the notice requirements of Section 21.25.1520.

21.25.1580 – Appeals.

In accordance with Section 21.21.501, a decision on a project that required no public hearing cannot be appealed; except that an applicant may appeal a denial, and an applicant may appeal an approval to contest the conditions of approval imposed. A Zoning Adjustment appeal by an applicant shall be considered and acted upon by the Planning Commission.

21.25.1590 – Effective date.

A decision on a Zoning Adjustment shall be effective when such a decision is made by the Zoning Administrator, unless the applicant establishes status as an "aggrieved person" within the meaning of the Zoning Regulations, and the applicant files an appeal of the decision within 10 calendar days as prescribed by Division V of Chapter 21.21; in which case the decision of the appeal body shall be effective at the time of disposition of the appeal.

Chapter 21.27 – NONCONFORMITIES

21.27.035 – Unpermitted dwelling units.

An unpermitted (illegal) dwelling unit that can be legalized using one of the procedures listed below shall be required to obtain the necessary permits, according to the applicable procedure, to legalize the unpermitted unit. These legalization procedures shall be attempted in the order listed below, and the first feasible option shall be mandatory.

A. **Legalization per zoning.** An unpermitted dwelling unit may be legalized if it conforms, or is altered to conform, to the requirements of the zoning district in which it is located.
    1. Any other existing nonconformities on the lot or parcel, the correction of which is not necessary to the zoning compliance of the unit to be legalized, shall not be required to be corrected at the time of legalization of the unpermitted unit, and may retain their nonconforming rights and status until otherwise subject to correction per the requirements of this Chapter.
    2. However, any approvals granted under this Subsection shall not confer conforming status on any nonconformities, or waiver of or estoppel against any future correction of said nonconformities.
B. **Legalization as ADU.** An unpermitted dwelling unit may be legalized as an accessory dwelling unit (ADU) if it conforms, or is altered to conform, to the zoning requirements applicable to ADUs.
    1. An unpermitted dwelling unit may be legalized as a junior accessory dwelling unit (JADU) in lieu of an ADU if it conforms to the zoning requirements for a JADU.

2. Alternately, an unpermitted dwelling unit may be legalized as a unit in a two-unit residential development (SB 9 unit) if it conforms, or is altered to conform, to the zoning requirements applicable to an SB 9 unit. This applies only to a lot or parcel located in an R-1 zoning district.

C. **Legalization through Unpermitted Dwelling Unit Affordable Housing Legalization Program.** An unpermitted dwelling unit may be legalized per the provisions of the Unpermitted Dwelling Unit Affordable Housing Legalization Program as provided in Chapter 21.66.

D. **All other circumstances.** An unpermitted dwelling unit that is not eligible for or feasible to be legalized through any of the above processes may be legalized through the Administrative Use Permit process subject to the special conditions for Legalization of Dwelling Units provided in Section 21.52.240.

21.27.040 – Maintenance.

Ordinary maintenance and repair of a nonconforming building or structure, or a building or structure containing a nonconforming use, ~~such as painting, plumbing repair,~~ shall be permitted as necessary to ensure the protection of general health, safety and welfare. This may include, but is not limited to, building systems repair (mechanical, electrical, plumbing), repainting, repair or changes to exterior covering, window change-out, reroofing, and the like, provided that the scope of work does not meet the definition of "demolish" (Section 21.15.750) and does not expand or intensify the nonconforming condition(s), except as otherwise permitted by this Chapter. All nonconforming uses and structures are subject to all applicable property maintenance and substandard buildings laws.

21.27.060 – Expansion.

C. Nonconforming residential uses.

1. Maximum expansion. A nonconforming residential use (i.e., that exceeds the allowable density for the zone, or is located in a zone that does not permit the residential use) shall not be expanded by more than two hundred fifty (250) square feet per unit after July 1, 1989. Expansion rights shall not be transferred from one unit to another.

    a. A nonconforming residential use may be expanded by more than 250 square feet if required to comply with the Long Beach Building Standards Code, Fire Code, or Health Code. Such expansion over 250 square feet shall be limited to the smallest extent necessary to provide the required code compliance.

b. Any nonconforming dwelling unit that was unpermitted (illegal) and has been legalized under any provision of the Zoning Regulations shall not be expanded.

2. Parking. Any expansion beyond the first two hundred fifty (250) square feet of cumulative addition to the site shall require one (1) additional conforming parking space for each additional two hundred fifty (250) square feet or portion thereof added to the site, provided that no unit shall be expanded by more than 250 square feet per Subsection 21.27.060.C.1. For a lot with only one single-family dwelling, no additional parking shall be required.
3. Development standards. The expansion shall ~~be consistent in~~make use of architectural style and materials consistent with the existing building, and also shall conform to the ~~current~~ development standards of the zone.

21.27.070 – Change in use.

A nonconforming use may be changed to a conforming use, and may be changed to another nonconforming use if the use or structure housing the nonconforming use has not been abandoned for twelve (12) months (see Section 21.15.030) or the structure has not been demolished (see Section 21.15.750), as follows:

A. **To a CNP permitted use.** An existing nonconforming nonresidential use may change to a CNP (neighborhood pedestrian) nonresidential permitted use.
B. **To another nonconforming use with an administrative use permit.** An existing nonconforming use may be changed to another nonresidential nonconforming use if an administrative use permit is granted as provided for in this Title, and provided the following conditions are met:
    1. A special building inspection~~,~~ is conducted to ensure the building conforms or can be repaired to conform to minimum building, plumbing, fire, housing, electrical and earthquake code provisions as necessary to protect public health and safety; and
    2. The change of use is necessary to avoid an unnecessary hardship on the property owner due to the condition of the structure, the value of the property or the potential economic life of the building; or
    3. The change of use will allow a designated City landmark to be economically productive, thus extending the life of the structure, as long as the proposed use and rehabilitation are approved by the Cultural Heritage Commission; and
    4. The change of use will provide a service or will be beneficial to the neighborhood, and will more closely conform to the zoning of the site than the existing use, and~~.~~

~~4.~~5. The proposed use was a conforming use under a previous zoning designation on the site, which has since been reclassified as not permitted by subsequent zoning. A use that was never permitted by the zoning on the site is not a nonconforming use but rather a prohibited use, and shall not be eligible.

C. **Change of use with nonconforming parking.** A use with nonconforming parking may change to another use without adding parking except:

1. If the new use would require more parking than the existing use. Then, in order to establish the new use, the applicant shall add parking equal to the difference between the parking requirement of the existing use and the new use (net change in parking intensity), except that this Subsection 21.27.070.C.1 shall not apply as provided in Section 21.41.165; and
2. If the new use is a limousine service or a fleet service/company vehicle operation, motel, hotel, inn, bed and breakfast inn, other transient lodging, or event center, the applicant shall provide parking as required by Chapter 21.41.

21.27.075 – Redivision of legally combined dwelling units.

Any two or more legally established dwelling units, which were subsequently legally combined under a valid building permit into a lesser number of dwelling units, may be redivided into their prior number and configuration, notwithstanding the currently applicable zoning limits for the permitted number of dwelling units and other applicable zoning development standards for new dwelling units, subject to the following:

A. Since the combination of the units in question, other dwelling units shall not have been added to the lot or parcel that are equal to or exceeding the number of dwelling units that would be re-divided,
B. The dwelling units in question shall be restored to their prior permitted configuration, or as near as reasonably feasible, based on available building permits and other records,
C. All requirements of the Long Beach Building Standards Code and Fire Code applicable to the proposed unit redivision shall be satisfied,
D. No addition or expansion of floor area shall be included in the unit redivision, unless compliant with the applicable zoning development standards; and no unpermitted additions or expansion of floor area shall be included in the unit redivision, and
E. The dwelling units in question are not abandoned or demolished.

21.27.130 – Historic landmark and landmark district exemption.

Any building, structure, or lot designated as an historic landmark, ~~or~~ and any contributing building, structure, or lot located within a designated landmark district established under Chapter 2.63 of this Code, shall be exempted from restrictions of this Chapter relating to

maintenance (Section 21.27.040), expansion (Section 21.27.060), interior alteration to residential uses with non-conforming parking to create additional bedrooms (Section 21.27.065), and restoration (Section 21.27.090), ~~interior alteration to residential uses with non-conforming parking to create additional bedrooms (Section 21.27.065) expansion (Section 21.27.060), and maintenance (Section 21.27.040),~~ provided that a Certificate of Appropriateness is obtained for any use or construction plans ~~are approved with a Certificate of Appropriateness issued by the Cultural Heritage Commission~~. Such building, structure, or contributing building, structure, or lot located in the coastal zone and on a beach, in a wetland, stream, or lake, seaward of the mean high tide line, in an area designated as highly scenic, or within fifty feet (50') of a coastal bluff edge, may not be expanded or altered so as to increase the size or degree of non-conformity with a coastal resource protection or shoreline development policy of the Local Coastal Program (LCP). Replacement or rebuild of such a structure in the coastal zone, including replacement or alterations of fifty percent (50%) or more of any major structural components, shall be permitted only if the replacement or rebuilt structure conforms to all policies of the LCP.

Chapter 21.31 – RESIDENTIAL DISTRICTS

21.31.030 – Site plan review.

Site plan review shall be required pursuant to Division V of Chapter 21.25 (Specific Procedures).~~Site plan review is required for all projects with five (5) or more units. This includes both new construction as well as additions to projects of five (5) units or more (Division V of Chapter 21.25—Site Plan Review).~~

DIVISION II. – DEVELOPMENT STANDARDS

21.31.205 - Units per lot and lot area per unit.

Table 31-2 indicates the maximum number of units permitted by each residential district and the ~~required~~ maximum allowable density (land area per unit). The number of units and density shall not be subject to the standard variance provisions contained in this Title. In calculating the number of units permitted on the site, the following rules shall apply:

A. Net Lot Area. All densities are calculated on the basis of net lot area. This is the existing lot area minus any dedications for public right-of-way (streets or alleys) to meet minimum City standards.

B. Fractional Densities. Fractional numbers of units (fractional density) shall not be counted in determining the number of units allowed on the site except that at least one (1) unit shall be allowed on any legal or certified lot~~.~~, except as follows:

   1. Only for the purposes of implementing a density bonus under state law, or under a local density bonus ordinance adopted pursuant to state law, a

fractional density shall be rounded up to the next whole number, but not to exceed the permitted number of units per lot (where applicable), to determine a base number of permitted units.

2. Only for a zoning district with no limit specified for the number of units per lot, a fractional density of 0.5 or more shall be rounded up to the next whole number, and a fractional density of less than 0.5 shall be rounded down to the nearest whole number, to determine the number of units permitted.
3. The above standards of this Subsection B also shall apply to residential density calculation in any Planned Development District (PD) or Specific Plan (SP) ordinance that does not call for other specific density calculation procedures contrary to this Subsection.

C. Narrow or Small Lots. Any lot which is twenty-five feet (25') or less in width, or has a lot area of two thousand four hundred (2,400) square feet or less (except in the R-2-I and R-2-S Zones) shall be permitted to contain only one (1) single-family residence, but also may include an accessory dwelling unit or junior accessory dwelling unit permitted by Chapter 21.16, and a two-unit residential development permitted by Chapter 21.17.

Editor's note: Subsections A, B, and C are orphaned from the main section text by several tables and should be reunited.

21.31.215 – Yard requirements.

F. Side Yards on Narrow Lots. In specific areas of the City, existing lots located in the R-1-N, R-1-M, R-2-N and R-2-A zone districts have widths which are narrower than the required minimum widths indicated in Table 31-2. The following special side yard standards are established for lots less than twenty-seven feet (27') in width in the R-1-N, R-1-M, R-2-N and R-2-A districts:

~~1. Site Plan Review Required. Any developer proposing to construct a new dwelling unit or an addition greater than four hundred fifty (450) square feet in size to an existing dwelling located on a lot less than twenty-seven feet (27') in width in the noted zoning districts must have the plans approved through site plan review. The site plan review process shall ensure that such development:~~

~~a. Does not reduce light and air to neighboring properties;~~

~~b. Minimizes curb cuts and the development of front yard areas with driveways;~~

~~c. Minimizes the loss of privacy on adjacent properties;~~

~~d. Maximizes the window area from primary rooms facing on the street; and~~

~~e. Maintains quality residential development.~~

~~2.~~1. Minimum Side Yard. For development on a narrow lot, the minimum side yard setback ~~area~~ shall be three feet (3').

~~3.~~2. Lots With Access From Alley. If the lot abuts an alley, garage access shall be taken from that alley.

Editor's note: The above edit changes only Subsection 21.31.215.F, and the remainder of Section 215 is unchanged.

21.31.220 – Height limits.

A. Measurement. A measurement of height shall use the definition of height contained in Section 21.15.1330.

B. Exceptions. The height limitations specified in Table 31-2A shall apply to all elements and equipment on a building, except as follows:

1. Chimneys and vent pipes shall be allowed to exceed the applicable height limit by two feet (2') (when required to exceed roof height by the Uniform Building, Plumbing and Mechanical Codes).
2. Flagpoles, when placed on the roof of a building, may exceed the height of the building by ten feet (10'). When placed on the ground, flagpoles shall not exceed sixty feet (60') in height.
3. Television or radio receiving or transmitting antenna(s) may exceed the applicable height limit according to the provisions contained in Section ~~21.46.060~~21.45.157 (Radio and television antennas).
4. Rooftop solar collectors and associated supporting structures may exceed the applicable height limit only if necessary for the sole purpose of solar collection, not otherwise installed on any occupiable areas of the roof, and consistent with the policies of the City of Long Beach Certified Local Coastal Program.
5. The following rooftop elements and equipment ~~in the R-4 zones~~ may extend ~~up to ten feet (10')~~ above the building height:
    a. Rooftop stair and elevator penthouse enclosures: up to 10 feet (10') above building height;
    b. Rooftop heating and air conditioning equipment and ducts: up to four feet (4') above building height; and
    c. Rooftop safety rails, spas, tubs, barbecues, wet bars, ~~patio covers~~ and similar nonportable rooftop amenities: up to five feet (5') above building height.
    d. Rooftop patio covers: A patio cover or canopy consisting of fabric, canvas, or similar durable, weatherproof cloth-like material (and its supporting structure), may exceed the maximum building height when

constructed above a roof deck, but shall be limited to a height of eight feet, six inches (8'-6") above the finish floor of the roof deck. The supporting structure shall be open on all sides. The patio cover or canopy shall not obstruct views of the beach, bay, ocean, or tidelands from any public vantage point or public area in the coastal zone or tidelands. A building permit shall be obtained, and the patio cover or canopy structure shall be permanently attached to the roof deck or building. This exception shall not include a patio cover or canopy constructed of rigid material such as wood, metal, or plastic.

6. R-4-H Height Incentive. In the R-4-H zone, the height limit shall be as shown in Table 31-3A. Both the minimum lot width and the minimum height must be achieved before the density is allowed to exceed the R-4-N density.

   Any densities over R-4-N densities in the R-4-H zone are only allowed in true high-rise buildings utilizing the full high-rise package of features required in the Uniform Building Code.

Editor's note: These edits correct an incorrect cross-reference in Subsection B.3 and make edits to Subsection B.5. Also note the existing two-paragraph format of Subsection B.6.

21.31.230 – Usable open space.

Editor's note: No changes to the text of Section 21.31.230 are proposed; however, Subsection D is located below Tables 31-3A, 31-4, and 31-5 and should be moved above so it is joined with the rest of the text of this Section.

Table 31-3A - R-4-H Height Incentive

Lot Width	Density	Height Minimum	Height Maximum
0–180	See Table ~~31-1B~~31-2B		5 stories—(65')
181–250	140/acre (1/310 SF)	8 stories	14 stories
251–300	175/acre (1/250 SF)	14 stories	17 stories
301–375	215/acre (1/200 SF)	17 stories	20 stories
376+	250/acre (1/175 SF)	20 stories	24 stories

Editor's note: One correction edit is made to Table 31-3A, which is invoked by Subsection 21.31.220.B.6.

21.31.240 – Privacy standards.

A. **Applicability.** Privacy standards shall apply to all residential development ~~of five (5) units or more~~ requiring site plan review. ~~In applicable cases, t~~The privacy standards

shall apply to all residential occupancy areas, as defined by the ~~Uniform~~ Long Beach Building Standards Code.

Editor's note: The above amendment changes Subsection 21.31.240.A only. The remainder of 21.31.240 is unchanged. However, please move Table 31-6 to the end of this Section below Subsection D, instead of its current location splitting Subsection C.

21.31.245 – Accessory structures.

Attached and detached accessory structures shall be subject to the development standards indicated in Table 31-3 and as otherwise specified in this Section. Where no specific development standard is indicated, the standards for principal structures shall apply.

A. Garages. This Subsection establishes the development standards for the location, height and size of a garage. The required number of parking spaces, parking stall size, turning radius and other parking standards are specified in Chapter 21.41 (Off-Street Parking and Loading Requirements) of this Title.
    1. Setbacks.
        a. If the garage takes direct access from a street, the garage shall be set back twenty feet (20') from the street property line. If the garage door does not face the street, the setback shall be the same as required for principal use structures.
        b. In the rear half of a lot, a garage may be located directly on the rear property line and on one (1) side property line, provided the other side yard is at least three feet (3') wide (except for permitted projections, see Table 31-3). Otherwise, the standards for setbacks of the principal use structures shall apply. Garages shall not be allowed in street side yard of a corner lot.
        c. In the R-1-L Zone, the garage shall be set back fifty feet (50') from the street property line.
    2. Size. Garages for single-family residences shall not exceed seven hundred (700) square feet in size and for two-family residences, shall not exceed one thousand one hundred (1,100) square feet in size.
    3. Height. No garage shall exceed one-story and thirteen feet (13') in height, except a garage that is attached to the principal dwelling and conforms to the setbacks required for the principal dwelling shall not exceed the height limit of the zoning district. Mezzanines and lofts shall not be permitted. Attics for storage purposes shall be permitted, as "attic" is defined in Section 21.15.260.
    4. Other Uses in Garage. Laundry facilities, work benches and similar uses may be located in the garage, provided such uses do not encroach into the required

parking area. If such a use or room is separated from the parking area in the garage by a solid wall, the room shall be considered an additional accessory structure and shall conform to applicable standards specified in Subsection 21.31.245.C of this Title.

5. Garages In R-3 and R-4 Zones. Garages in R-3 and R-4 Zoning Districts, for projects with three (3) or more units on a lot, shall conform to the standards set forth in Table 31-7. For projects with one (1) or two (2) units on a lot, the standards of this Subsection 21.31.245.A shall apply.

B. Common recreational room or buildings shall be permitted only in multifamily residential developments containing ~~twenty-one (21)~~ten (10) or more dwelling units, unless otherwise permitted by site plan review. Such rooms shall be developed in accordance with the following standards:

1. Setbacks. Street, front, side and rear yard setbacks shall be the same as those established by Subsection 21.31.245.A.~~1~~5 for garages in the R-3 and R-4 Districts.
2. Size. The size of such rooms shall be limited to five hundred (500) square feet. Larger sizes may be approved through the site plan review process.

C. Other Attached and Detached Accessory Buildings ~~and Structures~~. All other permitted attached and detached accessory buildings shall be developed in accordance with the following standards:

1. Use. An attached ~~and~~ or detached accessory building shall be used as a workshop for noncommercial hobbies or amusement; for artistic endeavors; for storage; laundry facilities; or for other similar purposes customarily related to a residential use. These structures shall not contain bathing or cooking facilities and shall not be utilized as "dwelling units" (as defined in Section 21.15.910), except as provided in Subsection H;
2. Location. An attached or detached accessory building that is not a garage shall be located only in the rear half of a lot. The building may be built directly on the rear property line and on one (1) side property line, provided the other side yard is at least three feet (3') wide and has no structures or projections located in it and the structure is not located in the street side yard of a corner lot;
3. Size. Such buildings, not including a garage, shall not exceed three hundred (300) square feet or five percent (5%) of the lot area in size, whichever is smaller;
4. Height. No attached or detached accessory building shall exceed one-story and thirteen feet (13') in height, except an accessory building that is attached to the principal dwelling and conforms to the setbacks required for the

principal dwelling shall not exceed the height limit of the zoning district. Mezzanines and lofts shall not be permitted. Attics for storage purposes shall be permitted, as "attic" is defined in Section 21.15.260; and

5. Prohibited in R-1-S, R-1-M, R-2-S and R-2-I Zones. Detached accessory buildings are prohibited in R-1-S, R-1-M, R-2-S and R-2-I Zones.

D. Radio and Television Antennas. Development standards are contained in Chapter 21.45 (Special Development Standards).

E. Swimming Pools and Spas. Development standards are contained in Chapter 21.45 (Special Development Standards).

F. ~~Trash~~ Refuse Receptacles. ~~Trash~~ Refuse receptacles shall be provided as follows:

1. One to Three Units. Adequate receptacles shall be provided for each unit.
2. Four or More Units. Common ~~trash~~ refuse areas shall be provided in sufficient quantity to accommodate all refuse generated. ~~Trash~~ Refuse receptacle enclosures shall be provided as indicated in Chapter 21.45 (Special Development Standards).

G. Enclosed patios (or "sunrooms"). Development standards are contained in Chapter 21.45 (Special Development Standards).

H. Bathrooms in accessory buildings. A garage or other accessory building may include a half bathroom (toilet and lavatory sink only) with no bathing facilities (shower or bathtub), except that a three-quarter bathroom (including a shower but no bathtub) may be permitted in conjunction with a permanent swimming pool. The bathroom shall not encroach into the dimensions of the required parking area in a garage.

I. Laundry sinks and shop sinks. A garage or other accessory building may include a laundry sink or shop sink but no kitchen counter, kitchen sink, or cooking facilities shall be permitted. The sink shall not encroach into the dimensions of the required parking area in a garage.

21.31.256 – Room access – Interior.

Each secondary room in a dwelling unit shall have interior access from a primary room or from a hallway, except as follows:

A. A bathroom may be accessed from a secondary room.

B. A den, office, or similar room, which is not a bedroom, may be accessed from a secondary room.

21.31.257 – Room access – Exterior.

Each dwelling unit shall be provided with one main exterior door that enters a primary room or entryway or foyer. In a multi-unit building, the main door may take access from a common

interior hallway. A dwelling unit also may have additional exterior doors, with the following exceptions:

A. A bathroom shall not have an exterior door unless it leads to a yard with a swimming pool or spa.
B. Any bedroom (or den, office, or similar room) exterior door shall lead to the interior side yard or rear yard of the dwelling unit and shall not be visible from the street frontage (including side street).
C. Each exterior door for a bedroom (or den, office, or similar room) or bathroom shall be equipped with a lockset that only can be operated from the interior.

21.31.258 – Room access—Accessory space.

Accessory building area attached to a residential dwelling unit shall not have interior communication (interior access) to a dwelling unit, except for a garage, and an enclosed patio or "sunroom." All other building area with interior communication with the dwelling unit shall be required to be part of the living space of the dwelling unit, and shall be counted toward the gross floor area of the dwelling unit.

Table 31-1 – Uses in Residential Zones

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	RM	R-4-M	RP
Residential uses																				
Single-~~family~~ unit dwelling, detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Single-~~family~~ unit dwelling, attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Two-unit dwelling (Duplex)	N	N	N	N	Y~~(b)~~	Y~~(b)~~	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-~~family~~ unit dwelling (Triplex)	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y
Four-~~family~~ unit dwelling (Fourplex)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	Y
Multi-~~family~~ unit dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	~~N~~Y	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Live-work unit (see Section 21.52.240.5)	N	N	N	N	N	N	N	N	N	N	N	N	AP	AP	AP	AP	AP	N	N	N
Modular or manufactured housing unit placed on a permanent foundation (see Section 21.45.133.5)	Y	Y	Y	Y	Y	Y	Y	Y	Y	~~N~~Y	~~N~~Y	~~N~~Y	~~N~~Y	~~N~~Y	~~N~~Y	~~N~~Y	~~N~~Y	Y	Y	~~N~~Y
Mobile home park (as to unsold spaces) (see Section 21.52.243)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y	N
Subdivision of existing mobile home park (see Section 21.52.244)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
~~Accessory dwelling unit (see Section 21.51.276)~~ ~~Limited accessory dwelling unit~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
~~Accessory dwelling unit (see Section 21.51.276)~~ ~~Conforming accessory dwelling unit~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~N~~	~~N~~	~~N~~
Interim and emergency housing (items a through c below)																				
a. Emergency shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	RM	R-4-M	RP
b. Low-barrier navigation center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
c. Recuperative care facility	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Shared housing (items a through d below)																				
a. Communal housing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C
b. Employee housing	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
c. Student housing facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C
d. Student housing development	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
~~Special group residence (fraternity and sorority house, college dormitories, residential care facility, convalescent hospitals, senior citizen housing, housing for persons with disabilities, halfway houses, communal housing, and military barracks) (see Section 21.52.271)~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~C~~	~~C~~	~~N~~	~~N~~	~~N~~
Special Group Residence (items a through c below)																				
a. Community care facility	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
b. Group home (j)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
c. Skilled nursing facility	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
Transitional Housing ~~(e), (f) (see Section 21.45.153)~~	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	~~Y~~N	~~Y~~N	Y
Supportive Housing ~~(e), (f)~~	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	~~Y~~N	~~Y~~N	Y
~~Emergency Shelter (see Section 21.45.132)~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~C~~	~~N~~	~~N~~	~~N~~

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	RM	R-4-M	RP
Commercial Uses																				
Bed and breakfast inns (see Section 21.52.209)	N	N	N	N	N	N	N	N	N	N	N	N	AP	AP	AP	AP	AP	N	N	N
Office commercial (see Section 21.52.251)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	Y(a)	C	N	N	N
Residential historic landmark buildings (see Section 21.52.265.5)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	AP
Restaurant (see Section 21.52.269)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N
Retail commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y(a) (g)	N	N	N	N
Through-block commercial (see Section 21.52.279)	N	N	N	C	N	N	N	N	C	N	C	C	C	C	C	C	C	C	N	N
Other Uses																				
~~Child~~ Family daycare home - small or large facility (1–14 persons) (see Section 21.51.230)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N	A
Daycare center (15 or more persons) (see Section 21.52.249)	C	C	C	C	C	C	C	C	C	C	~~Y~~C	~~Y~~C	~~Y~~C	~~Y~~C	~~Y~~C	~~Y~~C	~~Y~~C	C	N	N
Detached accessory ~~room~~ building, other than garage– not for use as living space (see Section 21.31.245)	N	N	A	A	A	N	N	A	A	A	A	A	A	A	A	A	A	N	Y	N
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
~~Group home (1–6 persons) (see Section 21.15.1200)~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~N~~	~~N~~
Home occupation (see Section 21.51.235)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	~~Y~~A	A
Interim Parks (items a through e below)																				
a. Community gardens (see Section 21.52.260)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	~~P~~N
b. Passive parks (see Section 21.45.155)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	~~N~~Y	~~P~~Y

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	RM	R-4-M	RP
c. Playgrounds (see Section 21.52.260)	IP	IP	IP	IP	IP	~~P~~IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	~~Y~~IP	IP
d. Recreational parks (see Section 21.52.260)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	~~P~~AP
e. Urban agriculture (h)	AP	AP	AP	AP	AP	AP	AP	AP	AP	~~Y~~AP	~~Y~~AP	Y	Y	Y	Y	Y	Y	Y	Y	Y
Medicine, medical offices, urgent care centers, outpatient surgical centers, and similar medical uses, as a temporary use	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	N	T
Medicine, medical offices, urgent care centers, outpatient surgical centers, and similar medical uses, as an accessory to a homeless services use only	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N	N	A
Private school (elementary) (see Section 21.52.263)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
Recreational vehicles – parking and storage (see Section 21.41.276)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	~~Y~~A	N
Room rentals (see Section 21.51.270)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	~~Y~~A	A
Safe parking site – principal use (see Section 21.52.269.1)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Safe parking site – accessory use (i) (see Section 21.45.163)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Sandwiched lot development (see Section 21.52.270)	N	N	N	C	N	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N
Social service facility (with or without food distribution)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Storage of chattel (see Section 21.51.290)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Storage facility for social services or emergency shelter uses (Limited to government or non-profit operators only. Does not include commercial storage, self-storage, mini-warehouse, or other commercial/industrial uses).	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	RM	R-4-M	RP
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

All projects within the Coastal Zone are also subject to the Local Coastal Program and provisions as set forth in Chapter 21.25 Division IX.

Use, operating, and other regulations contained outside of Title 20 and Title 21 are not certified by the California Coastal Commission.

Abbreviations:

Y = Yes (permitted use).
N = Not permitted.
C = Conditional use permit required. Refer to provisions in Chapter 21.52.
A = Accessory use. Permitted subject to provisions contained in Chapter 21.51.
T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53.
AP = Administrative use Permit required. Refer to provisions in Chapter 21.52.
IP = Interim park use permit required. Refer to provisions in Chapter 21.52.

Notes:

(a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160.
(b) ~~Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom~~Repealed.
(c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.
(d) For commercial uses permitted in the R-4-H zone see Section 21.45.160.
(e) ~~This use does not include uses that meet the definition of "Residentional care facility" or "Special group residences" as defined in Chapter 21.15.~~Repealed.
(f) ~~Development is subject to the density limits of the zoning district in which it is located.~~Repealed.
(g) Adult-Use Cannabis Businesses prohibited.
(h) All urban agriculture uses, whether by-right or permitted through an Administrative Use Permit, must meet the standards outlined in Section 21.52.260.
(i) Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity.
(j) Limited to one group home per lot or parcel, or must comply with special group residence requirements for 7+ persons. See Section 21.45.164.

Editor's note: Move entire Table 31-1 (including all notes below table) to Division I – Permitted Uses, immediately following Section 21.31.120 (this table was incorrectly chaptered into Division II – Development Standards).In footnotes, repealed footnotes are noted as such but numbering is retained to avoid renumbering all other notes and changing references.

Table 31-2A – Residential Development Standards

District	Units Per Lot	Lot Area Per Unit (Sq. Ft.)	Minimum Lot Area (Sq. Ft.) (a, c)	Minimum Lot Width (Ft.) (a, c)	Minimum Yard Setbacks (Ft.) (j, l)			Maximum Height (d, h, t)	Maximum Lot Coverage (% of Lot)	Minimum Usable Open Space Per Unit	Floor Area Ratio
					Front	Side	Rear (k)				
R-1-S	1	2,400	2,400	30	8(i)	3	8	24 ft./28 ft.	N/A	6%(o)	1.2
R-1-M	1	3,600	3,600	40	8	4	8	25 ft. 2 St.	N/A	6%(o)	0.67
R-1-N	1	6,000	6,000	50	20	4(b)	1st St. 10 2nd St. 30	25 ft. 2 St.	50%	16%(o)	0.6
R-1-L	1	12,000	12,000(s)	60	25	6	30	25 ft. 2 St.	40%	23%(o)	0.6
R-1-T	1	3,000	3,000	25(g)	10	5	8	25 ft. 2 St.	N/A	6%(o)	1.2
R-2-S	2	1,200	4,800	40	15(i)	3	10	24 ft./28 ft. (e) 2 St.	N/A	2%(o)	1.3
R-2-I	2	1,000	4,800	40	3(i)	3	8	32 ft./35 ft. (e) 3 St.	N/A	2%(o)	N/A
R-2-N	2	3,000	6,000	50	15	4(b)	20	25 ft. 2 St.	60%	6%(o)	0.60
R-2-A(n)	2	3,000	6,000	50	15	4(b)	20	25 ft. 2 St.	60%	6%(o)	0.60
R-2-L	2	4,000	8,000	50	15	4	10	35 ft. 2 St.	40%	8%(o)	N/A
R-3-S(l)	3	2,100	6,300	50	15	10%(q)	20	25 ft. 2 St.	N/A	250(p)	N/A
R-3-4	4	1,700	4,500	50	15	10%(q)	20	25 ft. 2 St.	N/A	200(p)	N/A
R-3-T(l)	N/A	See Table 31-2B	3,000	25(g)	15	10%(q)	20	28 ft.(f) 2 St.	N/A	250(p)	N/A
R-4-R(l)	N/A	See Table 31-2B	18,000	120	15	10%(q)	20	28 ft. (f) 2 St.	N/A	150(p)	N/A
R-4-N(l)	N/A	See Table 31-2B	18,000	120	15	10%(q)(r)	20(r)	38 ft. (f) 3 St.	N/A	150(p)	N/A
R-4-H(l)	N/A	See Table 31-2B	18,000	120	10(m)	10%(q)(r)	20(r)	See Table 31-3A	50%	150(p)	N/A

RM	N/A	2,400	18,000	120	10	4	10	30 ft. 2 St.	65%	200(p)	N/A
R-4-U(l)	N/A	See Table 31-2B	22,500	180	10	10%(q)(r)	20(r)	65 ft. (f) 5 St.	N/A	150(p)	3.0
R-4-M	1	3,100 ~~sq. ft.~~	3,100 ~~sq. ft.~~	32 ft.	0 ft.	5 ft.	3 ft.	20 ft.	75%	10%	N/A
RP	N/A	(u)	See Table 31-8								

Abbreviations: Sq. Ft. = square feet; St. = story

NOTES: Table 31-2A, Residential Development Standards

(a) If this lot size exceeds the standards for the neighborhood (as defined in the subdivision regulations), the standard of the neighborhood may be used.
(b) If a lot is 27 feet or less in width, see Subsection 21.31.215.F, special narrow lot standards.
(c) These standards apply only to new subdivisions of land area. They do not apply to new construction on existing lots or to air space divisions of existing lots.
(d) In general, height is measured to the midpoint of the roof (Section 21.15.1330—Definitions). However, in some zones, the building height limit consists of 2 numbers. The first number indicates the height of the midpoint of roof, and second number indicates height of building measured to peak of roof. A project shall conform to both standards.
(e) ~~;hg;~~An additional 2 feet may be permitted to accommodate access stairs to the roof.
(f) ~~;hg;~~See Section 21.31.220 for special height provisions.
(g) ~~;hg;~~New subdivisions, including corner lots, shall orient the lots to the side street.
(h) ~~;hg;~~For garages and other accessory structures, refer to Section 21.31.245 (Accessory structures).
(i) ~~;hg;~~Average setback may apply as outlined in Subsection 21.31.215.C (Front yard averaging).
(j) ~~;hg;~~Special standards apply for reverse corner lots as specified in Subsection 21.31.215.D (Rear yard).
(k) ~~;hg;~~The setback shall be measured from the centerline of an abutting alley where such exists. For shallow lots, see Special Standards in Subsection 21.31.215.D.
(l) ~~;hg;~~If the garage takes direct access from the street, the garage shall be set back pursuant to Section 21.31.245.
(m) ~~;hg;~~Commercial uses—see Special Development Standard, Section 21.45.160.
(n) ~~;hg;~~One unit is limited to not more than 800 square feet or 12 percent of lot area, whichever is greater.
(o) ~~;hg;~~Percent of lot area per unit.
(p) ~~;hg;~~Square foot per unit. See Sections 21.31.230 (Usable Open Space) and 21.31.240 (Privacy Standards) for detailed standards.
(q) ~~;hg;~~The side yard setback is 10 percent of lot width on each side, but in no case shall the interior side yard setback be required to exceed 10 feet (except as specified in footnote(s)). The side street side yard setback shall be 15 percent of lot width, but in no case shall it be required to exceed 15 feet. Neither setback shall ever be less than 3 feet.
(r) ~~;hg;~~See Subsections 21.31.215.D.3 and 21.31.215.E.3, Special Side and Rear Yard Setback Restrictions.
(s) ~~;hg;~~Lots created through a land subdivision or lot merger shall not exceed 20,000 square feet. Lot mergers shall not be comprised of more than two lots.
(t) ~~;hg;~~A patio cover or canopy consisting of cloth-like ~~fabric, canvas, or similar durable, weatherproof~~ material (and its supporting structure), may exceed the maximum building height when constructed above a roof deck, but shall be limited to a height of eight feet, six inches (8'-6") above the finish floor of the roof deck, as detailed in Subsection 21.31.220.B. ~~The supporting structure~~

~~shall be open on all sides. The patio cover or canopy shall not obstruct views of the beach, bay, ocean, or tidelands from any public vantage point or public area in the coastal zone or tidelands. A building permit shall be obtained, and the patio cover or canopy structure shall be permanently attached to the roof deck or building.~~

(u) Maximum density in a PUD is determined when the site is rezoned for a PUD, with the zoning symbol "RP-" followed by density in du/ac; e.g., RP-15.

Table 31-3 – Permitted Projections and Structures in Required Yards

Structure	Front(a) Maximum Projection Into the Required Front Yard	Side(b) Minimum Distance to Interior Side Property Line	Rear(c) Minimum Distance to Rear Property Line	Street Side(b) Maximum Projection into Street Side Yard
Carports	~~Not permitted~~½ the required setback	3 ft. to column, 2 ft. 6 in. to eave or roof overhang	3 ft. to column, 2 ft. 6 in. to eave or roof overhang	Not permitted
...	...	...	...	...
Porte cochere (over circular drive)	~~Permitted by site plan review only~~½ the required setback	3 ft. to column, 2 ft. 6 in. to eave or roof overhang	3 ft. to column, 2 ft. 6 in. to eave or roof overhang	Not permitted
Rain barrels	Not permitted	Property line	Property line	Property line
Semi-subterranean garage (not to exceed 4 ft. above grade)	Not permitted	See Section 21.31.245	See Section 21.31.245	Not permitted
Solar collector	Not permitted	Property line	Property line	Not permitted
Stairway for building (exterior)(e)	5 ft. or ½ the required setback, whichever is less	Same as principal structure	Same as principal structure	5 ft. or ½ the required setback, whichever is less
Stairway landings (exterior)(c)	Not permitted more than 2 ft. 6 in. above grade	3 ft.	3 ft.	Not permitted more than 2 ft. 6 in. above grade
...	...	...	...	...
Window- or wall-mounted air conditioners	Not permitted	2 ft. 6 in.	3 ft.	Not permitted
Wing walls	~~Permitted by site plan review only~~Not permitted	Property line	Not permitted	2 ft. 6 in.

Footnotes:

(a) In the R-2-I Zone, permitted structures may extend to within 6 in. of the front property line.

(b) A side property line abutting an alley, public waterway, or public property other than a street shall be considered an interior side property line.

(c) Decks above grade, roof decks, and stairway railing shall not exceed the applicable building/structure height limit (measured to top of the railing) for the applicable zoning district, except that an open or transparent stairway railing at ground level in a required yard area may be up to 42 in. above the finish floor of the deck or stairway landing as required by Building Code, instead of any applicable 3 ft. fence height limit.

(d) Transformers are allowed in front yard and street side yards only on lots without alleys, and only if the transformer is painted to match the building, is screened by a 3 ft. solid wall or hedge, and is located as far as possible on the lot. The utility company's design for the electric system, including locations and aesthetic treatment, shall be in accordance with the regulations of the Public Utilities Commission of the State of California.

(e) Applies to exterior stairs only. Interior or fully enclosed building stairs shall comply with required building setbacks. Does not apply to other stairs between changes in grade on a lot, which may be located at side or rear property line.

Editor's note: Table 31-3 is invoked by Subsection 21.31.215.B. Not all rows are shown, rows marked with ellipses (...) indicate intervening rows in the table remain unchanged.

Chapter 21.32 – COMMERCIAL DISTRICTS.

DIVISION I. – PERMITTED USES

21.32.110 – Permitted uses.

The principal use in all commercial districts shall be commercial, although some districts are intended for mixed commercial and residential uses. Tables 32-0 and 32-1 indicate the classes of uses permitted (Y), not permitted (N), permitted as a conditional use (C), permitted as an administrative use (AP), permitted as an accessory use (A), and permitted as a temporary use (T) in all districts. An asterisk (*), or an entry in the "Additional Regulations" column, indicates that a use is permitted subject to specific development standards outlined in Chapters 21.45 (Special Development Standards), 21.51 (Accessory Uses), or 21.52 (Conditional Uses) of this Title.

21.32.230 – Design of buildings.

All new and remodeled commercial buildings shall comply with the following design criteria:

A. **Architectural Themes.** Architectural themes, modules and materials present on the main facade of the building shall be used on all other facades.

B. **Change of Material.** Each side of a building ~~must~~ shall contain a primary and an accent material, and the accent material(s) ~~must~~ shall cover not less than ten percent (10%) of the facade.

C. **Building Finished Grade.** All new commercial buildings ~~requiring site plan review~~ shall have the first habitable floor level not more than four feet (4') above grade within the front thirty feet (30') of the lot.

D. **Special Development Standards For CNP, CNA and CNR Districts.** All new and remodeled commercial buildings in the Neighborhood Commercial zoning districts shall comply with the following design standards. ~~Alternative designs may be approved through Site Plan Review. Site Plan Review is required for exterior remodeling of fifty feet (50') or more of building frontage.~~

1. **Exterior Design.** Exterior elevations ~~should~~ shall be designed with extensive articulation to create visual interest and enhance pedestrian activity along the site. One or more ~~Three~~ three dimensional (3-D) architectural elements ~~such as~~including but not limited to cornices, pilasters and structural bays ~~should~~

shall be used to break up the facade planes. Ground floor facades ~~should~~ shall be distinguished from upper floors by cornices, changes of material and/or other architectural devices. Facades wider than fifty feet (50') ~~should~~ shall be designed with a modular expression that breaks the facade scale to a width of fifty feet (50') or less.

2. **Street Wall.** At least two-thirds (⅔) of the front building facade ~~should~~ shall be located ~~at~~ within five feet (5') of the front property line. This does not apply in the CNA ~~and CNR~~ district~~s~~.
3. **Windows.** Ground floor windows ~~should~~ shall comprise at least two-thirds (⅔) of the area of the ground floor front facade. Such glass ~~should~~ shall be clear with an exterior daylight reflectance of not more than eight percent (8%). Ground floor wall sections without windows ~~should~~ shall be not more than five feet (5') in width.
4. **Entrances.** Entrances ~~should~~ shall comprise no more than one-third (⅓) of the width of the ground floor facade. Entrances ~~should~~ shall be recessed no more than five feet (5') in depth and should be located no more than fifty feet (50') apart.
5. **Awnings.** Store front awnings are encouraged. Awnings ~~should~~ shall be placed below the ground floor cornice (or below the sills of the second story windows if no cornice exists). Awnings ~~should~~ shall be divided into sections to reflect the major vertical divisions of the facade.

Table 32-1 – Uses in All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Uses	**CNP**	**CNA**	**CNR**	**CCA**	**CCP**	**CCR**	**CCN**	**CHW**	**CS**	**Additional Regulations**
…	…	…	…	…	…	…	…	…	…	…
Public and Semi-Public Institutional										
…	…	…	…	…	…	…	…	…	…	…
~~Convalescent hospital or home~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~AP~~	~~AP~~	~~AP~~	~~N~~	
Daycare (child or adult) or preschool	Y	Y	Y	Y	Y	Y	Y	Y	~~C~~N	See Section 21.52.243 for special conditions
…	…	…	…	…	…	…	…	…	…	…
~~Parsonage~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~N~~	~~Accessory to and on the same parcel as associated religious assembly use.~~
…	…	…	…	…	…	…	…	…	…	…
Safe parking site – principal use	AP	AP	AP	AP	AP	AP	AP	AP	AP	See Section 21.52.269.1.
Safe parking site – accessory use	A	A	A	A	A	A	~~AP/~~A	~~AP/~~A	A	See Section 21.45.163. Allowed only as an accessory use to an existing institutional use where all lots are owned or operated by the same entity.
Social service facility (with food distribution)	~~N~~C	~~N~~C	C	~~N~~C	~~N~~C	~~N~~C	C	C	N	Also see industrial and institutional zones.
Social service facility (without food distribution)	AP	AP	AP	~~AP~~Y	AP	AP	~~Y~~AP	Y	N	
Other institutional uses not listed	N	N	N	AP	~~N~~AP	AP	AP	AP	N	
Interim Parks										
Community garden	IP	IP	IP	IP	IP	IP	IP	IP	IP	See Section 21.52.260. City Council approval required.
Passive park	Y	Y	Y	Y	Y	Y	Y	Y	Y	See Section 21.45.155.
Playground	IP	IP	IP	IP	IP	IP	IP	IP	IP	See Section 21.52.260. City Council approval required.
Recreational park	AP	AP	AP	AP	AP	AP	AP	AP	AP	See Section 21.52.260.
Urban Agriculture Use ~~(1)~~(2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	See Section 21.52.260.
Personal services										
…	…	…	…	…	…	…	…	…	…	…

Uses				Neighborhood						Community				Regional	Other	Additional Regulations
				CNP		CNA		CNR	CCA	CCP	CCR	CCN	CHW	CS	
Indoor animal-related uses with no animal adoption or boarding (limited to animal grooming, veterinary clinic, animal lounge, or pet shop)	Y	Y	Y	Y	Y	Y	Y	Y		N					
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)				~~Y~~AP		~~Y~~AP		~~Y~~AP	Y	Y	Y	Y	Y	N	~~Subject to~~See special development standards for indoor animal adoption and boarding, Section 21.45.133. Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.133.
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)				AP		AP		AP	AP	AP	AP	AP	AP	N	~~Subject to~~See special development standards for indoor animal adoption and boarding, Section 21.45.133. Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional

	Neighborhood			Community				Regional	Other	
Uses	**CNP**	**CNA**	**CNR**	**CCA**	**CCP**	**CCR**	**CCN**	**CHW**	**CS**	**Additional Regulations**
										and personal services, subject to Section 21.45.133.
...	...	...	...	...	...	...	...	...	...	...
Outdoor animal daycare – as principal use or as accessory to indoor animal-related use(s).	AP	AP	AP	AP	AP	AP	AP	AP	N	~~Subject to~~See special development standards for outdoor animal daycare, Section 21.45.134. Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.134.
...	...	...	...	...	...	...	...	...	...	...
~~Veterinary clinic with boarding~~	~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~N~~	~~See also "basic personal services".~~
...	...	...	...	...	...	...	...	...	...	...
Residential Uses										
Artist studio with residence	AP	AP	AP	AP	AP	AP	AP	AP	N	See Section 21.15.240.
Caretaker residence or night watchman's quarters	AP	AP	AP	AP	AP	AP	AP	AP	AP	See Section 21.51.209.5.
~~Group home (care of 6 or less)~~	~~N~~	~~N~~	~~Y~~	~~N~~	~~N~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	
Family daycare home - small or large facility (1—14 persons), accessory to residence only	N	N	A	N	N	A	A	N	N	See Section 21.51.230
Interim and Emergency Housing (items a through c below)										See Section 21.15.1475.

Uses	Neighborhood								Community				Regional	Other	
	CNP				CNA			CNR	CCA	CCP	CCR	CCN	CHW	CS	Additional Regulations
a. Emergency shelter	N		N	C	N	N	C	C	Y	N	See Sections 21.45.153 and 21.52.238.				
b. Low-barrier navigation center	N		N	C	N	N	C	C	Y	N	See Sections 21.45.153 and 21.52.238.				
c. Recuperative care facility	N		N	C	N	N	C	C	Y	N	See Sections 21.45.153 and 21.52.238.				
Live-Work Units	~~Y~~AP				~~Y~~AP			~~Y~~AP	~~Y~~AP	~~Y~~AP	~~Y~~AP	~~Y~~AP	~~Y~~AP	N	See Section 21.52.240.5. AUP requirement also applies to all PDs and SPs referencing live-work units.
~~Residential care facility (care of 7 or more)~~	~~N~~				~~N~~			~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~N~~	~~N~~	
Religious housing	A	A	A	A	A	A	A	A	N	Accessory to and on the same parcel as associated religious assembly use. See Section 21.51.110 for use restrictions. As a principal use, see "shared housing."					
Residential historic landmark building	Y*				Y*			Y*	Y*	Y*	Y*	Y*	Y*	~~*~~N	*See Section 21.52.265.5 for permitted uses and special conditions.
~~Senior and/or disabled housing~~	~~N~~				~~N~~			~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~N~~	~~N~~	
Single-family or multifamily residential	N				N			Y	N	N	Y	Y	N	N	See Table 33-2 for permitted densities.
Shared housing (items a through d below)															
a. Communal housing	N	N		Y	N	N	Y	Y	N	N	See Section 21.45.163.5.				
b. Employee housing	N	N		Y	N	N	Y	Y	N	N	See Section 21.45.163.5.				
c. Student housing facility	N	N		C	N	N	Y	Y	N	N	See Section 21.45.163.5 and/or 21.52.272, as applicable.				
d. Student housing development	N	N		C	N	N	C	C	N	N	See Section 21.52.272.				
~~Special group residence (fraternity and sorority houses, college dormitories, residential care facility convalescent hospitals, senior housing, housing for persons with~~	~~N~~				~~N~~			~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~C~~	~~N~~	

Uses	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	Additional Regulations
~~disabilities, halfway houses, communal housing and military barracks)~~										
Special group residence (items a through c below)										
a. Community care facility	N	N	C	C	C	C	C	C	N	See Section 21.45.164.
b. Group home	N	N	Y	N	N	Y	Y	N	N	Limited to one group home per lot or parcel, or must comply with special group residence requirements for 7+ persons. See Section 21.45.164.
c. Skilled nursing facility	N	N	C	C	C	C	C	C	N	See Section 21.45.164.
Storage facility for social services or emergency shelter uses	C	C	C	C	C	C	C	C	C	Limited to government or non-profit operators only. Does not include commercial storage, self-storage, mini-warehouse, or other commercial/industrial uses.
Supportive housing	N	N	Y	N	N	Y	Y	N	N	
Transitional housing	N	N	N	~~N~~C	C	C	C	C	N	See Section 21.45.153.
...	...	...	...	...	...	...	...	...	...	...
Temporary Lodging										
...	...	...	...	...	...	...	...	...	...	...
~~Emergency shelters~~	~~N~~	~~N~~	~~C~~	~~N~~	~~N~~	~~C~~	~~C~~	~~Y~~	~~N~~	~~See Section 21.45.132.~~
...	...	...	...	...	...	...	...	...	...	...
Transportation and Communication Facilities										
~~Communication facilities~~										
~~A. Freestanding/ monopole cellular and personal communication services~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~See Section 21.52.210.~~
~~B. Attached/roof mounted cellular and personal communication services~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~N~~	~~See Section 21.45.115.~~
~~C.~~ Electrical distribution station	C	C	C	C	C	C	C	C	N	
Transportation facilities (bus terminals, cab stands, heliports, helistops)	N	N	N	N	N	N	N	C	N	
Wireless telecommunications facilities (all types)	C	C	C	C	C	C	C	C	C	See Chapter 21.56
...	...	...	...	...	...	...	...	...	...	...

All projects within the Coastal Zone are also subject to the Local Coastal Program and provisions as set forth in Chapter 21.25 Division IX. Uses in commercial zoning districts must be consistent with the certified Long Beach Land Use Plan (LUP) and where there may be discrepancies, use limitations in the LUP shall prevail. Use, operating, and other regulations contained outside of Title 20 and Title 21 are not certified by the California Coastal Commission.

Abbreviations:

Y = Yes (permitted use).
N = Not permitted.
C = Conditional use permit required. For special conditions, see Chapter 21.52.
A = Accessory use. For special development standards, see Chapter 21.51.
AP = Administrative use permit required. For special conditions, see Chapter 21.52.
T = Temporary use subject to provisions contained in Chapter 21.53.
IP = Interim park use permit required. For special conditions, see Chapter 21.52.

Footnotes:

(1) The following alcoholic beverage sales may be exempted from the conditional use permit requirement:
   a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than thirty percent (30%) of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a conditional use permit to continue to sell alcohol.
   b. Florist with accessory sale of alcoholic beverages.
   c. Existing legal, nonconforming uses.

(2) All urban agriculture uses, whether by-right or permitted through an Administrative Use Permit, must meet the standards outlined in Section 21.52.260.

Editor's note: The heading "Community" should be over four columns: CCA, CCP, CCR, and CCN. The heading "Regional" should be over only one column, CHW. This is a formatting error—correct this in all sections of Table 32-1. Rows marked with ellipses (…) indicate intervening rows in the table remain unchanged.

Chapter 21.33 – INDUSTRIAL DISTRICTS

DIVISION I. – PERMITTED USES

21.33.060 – Permitted uses.

A. Table 33-2 shall be used to determine applicable use regulations in the industrial districts. Table 33-2 establishes general classes of uses. For each category, the table indicates whether the class of use is permitted by right (Y); not permitted (N); permitted subject to an administrative use permit (AP) as defined in Chapter 21.25, Division IV (Administrative Use Permits) of this Title; or permitted subject to conditional use permit review (C) pursuant to Chapter 21.25, Division II (Conditional Use Permits) of this Title. All projects within the Coastal Zone are also subject to the Local Coastal Program and provisions as set forth in Chapter 21.25 Division IX.

B. The uses identified in Table 33-2 are more precisely defined by reference to the Standard Industrial Classification (SIC) Manual published by the federal government's Office of Management and Budget. The 1987 SIC Manual, or the most current edition of the manual, as amended, is incorporated herein by reference. The SIC Manual identifies businesses according to the operating characteristics involved in creating the product (for example, slaughtering, manufacturing pulp, manufacturing industrial inorganic chemicals, petroleum refining) and the effects that these characteristics may have on nearby uses. The actual product created is of secondary importance. For reference purposes, Table 33-1 lists two (2) digit SIC codes and the associated categories of use.

C. The "notes and exceptions" column of the table indicates more precisely the use regulations for specific SIC codes or operating characteristics. The notes and exceptions must be reviewed in conjunction with the other information for that class of use.

D. For uses or activities not specifically identified in Table 33-2, the Zoning Administrator shall have the authority to interpret and assign the appropriate SIC code for that use or activity. The decision of the Zoning Administrator can be appealed to the Planning Commission pursuant to Chapter 21.21, Division V (Appeals) of this Title.

Table 33-2 – Uses in Industrial Districts

Use	IL	IM	IG	IP	*Notes and Exceptions
1. Agriculture and Related Uses (SIC codes 01, 02, 07*)	N	N	C	See Item 10 in this table for 1 and	~~a.~~ Permitted in IL and IM: • 0742 (Veterinary Services for Animal Specialties) • 0752 (Animal Specialty Services, Boarding, Kennels, Shelters)

				all items below.	• 078 (Landscape and Horticultural Services)
1.1 Urban Agriculture Use	Y	AP	AP	~~AP~~-	All urban agriculture uses, whether by-right or permitted through an Administrative Use Permit, must meet the standards outlined in Section 21.52.260.
1.2 Cannabis Cultivation	Y	Y	AP	~~N~~-	
…	…	…	…	…	…
5. Transportation-Related Uses ~~(SIC codes 41, 421,4215, 423, 473, 478)~~				See Item 10 in this table for all items below.	~~a. SIC code 45 uses shall require a conditional use permit outside the boundaries of the Long Beach Airport and/or on adjacent properties directly supporting airport operations.~~
5.1. With no outdoor container storage (SIC codes 41, 421,4215, 423, 473, 478)	C*	C*	C*	-	See Special Development Standards for Trucking terminals and yards. Section 21.45.168.
5.2. With outdoor container storage associated with shipping/trucking/rail (SIC codes 41, 421,4215, 423, 473, 478)*	C*	C*	C*	-	See Special Development Standards for Trucking terminals and yards. Section 21.45.168.
5.3 Air transportation (SIC code 45)	N	N	Y*	-	SIC code 45 uses shall require a conditional use permit outside the boundaries of the Long Beach Airport and/or on adjacent properties directly supporting airport operations.
5.4 Helipads	C	C	~~C~~Y*	-	SIC code 45 uses shall require a conditional use permit outside the boundaries of the Long Beach Airport and/or on adjacent properties directly supporting airport operations.
5.5 Electric, gas, and sanitary services (SIC code 49, except 492 and 4932. Includes 4953, refuse transfer stations)	C	C	C	-	
6. Wholesale Trade (SIC codes 50*, 51*,422*)	Y	Y	Y	See Item 10 in this table for 6 and all	a. Exceptions as specified in items 6.1 through 6.3 of this table ~~b. General Warehousing and Storage under SIC code 4225 is permitted (does not include personal storage or commercial storage/self-storage,~~

				items below.	~~including recreational vehicle, and/or miniwarehouse, as defined by Section 21.15.570).~~ b. Prohibited in IL, IM, and IP, and requires a conditional use permit in IG: • 5015 (motor vehicle parts, used) • 5093 (scrap and waste materials, including retail sales) • 5154 (livestock sales)
6.1. Warehousing and storage (SIC code 422) less than 50,000 sq. ft. GFA*	C	Y	Y	-	a. GFA is cumulative of all warehousing buildings on site. b. Does not include personal storage, commercial storage/self-storage , including recreational vehicle, and/or miniwarehouse, as defined in Section 21.15.570 (see item 6.3 below).
6.2. Warehousing and storage (SIC code 422) 50,000 sq. ft. GFA or more*	C	C	C	-	a. GFA is cumulative of all warehousing buildings on site. b. Does not include personal storage, commercial storage/self-storage , including recreational vehicle, and/or miniwarehouse, as defined in Section 21.15.570 (see item 6.3 below).
~~6.1~~6.3 Personal storage, and commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse, as defined by Section 21.15.570 (SIC code 4225*)	N	N	C	~~N~~-	~~a.~~ Does not include General Warehousing and Storage under SIC code 4225.
...	...	...	...	...	...
9. Professional Office and Institutional Uses (SIC codes 60, 61, 62, 63, 64, 65, 66, 73 [except 7353 and 7359], 861, 862, 863, 864, 878~~*~~, and all codes within Division J: ~~(~~Public Administration (SIC codes 91 through 99))*	Y	AP	AP	See Item 10 in this table for 9 and all	a. Prohibited in all industrial districts: • 6099 (Functions related to depository banking, not elsewhere classified) • 9223 (Correctional Institutions)

				items below.	• 8744 (Jails, privately operated-correctional facilities, adult privately operated), except a "Community Correctional Re-entry Center," as defined in Section 21.15.602, may be permitted in the IL, IM and IG zone districts ~~pursuant~~ subject to a conditional use permit ~~as set forth in Chapter 21.52.~~and the conditional use standards of Section 21.52.220. b. Offices are intended to serve nearby industries and employees. ~~c. Emergency shelters (8322) shall be subject to the special development standards specified in Section 21.45.132.~~ ~~d.~~c. Adult-Use Cannabis Businesses subject to Chapter 5.92. ~~e.~~d. Drive-through facilities in all Industrial Districts require a conditional use permit. Special standards apply (see Section 21.45.130).
9.1 Emergency shelters (SIC code 8322*)	Y	Y	AP	~~Y~~-	Special Development standards apply (see Section 21.45.132).
9.2.1 Safe parking site – principal use	AP*	AP*	AP*	-	See Section 21.52.269.1.
9.2.2 Safe parking site – accessory use*	~~Y~~A	~~Y~~A	~~AP/~~A	~~A~~-	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Special Development standards apply (see Section 21.45.163).
9.3 Supportive housing	AP	AP	AP	~~N~~-	
9.4 Transitional housing	AP	AP	AP	~~N~~-	~~Special standards apply (see Section 21.45.153).~~
9.5 Social service facility – with or without food distribution	AP	AP	AP	-	Social service facility shall not include any residential use.
9.6 Storage facility – for social services or emergency shelter uses.*	AP	AP	AP	-	Limited to government or non-profit operators only. Does not

					include commercial storage, self-storage, mini-warehouse, or other commercial/industrial storage uses (SIC code 4225).
10. Port-Dependent and Support Businesses	See Items 1-9 and 11-~~14~~ 16 in this table.	See Items 1-9 and 11-~~14~~ 16 in this table.	See Items 1-9 and 11-~~14~~ 16 in this table.	Y	• Ancillary Port Facilities — ship building and repair, towboat and salvage operations, bunker barge loading, sportfishing launching, marine research, Coast Guard operations, marine-oriented fire protection, equipment storage for dredging and waterfront construction, oil spill cleanup. • Commercial/Recreational Facilities—water-oriented parks, sightseeing, sportfishing, water skiing, restaurants, hotels, curio shops, marinas, boat sales and manufacturing, charter boat operations, tackle shops, tourist attractions (e.g., Queen Mary), vessel storage. • Federal Use—shipyard and drydock operations, Navy Base and support. • Oil and Gas Production—including tankage, processing, drilling, and water injection. • Utilities—installations and rights-of-way, including SCE station on Terminal Island. • Adult-Use Cannabis Businesses (all categories) are prohibited. • Drive-through facilities in all Industrial Districts require a conditional use permit. Special standards apply (see Section 21.45.130).
11. Communications (SIC code 48*)	Y	Y	Y	See Item 10 in	~~a.~~ Requires conditional use permit in all districts:

				this table.	• 483 (Radio and television broadcasting stations) • Microwave transmission or relay towers • Wireless Telecommunications Facilities (SIC code 4812; see Chapter 21.56)
12. Recycling Operations				See Item 10 in this table for all items below.	
12.1 Containers for cans, bottles, etc. (accessory use)	~~Y~~A	~~Y~~A	~~Y~~A	~~Y~~-	
12.2 Collection center with attendant or recycling processing/ manufacturing center	C	C	C	~~N~~-	~~a.~~ Collection center with attendant subject to development standards contained in Section 21.52.265.
13. Recreation and Entertainment Uses				See Item 10 in this table for all items below.	~~a.~~ Any business involved in the sale of alcoholic beverages shall be subject to conditional use permit review and shall meet the location requirements contained in Section 21.52.201. The following exceptions do not require conditional use permit: • Restaurant with alcoholic beverage service only with meals, whereby alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant. This generally means that any use with a fixed bar is not exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar where alcoholic beverages are served at the same bar as meals is considered as serving alcoholic beverages only with meals. A cocktail lounge without a bar but

					with service primarily of hors d'oeuvres and alcoholic beverages shall require a conditional use permit. • Any use located more than 500 ft. from a zone district which allows residential use. • Department store or florist shop with accessory sales of alcoholic beverages. • Existing legal, nonconforming uses
13.1 Outdoor recreation (drive-in theater, racetrack, golf, driving range, shooting range and similar uses)	AP	N	N	~~See Item 10 in this table.~~	
13.2 Movie theaters	Y	Y	Y	~~N~~	
13.3 Bars, nightclubs, cabarets and the like with alcohol (SIC code 5813*)	C*	C*	C*	~~C*~~	
13.4 Health clubs and the like (SIC code 7991)	AP	N	N	~~N~~	
13.5 Interim Parks					
a. Community gardens	IP	IP	IP	~~N~~	See Section 21.52.260.
b. Passive parks	Y	Y	Y	~~N~~	See Section 21.45.155.
c. Playgrounds	IP	IP	IP	~~N~~	See Section 21.52.260.
d. Recreational parks	AP	AP	AP	~~N~~	See Section 21.52.260.
14. Miscellaneous uses				See Item 10 in this table for all items below.	
14.1 Caretaker residence or~~,~~ night watchman's quarters*	AP	AP	AP	~~AP~~	~~a.~~ Caretaker residence or night watchman's quarters permitted only in conjunction with a permitted nonresidential use. See Section 21.52.209.5.
14.2 Artist studio with associated residence	AP	~~AP~~N	~~AP~~N	~~N~~	~~b. Billboards subject to regulations and standards contained in Chapter 21.54.~~
14.3 Vocational schools (SIC code 824)	Y	Y	Y	~~Y~~	~~c. For temporary use regulations, see Chapter 21.53.~~
14.4 Job training and vocational rehabilitation (SIC code 833)	AP	AP	AP	~~AP~~	
14.5 Daycare facilities (SIC code 835)	C	~~C~~N	~~C~~N	~~C~~	
14.6 Museums (SIC code 841)	Y	Y	Y	~~Y~~	

14.7 Billboards* (outdoor advertising)	C	C	C	~~C-~~	~~b.~~ Billboards subject to regulations and standards contained in Chapter 21.54. Conditional use permit required in all cases.
14.8 Temporary outdoor events and temporary construction offices*	T	T	T	~~T-~~	For temporary use regulations, see Chapter 21.53.
14.9 Vending carts	AP	AP	AP	~~N-~~	
15. Alcoholic Beverage Manufacturing* (SIC code 208)*	Y	Y	Y	~~N~~See Item 10 in this table for 15 and all items below.	~~a.~~ *Subject to special development standards (see Section 21.45.114). Alcoholic Beverage Manufacturing and Accessory tasting room uses shall be permitted in all Planned Development (PD) Districts allowing Commercial uses, subject to Section 21.45.114.
15.1 Accessory Tasting Room*	A	A	A	~~N-~~	~~*~~See above note.
16. Temporary Activating Use	T	T	T	~~T-~~See Item 10 in this table.	See Section 21.53.115.

All projects within the Coastal Zone are also subject to the Local Coastal Program and provisions as set forth in Chapter 21.25 Division IX.

Use, operating, and other regulations contained outside of Title 20 and Title 21 are not certified by the California Coastal Commission.

NOTE: All uses are subject to performance standards as defined in Section 21.33.090.

*	=	See "Notes and Exceptions" column.
Y	=	Permitted by right.
N	=	Not permitted.
AP	=	Administrative use permit required.
Y/AP	=	Either permitted by right or subject to administrative use permit review, depending upon criteria contained in Section 21.33.080.C.
Y/C	=	Either permitted by right or subject to conditional use permit review, depending upon criteria contained in Section 21.33.080.C.
C	=	Conditional use permit required.
T	=	Temporary use. See Chapter 21.53.
IP	=	Interim park use permit required. For special conditions see Chapter 21.52.

The SIC uses are considered here primarily according to the operational characteristics involved in creating the product (e.g., slaughtering, manufacturing pulp, manufacturing industrial inorganic chemicals, petroleum refining) and the effects that these operations may have on nearby uses. The actual product created is of secondary importance. The requirement for a conditional use permit does not presuppose that a proposed use will present adverse impacts, but that the public should be informed of the proposed use and be given the opportunity to comment on the proposal at a public hearing.

Chapter 21.34 – INSTITUTIONAL DISTRICT

21.34.020 - Long range development plan required.

Any site with a lot area exceeding forty thousand (40,000) square feet shall submit a long range development plan for the institution. Such long range development plan shall include all development of the site and site expansions (within the institutional zone or under the institution's ownership, whichever is greater) anticipated over the next twenty (20) years. Such plan shall be submitted to the Planning Commission for approval through the site plan review procedure. No site plan review shall be approved and no building permit shall be issued for any building or structure which is not consistent with the long range development plan. A project that is less than 5,000 square feet of gross floor area shall be exempt from the long-range plan requirement.

Table 34-1 – Uses in the Institutional District

	Use	**District I**	**Notes and Exceptions**
~~1.~~	Adult-Use Cannabis Businesses (all subcategories)	N	
~~2.~~	Arboretum, botanical gardens or nurseries	Y	
~~3.~~	Cafeterias and restaurants	A	Accessory to other institutional uses only
~~4.~~	Caretaker's residence or night watchman's quarters	AP	Subject to Conditional Use standards—see Section 21.52.209.5.
~~5.~~	Carnival, fiesta, or similar exhibition or celebration	T	
~~6.~~	Cemeteries (including Crematorium ~~as accessory~~)	C	Subject to Conditional Use standards—see Section 21.52.211.
~~7.~~	Churches	Y	
~~8.~~	Colleges, universities and vocational training centers	Y	
~~9.~~	Commercial uses (as principal use)	N	
~~10.~~	Construction trailer	T	
~~11.~~	Convention and exhibition centers	Y	
~~12.~~	Country clubs (with golf course)	Y	
~~13.~~	Cultural centers	Y	
~~14.~~	Daycare/preschool	Y	
~~15.~~	~~Emergency shelters (see Section 21.45.132)~~	~~C~~	
~~16.~~	Fire stations	Y	
~~17.~~	Government offices	Y	
~~18.~~	Hall rental	C	
~~19.~~	~~Disabled and senior citizen housing~~	~~C~~	
~~20.~~	Historical landmarks, memorials and monuments	Y	
~~21.~~	Hospitals, medical centers, medical office complexes, medical clinic, outpatient surgical centers, physician's offices, and dentistry~~convalescent hospitals~~	Y	
	Interim and emergency housing	C	Subject to Special Development standards—see Section 21.45.153.

~~22.~~	Interim storage of vehicles and service yard ~~(2 years)~~	C	Interim use limited to 2 years.
~~23.~~	Libraries	Y	
~~24.~~	Manufacturing or other industrial uses	N	
~~25.~~	Marinas	Y	
	Mobile food trucks	T	Subject to Temporary Use standards—see Section 21.53.106.
	Museums	Y	
~~26.~~	Off-premises signs (billboards)	N	
	Other City of Long Beach government facilities not listed	Y	
~~27.~~	Outdoor sales events ~~(see Section 21.52.256)~~	C	Subject to Conditional Use standards—see Section 21.52.256.
~~28.~~	~~Museums~~	~~Y~~	
~~29.~~	Parking (commercial)	C	
~~30.~~	Parking (courtesy)	A	Accessory to other institutional uses only.
~~31.~~	Pistol or rifle range	C	
~~32.~~	Police station	Y	
~~33.~~	Police training academy	~~C~~Y	
~~34.~~	Recreational facility	A	
~~35.~~	Residential - single-family	Y	
~~36.~~	Residential - multiple-family	N	
~~37.~~	Safe parking site – principal use ~~(see Section 21.45.163)~~	~~C/A~~AP	Subject to Conditional Use standards—see Section 21.52.269.1.
	Safe parking site – accessory use	A	Allowed only as an accessory use to an existing institutional use where all lots are owned or operated by the same entity. Subject to Special Development standards – see Section 21.45.163.
~~38.~~	Sale of alcoholic beverage	C	Subject to Conditional Use standards—see Section 21.52.201.
~~39.~~	Schools (public or private, excluding vocational schools)	Y	
~~40.~~	Schools (vocational)	N	
	Shared housing – Communal Housing	N	
	Shared housing – Employee Housing	Y	
	Shared housing – Student Housing Facility	A	Permitted as accessory to an on-site educational institution only. Subject to Special Development standards—see Section 21.45.163.5.

	Shared housing – Student Housing Development	C	Permitted only where there is an on-site educational institution. Subject to Conditional Use standards—see Section 21.52.272.
~~41.~~	Social service office of nonprofit organization	Y	
~~42.~~	Special group residence ~~(communal, board and care, etc.)~~ – Community Care Facility	C	Subject to Special Development standards—see Section 21.45.164.
	Special group residence – Group home (1-6 persons)	Y	Limited to one group home per lot or parcel, or must comply with special group residence standards for 7+ persons. Subject to Conditional Use standards—see Section 21.52.271.
	Special group residence – Skilled nursing facility	Y	Subject to Special Development standards—see Section 21.45.164.
	Special events	T	Subject to Temporary Use standards—see Section 21.53.109.
~~43.~~	Stadium	C	
~~44.~~	Trailer used for temporary office or night-watchman's quarters during construction	T	Subject to Temporary Use standards—see Section 21.53.103.
~~45.~~	Unattended donation box	A	Subject to Accessory Use standards—see Section 21.51.294.
~~46.~~	Water tanks and other municipal water utility infrastructure	Y	
~~47.~~	Wireless telecommunications facilities ~~(see Chapter 21.56)~~	C	See Chapter 21.56

Abbreviations: Y = Permitted.
N = Not permitted
C = Conditional use permit required. Refer to Chapter 21.52.
A = Permitted as an accessory use. Special conditions may apply. Refer to Chapter 21.51.
T = Permitted as a temporary use subject to the requirements of Chapter 21.53 of this Title.
AP = Permitted with an administrative use permit.

Editor's note: The left-most column of Table 34-1, containing only row numbers, is deleted, and a new right-most column titled "Notes and Exceptions" is added, in addition to the edits shown.

Chapter 21.35 – PARK DISTRICT

DIVISION I. – PERMITTED USES

21.35.110 – ~~Purpose~~Permitted uses.

~~A. Permitted Uses.~~ Table 35-1 indicates the classes of uses permitted (Y), not permitted (N), permitted as a conditional use (C), permitted as an accessory use (A), and permitted as a temporary use (T) in the park district.

TABLE 35-1 – Uses in Park Districts

Use	District P
...	...
Campgrounds (except recreational vehicle campgrounds)	Y
Caretaker's or night watchman's residence, or guard facilities (see Section 21.52.209.5)	AP
Circuses	N
...	...
Electronic video games (not to exceed 4 in any 1 building	A
Exhibition grounds on a permanent basis for fairs, carnivals, trade shows and the like, or for continuation of fairs, carnivals, trade shows and the like beyond 10 days in length	N
...	...
Residential uses (except caretaker's or night watchman's residence, ~~or~~ guard facilities, or emergency shelter)	N
...	...

Abbreviations: Y = Permitted as a principal use.
N = Not permitted.
C = Conditional use permit required. Refer to Chapter 21.52.
A = Permitted as accessory use. Refer to Chapter 21.51.
T = Permitted as temporary use. Refer to Chapter 21.53.

Footnotes:

(a) "Commercial recreation" is any recreational use in parks for which a fee is charged independent of City oversight. (See definition for "commercial recreation" in Section 21.15.565 and findings for such uses in the park P district in Section 21.52.610.)

(b) "Community service use" is a service provided for the health and welfare of the individual receiving the service. Such uses in parks do not include the permanent provision of food, shelter or medical services except for counseling, health fairs, medical screening and the like. Nonregional community service uses serve the local community—the neighbors nearby who require the service. Regional serving community service providers serve a much wider constituency.

21.35.245 – On-premises signs.

The sign regulations of Chapter 21.44 shall apply to signs in City parks; see Section 21.44.910.

~~A. Park Signs. Each park may display one freestanding sign, not to exceed one hundred (100) square feet, on each street frontage facing each direction, and one (1) freestanding sign, not to exceed twenty-four (24) square feet, for each major vehicle entrance to the park. Such signs shall identify the name of the park only.~~

~~B. Building Signs. Each building in the park district may contain one (1) wall sign on each building wall. Such signs shall not exceed fifty (50) square feet in area. Sign copy shall be limited to the identification of the facility, including the name of any person to whom the facility is dedicated.~~

~~C. Signs on Public Properties. Exempt signs otherwise eligible under Section 21.44.070 shall be permitted in the park district.~~

~~D. Prohibited Signs. All signs other than those specified in Subsections 21.35.245.A through 21.35.245.C shall be prohibited.~~

Chapter 21.37 – PLANNED DEVELOPMENT DISTRICTS AND SPECIFIC PLANS

21.37.160 – Site plan review.

Site plan review is required for ~~all~~ development ~~proposals~~ within PD districts pursuant to Division V of Chapter 21.25 (Specific Procedures), ~~of this Title~~as described in Section 21.25.708. ~~The Site Plan Review Committee shall refer to the Planning Commission all planned development district project applications which vary from the general or specific use and development standards but which are consistent with the intent of the particular planned development district.~~

Chapter 21.41 – OFF-STREET PARKING AND LOADING REQUIREMENTS

DIVISION II. – PARKING REGULATIONS

Table 41-1B – Required Number of Parking Spaces for Special Residential Uses

Use	Required Number of Spaces
~~1. Handicapped (a)~~	
~~-Low rent~~	~~1 space per each 2 bedrooms~~
~~-Market rent~~	~~1 space per each 1 bedroom~~
~~2. Senior citizen (a)~~	
~~-Low rent~~	~~1 space per each 2 bedrooms~~
~~-Market rent~~	~~1 space per each 1 bedroom~~
~~-Congregate care, low rent~~	~~1 space per each 2 bedrooms~~
~~-Congregate care, market rent~~	~~1 space per each 1 bedroom~~
~~3. Convalescent hospital~~	~~1.2 spaces per room, or 0.6 space per bed, whichever is greater, plus 5 per 1,000 SF GFA for medical office in building~~
1. Group Home	Same as residential unit parking requirement
~~4~~2. ~~Residential care facility~~Special Group Residence, Community Care Facility, Skilled Nursing Facility	1 space per 4 beds, plus 1 guest space per 4 bedrooms, plus 4 spaces per 1,000 SF GFA for office or medical office in building.

~~53~~. ~~Fraternity, sorority, dormitory~~Student housing facility; student housing development	1 space per bed
~~64~~. ~~Monastery, convent, communal, religious home and other special group residences~~Shared Housing, Religious Housing	1 space per ~~each 2~~2 guest beds

~~(a) The Planning Commission may further reduce the parking standards to 1 space per 3 bedrooms if it finds that the neighborhoods in which the facility is proposed has ample, readily available on-street parking or is well-served by public transportation and a concentration of senior services.~~

21.41.233 – Tandem parking—Residential uses.

A. Tandem parking spaces shall be prohibited for required parking except:

1. For valet parking with approval through site plan review;
2. For low income units when projects include ten percent (10%) or more of the units as on-site low income units~~;~~, subject to the following limitations:
   a. Not more than two (2) spaces shall be involved in the tandem arrangement;
   b. Both spaces in the tandem arrangement shall be assigned to the same dwelling unit;
   c. Disabled and guest parking shall not be in tandem;
   d. Tandem parking shall not be allowed in a parking garage of less than ten (10) parking spaces or when the full turning radius for the tandem parking is not within the garage.
3. ~~2.~~ For the provision of ~~required~~ parking for an accessory dwelling unit, and for ~~required~~ replacement of parking for the primary dwelling when a garage is converted or existing parking spaces are otherwise eliminated to create an accessory dwelling unit. Up to three (3) parking spaces may be provided in tandem in this case.

~~B. For tandem parking allowed in Subsection 21.41.233.A.2, the following standards shall be complied with:~~

~~1. Not more than two (2) spaces shall be involved in the tandem arrangement;~~
~~2. Both spaces in the tandem arrangement shall be assigned to the same dwelling unit;~~
~~3. Handicapped and guest parking shall not be in tandem;~~
~~4. Tandem parking shall not be allowed in a parking garage of less than ten (10) parking spaces or when the full turning radius for the tandem parking is not within the garage.~~

B. Parking above and beyond the requirements of this Chapter may be provided in tandem, subject to the following:

1. For a single-unit dwelling with or without an accessory dwelling unit, up to three (3) parking spaces may be provided in tandem.

2. In all other cases, no more than two (2) parking spaces shall be in tandem.

~~C. For tandem parking allowed in Subsection 21.41.233.A.3 for an accessory dwelling unit, up to three (3) spaces may be in tandem.~~

Table 41-2 – MINIMUM PARKING SPACE SIZES

All Uses	Required Size	Minimum Aisle Width	Proportion of Spaces
Compact	8 feet by 15 feet	• 21 feet (all zones except R-1-S, R-2-S, R-2-I zones) • 19 feet (R-1-S, R-2-S, R-2-I zones)	Residential—not more than 50 percent compact Nonresidential—~~none~~no compact permitted
Standard	8 feet 6 inches by 18 feet	• 24 feet (all zones except R-1-S, R-2-S, R-2-I zones) • 23 feet (R-1-S, R-2-S, R-2-I zones)	
~~Handicapped~~Disabled	~~14 feet by 18 feet~~As required by the Building Official	24 feet or as required by the Building Official, whichever is more	~~See State requirements (title 24, part 2, Chapters 2-71 of the California Administrative Code)~~ As required by the Building Official

21.41.235 – Tandem parking—Industrial/manufacturing uses and area D of the coastal zone (Second Street, between Livingston Drive and Bayshore Avenue).

A. Tandem parking serving an industrial or manufacturing use shall only be in areas specifically designated for employee long-term parking. In area D of the coastal zone (Second Street, between Livingston Drive and Bayshore Avenue) the tandem parking shall be for general use of employees and customers. Such parking shall only be located on the same site as the use for which the parking is provided.

B. Tandem parking, where permitted, shall comply with the following standards:

1. Not more than two (2) spaces shall be allowed in tandem.
2. ~~Handicapped~~ Disabled parking shall not be in tandem.
3. No more than twenty-five percent (25%) of the required parking spaces shall be permitted to be in tandem.

Table 41-3 – REQUIRED TURNING RADII – Minimum Radius

Type of Parking Space	90 Degree Parking	All Other Parking
1. Standard and ~~handicapped~~disabled	• 24 feet (all zones except R-1-S, R-2-S, R-2-I zones) • 23 feet (R-1-S, R-2-S, R-2-I zones only)	24 feet or less, as indicated in figures 41-1A, 41-1B and 41-1C
2. Compact	• 21 feet (all zones except R-1-S, R-2-S, R-2-I)	21 feet or less, as indicated in figures 41-1A, 41 1B and 41-1C

	• 19 feet (R-1-S, R-2-S, R-2-I zones only)	

21.41.251 – Driveways and curb cuts.

G. Driveway Clearance. All driveways shall have a minimum clearance of seven feet (7') from the driving surface to any overhead obstruction. No projections in this area shall be allowed. This provision shall not apply to the driving area inside a parking structure where the requirements of the ~~Uniform Building Code~~Long Beach Building Standards Code shall apply. Where higher clearance is required for ~~handicapped~~ disabled access, the provisions for ~~handicapped~~ disabled access shall apply.

Editor's note: Only Subsection G of 21.41.251 is amended; the remainder of this Section is unchanged and not shown.

21.41.261 – Parking areas—Markings.

All parking spaces shall be clearly marked by pavement painting. Compact and ~~handicapped~~ disabled parking spaces shall be marked additionally by pavement painting and signage indicating the type of space as required by ~~Chapter 10.34 (Parking for Handicapped Persons in Public Places) of the Long Beach Municipal Code~~the Building Official. All aisles with only compact spaces shall provide a sign at the aisle entrance stating that only small cars are permitted.

Chapter 21.43 – FENCES AND GARDEN WALLS

21.43.020 - Height limits.

Fence and garden wall heights shall ~~not exceed the maximum heights set forth in~~comply with the requirements of Table 43-1. Fence heights shall be measured from grade adjoining the fence on the public right-of-way side of the fence (for fences adjoining the public right-of-way) and the average grade of both sides of the fence (for fences between two (2) private properties). For fences in flood hazard zones where the Building Code requires the finish floor of a building to be constructed at or above the top of the flood plain, fence height shall be measured from the point at or above the top of the flood plain required for finish floor height (e.g., BFE or BFE+1'). This Section applies only to permanent fences—see Section 21.43.040 for temporary fences.

21.43.040 – Temporary fences.

Notwithstanding any other provision of this Chapter or of the Zoning Regulations, a temporary fence at a construction site, vacant lot, or vacant or abandoned building or structure may be installed as necessary to secure the site. A building permit, or permit exemption, shall be obtained from the Building Official, and the Fire Code Official if

necessary, prior to installation. All corner cut-off areas shall be provided as otherwise required by the Zoning Regulations. Temporary fences shall be subject to all maintenance and nuisance abatement requirements of the Long Beach Municipal Code. A temporary fence shall be removed from the site when its status ceases as a construction site, vacant lot, or vacant or abandoned building or structure.

21.43.050 – Electrified security fences.

An electrified security fence that conforms to California Civil Code §835, as amended, shall be permitted subject to compliance with the height and location requirements of Table 43-1.

21.43.060 – Fences on City property.

Fences on City property shall be exempt from the requirements of this Chapter, and from any other provisions of the Zoning Regulations, Planned Development Districts, or Specific Plans that would regulate the height, location, materials, and other aspects of fences; but all corner cut-off areas shall be provided as otherwise required by the Zoning Regulations, and all necessary permits shall be obtained from the Building Official and Fire Code Official prior to construction. This Section also shall apply to fences within the City on government property of the County of Los Angeles, the State of California, and the United States.

21.43.070 – Retaining walls.

Any retaining wall that is required by the Long Beach Building Standards Code or other applicable code to stabilize or retain a slope shall not be considered a fence. The following shall apply to a fence placed on top of a retaining wall:

A. **Within front yard setback.** Fence height shall be measured from one-half (½) the distance from the top of the retaining wall to finished grade on the low side of the retaining wall.
B. **Other yard areas, and outside required yard area.** Fence height shall be measured from finished grade on the high side of the retaining wall.
C. **Guard rail.** Any guard rail or similar fence required by the Building Code to be placed at the top of a retaining wall shall be permitted at the minimum height required by Building Code even if it would otherwise be prohibited by this Section.

Chapter 21.44 – ON-PREMISES SIGNS

21.44.035 – Discretionary processes.

A waiver from the provisions of these sign regulations may be considered through the procedures set forth in this Section. However, any prohibited signs, including those listed in Section 21.44.600 and any sign not specifically permitted, shall not be approved except

through the provisions of Division III (Standards Variance) of Chapter 21.25—Specific Procedures.

A. **Sign standards waiver.** ~~Repealed.~~A waiver from the provisions of the sign regulations of this Chapter may be considered through the Site Plan Review procedures of Chapter 21.25 (Specific Procedures), Division V—Site Plan Review. The Site Plan Review Committee may approve the requested waiver if it would be appropriate and beneficial. Prohibited sign types or features shall not be approved through a Sign Standards Waiver, but may be requested through a Creative Sign Permit under Subsection B.

B. **Creative sign permit.**

2. **Applicability.** An applicant may apply for a Creative Sign Permit in order to request approval of development standards that differ from the provisions of this chapter, including otherwise prohibited sign types and features, but which comply with the purpose and findings of this section. However, the Creative Sign Permit process shall not be used to allow any ~~prohibited sign type or feature~~off-premises signs (billboards) or supergraphics.

Editor's note: Amendment to Subsection A reintroduces the previously-repealed Sign Standards Waiver process. Amendment to Subsection B.2 clarifies applicability of the Creative Sign Permit process. The remainder of this Section is not shown and is unchanged.

DIVISION IX. – SIGNS ON PUBLIC PROPERTY

21.44.910 – Signs in City Parks.

The following requirements shall apply to signs in City parks:

A. Park Signs. Each park may display freestanding park signs as follows:
   1. One major freestanding sign for each three hundred (300) feet of street frontage or portion thereof, with each sign not to exceed one hundred (100) square feet facing each direction, and
   2. One minor freestanding sign, not to exceed twenty-four (24) square feet, for each automobile driveway entrance or non-automobile path entrance to the park.
   3. Such signs shall identify the name of the park or facility, and the name "City of Long Beach" only.

B. Building Signs. Each building in the park district may contain one (1) wall sign on each building wall. Such signs shall not exceed one (1) square foot of sign area per linear foot of building wall. Sign copy shall be limited to the identification of the park or facility, including the name of any person to whom the facility is dedicated.

C. Signs on Public Properties. Exempt signs otherwise eligible under Sections 21.44.500 and 21.44.900 shall be permitted in the park district.

D. Prohibited Signs. All signs other than those specified in this Section shall be prohibited in City parks, unless a Sign Standards Waiver, Creative Sign Permit, or Sign Program is approved to permit the sign(s) in question. This Section shall not be construed to create additional prohibited sign types or features that are excluded from Sign Standards Waiver, Creative Sign Permit, or Sign Program approval.

Chapter 21.45 – SPECIAL DEVELOPMENT STANDARDS

21.45.010 – Purpose.

The City recognizes that certain types of land use, due to the nature of the use, require additional development standards beyond those specified for the applicable zone district. These additional standards are ~~required~~ necessary to ensure that the use does not adversely impact adjacent uses and to ensure the highest quality of development. This Chapter establishes special development standards for ~~permitted principal uses indicated in Tables 31-1, 32-1, 33-2, 34-1, 35-1 and 36-1 with a "Y" and an asterisk (Y*)~~various uses, which shall apply to each use respectively in addition to any other requirements of the Zoning Regulations.

DIVISION I. – SPECIAL DEVELOPMENT STANDARDS FOR SPECIFIC USES

21.45.100 – Special development standards.

Special development standards shall be required for the use and activities noted as set forth in Section 21.45.110 *et seq*. This Division establishes special development standards for permitted principal uses, as indicated with a "Y" or asterisk ("Y*") in the various use tables of the Zoning Regulations; but these special development standards shall apply to a use whether or not the use table for the applicable zoning district refers to the applicable section in this Division. Additionally, the special development standards of this Division shall apply to any conditional uses (which require a Conditional Use Permit or Administrative Use Permit), as indicated with a "C" or "AP" in the various use tables of the Zoning Regulations, in addition to any applicable conditional use standards of Chapter 21.52.

Editor's note: This edit to 21.45.100 adds the Division I heading and specifies details for the general provisions for Special Development Standards set forth in Sections 21.45.110 through 21.45.170. Provisions from Section 010 also have been moved to 100 as they are more applicable to Division I and Section 010 has been rewritten to apply to the Chapter as a whole.

21.45.132 – Emergency shelters.

~~Emergency shelters shall be developed according to the following limitations:~~See special development standards of Section 21.45.153 – Interim and Emergency Housing.

~~A. Maximum number of beds. One hundred fifty (150) beds per facility. Additional beds may be permitted through the Conditional Use Permit (CUP) process (Minor CUP required).~~

~~B. Proximity to other shelters. No limit.~~

~~C. Length of stay. Maximum of ninety (90) days.~~

~~D. Off-street parking standards. Given the nature of the use, off-street parking shall be provided only for office space in the shelter, at the same rate as that required for general professional office use, as specified in Chapter 21.41. Additionally, one (1) loading space compliant with the standards of Chapter 21.41 shall be provided for each twenty-five (25) beds or portion thereof.~~

~~E. Size and location of exterior and interior waiting and drop-off:~~

~~1. An adequately-sized waiting and drop-off area, for the sheltered persons and their personal effects, shall be provided at each emergency shelter facility. This area may be either on the exterior or the interior of the building. If exterior, this area shall not abut or adjoin a public sidewalk or right-of-way unless separated by a fence at least four (4) feet tall.~~

~~2. Said waiting/drop-off area shall comply with all requirements of the applicable Building Codes relating to such a use or occupancy.~~

~~3. Exterior waiting shall be permitted for no more than one (1) hour prior to the opening and one (1) hour after the closing of the facility each day.~~

~~F. Security and lighting.~~

~~1. For an emergency shelter with ten (10) or more beds, an adequate number of on-site security guards shall be present during the waiting/drop-off periods before opening and after closing.~~

~~2. For an emergency shelter with twenty-five (25) or more beds, an adequate number of on-site security guards shall be provided at all times when the shelter is operating.~~

~~3. Exterior lighting shall be provided at each facility as directed by the Chief of Police.~~

~~4. Other security measures, such as security cameras and recorders, security gates, or other necessary requirements, shall be provided as directed by the Chief of Police.~~

~~G. Provision of on-site management. All emergency shelter facilities shall have on-site management present at all times when the shelter is operating, and during the~~

~~periods when sheltered persons are waiting before opening and after closing of the facility.~~

21.45.132.5 – Enclosed patios (or "sunrooms").

An enclosed patio (or "sunroom") is a permitted accessory structure to a residential use, subject to the following requirements:

A. **Openings/glazing.** An enclosed patio shall have openings or glazed area of at least sixty-five percent (65%) below a height of six feet eight inches (6'-8") on at least two sides. A structure that does not meet the minimum 65% requirement for openings or glazing shall be considered an enclosed building area and this Section shall not apply.

B. **Use.** The enclosed patio shall not contain bathing or cooking facilities and shall not be used as living space for the dwelling unit (see Subsection 21.31.245.C.1).

C. **Location.** If the enclosed patio is detached from the dwelling unit, it shall be located in the rear half (rear 50%) of the lot or parcel, as required for all non-garage accessory buildings (see Subsection 21.31.245.C.3).

D. **Size.** The enclosed patio shall be subject to the maximum allowable size of all non-garage accessory building area on the site (see Section 21.31.245.C.3).

E. **Height.** The enclosed patio shall be subject to the height limit for accessory structures applicable to the lot or parcel (see Subsection 21.31.245.C.4), whether or not it encroaches into the requires side or rear setbacks for the principal building.

F. **Setbacks/clearances.** The enclosed patio shall comply with the clearances required for patio covers in Table 31-3 (see Subsection 21.31.215.B).

G. **Prohibited on second story and above.** An enclosed patio shall be prohibited on a second story and above; however a functionally-similar addition to the living space of the dwelling unit may be permitted, subject to compliance with all development standards for living space.

H. **Prohibited as detached in certain districts.** A detached enclosed patio shall be prohibited in the zoning districts where a detached non-garage accessory building is prohibited (see Subsection 21.31.245.C.5).

I. **Lot coverage, open space, and FAR.** The floor area of an enclosed patio shall be counted toward lot coverage and floor area ratio, and shall not count toward required open space.

J. **Inclusion of all non-open patio covers.** Any patio cover that is not fully open on all sides from the ground to a height of six feet eight inches (6'-8"), excluding any sides attached to a building and necessary and reasonably-sized structural posts or other supports, shall be treated as an enclosed patio and shall be required to comply with this Section.

21.45.133.5 – Manufactured homes.

This Section provides standards and criteria for the placement, design, and construction of manufactured homes installed on a permanent foundation in any residential or mixed-use zoning district that allows a detached single-unit dwelling, consistent with California Government Code §65852.3, as amended. For purposes of promoting the public health, safety and general welfare, and more specifically for the purpose of providing City residents with a suitable living environment and maintaining certain minimum building standards for residential dwellings, the following standards are established for the installation of manufactured homes:

A. **Locations permitted.** A manufactured home is permitted on a lot in any residential or mixed-use zoning district that allows a detached single-unit dwelling.
B. **Use permitted.** A manufactured home may be either a principal dwelling unit, or an accessory dwelling unit (ADU) pursuant to the requirements of Chapter 21.16.
C. **Required Certification.** At the time of application for installation of a manufactured home, the applicant shall demonstrate that the manufactured home meets federal certification standards in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974.
D. **Permanent Foundation.** Pursuant to Section 18551 of the California Health and Safety Code, the manufactured home must be installed on a permanent foundation system.
E. **Building Permit Required.** Prior to installing a manufactured home on a permanent foundation system, the property owner or a licensed contractor shall procure a building permit from the Building Official, and shall procure a Certificate of Occupancy prior to any occupancy or use of the dwelling.
F. **10-year Age Limitation.** No more than ten (10) years shall have elapsed between the manufacture date of a manufactured home and the application date for a building permit to install the manufactured home on a permanent foundation.
G. **Development Standards.** All development standards applicable to a conventional single-unit dwelling within the applicable zoning district shall apply equally to manufactured homes. If the manufactured home is used as an accessory dwelling unit (ADU), Chapter 21.16 shall apply.
H. **Hazard Control and Risk Reduction.** The manufactured home shall be subject to the same hazard control and risk reduction standards as would apply to a conventional single-unit dwelling placed on the same lot. This includes, but is not limited to, seismic safety standards, and sea level rise protection.
I. **Design Requirements.** A manufactured home shall be subject to the same design requirements as a conventional single-unit dwelling, and shall be designed and

constructed to substantially resemble a conventional single dwelling unit as to its roof overhang, roofing material, and siding material. Manufactured homes and conventional single-unit dwellings are subject to Site Plan Review (SPR) as set forth Division V of Chapter 21.25, unless otherwise exempt.

J. **Historic properties.** This Section shall not apply to a lot, or building or structure on a lot, that is a City-designated Historic Landmark, or located within a City-designated Historic District.

Editor's note: The above edit introduces Section 21.45.133.5, a new code section. Sections 21.45.110 through 21.45.170 are supposed to be in alphabetical order but this convention is not consistently maintained throughout, but this new section is added in the appropriate location alphabetically, which is why it is numbered as 133.5.

21.45.153 – Interim and emergency housing.

The following standards shall apply to Interim and Emergency housing as defined in Section 21.15.1475.~~Chapter 21.15 (Definitions) of this Title:~~

A. **Types of Interim and Emergency Housing.** ~~Interim housing facilities include, but are not limited to, bridge housing, crisis housing, recuperative care housing, stabilization housing, recovery bridge housing, and emergency shelters.~~See definition in Section 21.15.1475.

B. ~~Coordinated Assessment. A coordinated assessment system should be utilized to increase the efficiency of assisting individuals entering an interim housing facility find the appropriate resources and level of assistance. This will help create a consistent approach to access and deliver services for system components that include, but are not limited to, access centers, bridge housing, crisis housing, homeless prevention, housing location, housing navigation, outreach, permanent supportive housing, rapid re-housing and transitional housing.~~**Capacity.** No limit on capacity or number of beds or persons permitted to be served nightly by the facility.

~~B.~~C. **Length of stay.** A maximum stay of ninety (90) days shall be permitted for each sheltered person.

D. ~~Scope of Service. A scope of service shall be outlined for the proposed interim housing use. Supportive services found to be necessary should be provided on-site or clients shall be provided transportation options as needed. The interim housing facility shall accommodate the needs of the proposed residents, including but not limited to, adequate meal capabilities, sanitation facilities, linen and bedding, storage areas for personal belongings, pet accommodation or placement, and any other item or amenity deemed necessary for residents.~~**Size and location of exterior and interior waiting and intake areas.** An adequately-sized on-site waiting and drop-

off area, for the sheltered persons and their personal effects, shall be provided at each Interim and Emergency housing facility.

1. This area may be either on the exterior or the interior of the building. If exterior, this area shall not abut or adjoin a public sidewalk or right-of-way unless separated by a fence at least four (4) feet tall.
2. Said waiting/drop-off area shall comply with all requirements of the applicable Building Codes relating to such a use or occupancy.

~~C.~~E. **On-Site Management.** ~~Interim housing c~~On-site management shall be present at all times during the operation of the facility, and during the periods when sheltered persons are waiting before opening and after closing of the facility. On-site case management should be demonstrated at the appropriate level of provider-to-client ratio. ~~On-site management may be present at all times during the operation of the facility.~~

~~D.~~F. ~~Accessibility. Interim housing shall be located in an accessible location within one-half (1/2) mile of a transit site.~~**Proximity to other facilities.** Each interim or emergency housing facility shall be located at least 300 feet from another facility of the same or similar type.

~~E.~~G. **Parking.** Given the nature of the use, off-street parking shall be provided only for office space, at the same rate as required for office use for the applicable zoning district. Additionally, one (1) loading space compliant with the standards of Chapter 21.41 shall be provided for each twenty-five (25) beds or portion thereof. ~~Off-street parking requirements shall be based on the applicability to the interim housing use. At a minimum, off-street parking using Chapter 21.41 shall be provided based on the square footage of office space, or based on the number of on-site staff, whichever is greater. In addition, one (1) loading space shall be provided for each twenty-five (25) beds of a facility.~~

~~F.~~H. **Neighborhood Compatibility.** All programming shall take place on site, and the operator shall not permit any queueing or loitering adjacent or abutting the site. The operator shall keep the ~~abutting~~ facility, and adjacent ~~area, including the~~ public ~~right-of-way~~sidewalk and parkway, free of litter and debris and continuously maintained in good condition. Interim and emergency housing facilities shall adhere to the standards of the City's Noise Ordinance, Chapter 8.80 of the Municipal Code.

I. **Security staff.** An appropriate level of security staff shall be provided at the interim or emergency housing facility. The number of trained staff responsible for security shall be based on the number of beds provided at the facility per the below:. ~~This may include, but is not limited to, the use of security personnel, video cameras, fencing, restricted access points and security~~

1. For a facility with ten (10) or more beds, security guards shall be present during the waiting/intake periods before opening and after closing.
2. For a facility with twenty-five (25) or more beds, on-site security guards shall be present at all times when the facility is operating.

J. Lighting and other security measures shall be provided as recommended in a technical standards memorandum provided by ~~to the satisfaction of~~ the Police Chief ~~and~~ or Director of ~~Development Services~~Community Development. This may include, but is not limited to, the use of security personnel, video cameras, fencing, restricted access points, and other security improvements.

~~G.~~K. **Ancillary uses.** Interim and Emergency Housing uses may include ancillary uses such as building/facility administration, management offices, personal storage for residents, and amenities for residents' pets.

21.45.155 – Interim passive parks.

The following special development standards shall apply to interim passive parks, as "passive park" is defined in ~~Chapter 21.15 (Definitions) of this Title~~Section 21.15.2007:

A. Improvements.
   1. Improvements shall be limited to landscaping, walking paths and irrigation systems.
   2. Park furniture is limited to benches.
   3. Accessory buildings and or structures such as play equipment, tables, fire pits, barbecues, concession stands and public restrooms are not permitted.

B. Setbacks.
   1. Front. The front setback shall be the same as for a principal structure in the applicable zoning district.
   2. Side. A four foot (4') side setback is required when abutting a residential district otherwise none is required.
   3. Rear. A ten foot (10') rear setback is required when abutting a residential district otherwise none is required.

C. Hours of Operation. Interim passive park hours of operation shall be seven-thirty (7:30) a.m. to dusk.

D. Trash Receptacles. Adequate trash receptacles shall be provided and maintained for the life of the use.

21.45.163 – Safe parking site.

The following standards shall apply to a Safe parking site as defined in ~~Chapter 21.15 (Definitions) of this Title~~Section 21.15.2382:

~~A. Administrative Land Use Review. The proposed Safe Parking Site shall be reviewed for compliance with required operating conditions.~~

~~B.~~A. Case Management. All participants in the Safe Parking Program shall be pre-screened by the operator. Identified service needs and case management shall be provided by the program operator with the intent of providing resources to assist participants into other available programs and/or housing.

~~C.~~B. Automobiles. All vehicles utilizing the Safe Parking Site must be in working order and not leaking oil or other hazardous materials. Vehicle operators must have valid motor vehicle insurance, driver's license and current vehicle registration.

~~D.~~C. Capacity. A maximum number of vehicles allowed ~~in~~ at the Safe Parking ~~Program~~ Site shall be determined by operator of the site, subject to review and approval by the Director of Community Development, based on the size and location of the Safe Parking Site. Recreational vehicles (RVs) are not allowed unless the parking lot is designed to accommodate oversized vehicles.

~~E.~~D. Hours of Operation. The ~~recommended~~ Safe ~~parking~~ Parking ~~site~~ Site hours ~~will~~ shall be a designated twelve (12)-hour window of time established by the operator, such as 6:30 p.m. to 6:30 a.m. The operator may request the Director of Community Development to approve an expanded window of time based on need and satisfactory operating record of the Safe Parking Site. All vehicles ~~must~~ shall leave the Safe ~~parking~~ Parking ~~site~~ Site during nonprogram hours.

~~F.~~E. Sanitation Facilities. Restroom facilities, including hand washing facilities, ~~will~~ shall be provided on-site or immediately adjacent to the ~~safe~~ Safe ~~parking~~ Parking ~~lot~~ Site~~facility~~ to the greatest extent feasible. ~~The number of sanitation facilities required will be determined based on the number of Safe parking participants, but a minimum of at least two (2) facilities shall be provided at each Safe parking site. Adequate trash disposal facilities shall also be provided on-site. If recreational vehicles (RVs) are allowed as part of the Safe Parking Program, appropriate waste disposal facilities shall be provided for such vehicles. No d~~Disposal of graywater/blackwater ~~is permitted by participants~~ is strictly prohibited on or around the Safe Parking ~~site~~Site.

~~G.~~F. Security. Adequate on-site security ~~(twelve (12) hours per day)~~ shall be provided during hours of Safe Parking Site operations.

~~H.~~G. Noise. The Safe Parking Site shall adhere to the standards of the City's Noise Ordinance, Chapter 8.80 of the Municipal Code. Excessive noise, including noise from vehicles, radios, portable devices, etc. shall be prohibited.

~~I.~~H. Lighting. The parking lot shall have a level of illumination that is adequate to provide visibility for security purposes.

~~J.~~I. Spacing. Adequate spacing between parked vehicles shall be provided for privacy. Options include a minimum distance of nine (9) feet between cars, ~~an operational~~

~~system~~ parking layout where parked cars are offset from one another, or a privacy-type screen between vehicles is utilized.

~~K.~~J. Screening. The Safe ~~parking~~ Parking ~~site~~ Site shall ~~have durable and attractive screening of the parking lot for privacy and security as deemed necessary~~be provided with a visually solid fence for privacy and security, which conforms to the requirements of Chapter 21.43. For this purpose, chain link fence with privacy slats shall be permitted. Screening fences shall be maintained in good condition and free of graffiti, and any graffiti shall be removed within 24 hours of its appearance.

21.45.163.5 – Shared housing.

The following special development standards shall apply to shared housing as defined in Section 21.15.2475.

A. **Definitions.** For the purposes of California State Density Bonus Law, for a shared housing project to be eligible for State Density Bonus, the following applies:
   1. "Shared housing building" means a residential or mixed-use building , with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days by its tenants.
   2. "Shared housing unit" means one or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, as defined in California Government Code 65915

B. **Density.** For the purposes of this section, the following applies to shared housing units:
   1. "Unit" means one shared housing unit and its pro rata share of associated common area facilities.
   2. Residential density shall be calculated using shared housing units, as defined in Section 21.15.2477.
   3. A "shared housing building" may include other dwelling units that are not shared housing units, provided that those dwelling units do not occupy more than 25 percent of the floor area of the shared housing building. A shared housing building may include one hundred percent shared housing units.
   4. In residential, residential mixed-use, mixed-use, and multi-family zones, shared housing projects, as defined in Section 21.15.2475, shall be limited to the density permitted by the applicable zoning district. This shall be the maximum permitted density before any density bonus is awarded.

C. **Amenities.** A shared housing facility shall incorporate in-unit amenities such as built-in counter height tables, built-in storage, communal kitchens, counter deep refrigerators, courtyards, fitness rooms, full bathrooms, full-sized galley kitchens

with compactors, in-unit or on-site washers and dryers, recreational lounges, walk-in closets with closet organizers, etc.

D. **Open Space.** A shared housing facility shall provide not less than one hundred and fifty (150) square feet of usable open space per shared housing unit, as open space is defined in Sections 21.15.3160, 21.15.3170, and 21.15.3180. The required open space may be provided as common usable open space, private usable open space, or any combination of both.

E. **Off-Street Parking.** Off-street parking and loading shall be provided as required by the applicable zoning district.

21.45.164 – Special group residence.

The following special development standards shall apply to a special group residence as defined in Section 21.15.2810.

A. **Density.**

1. In residential, residential mixed-use, mixed-use, and multi-family zones, community care facilities shall be limited to the density allowed by the zoning district. If no density is specified for the applicable zoning district, density shall be limited to the density allowed by the General Plan PlaceType (land use district) multiplied by the number indicated in Table 45.164-1. This shall be the maximum permitted density.
2. In commercial, industrial, and neo-industrial zones, community care facilities shall be limited to one (1) unit per two hundred (200) square feet of lot area multiplied by the number indicated in Table 45.164-1. This shall be the maximum permitted density.
3. When calculating density, each bedroom with one (1) or two (2) beds shall count as one (1) unit. In bedrooms with more than two (2) beds, each bed shall count as one (1) unit.
4. The Planning Commission may require an alternative density as the situation requires.

B. **Location.**

1. In residential, residential mixed-use, mixed-use, and multi-family zones, no other community care facility shall be located within one-half (½) a mile of the proposed use.
2. In commercial, and industrial and neo-industrial zones, no other community care facility shall be located within one-quarter (¼) mile of the proposed use.

C. **Concerns.** Consideration of the conditional use permit shall address crime rate, concentration of similar uses, and the style and scale of the proposed building in relation to other buildings in the immediate vicinity.

D. **Continuation of Use.** The applicant shall provide evidence that the use will remain as that use applied for through deed restriction or other method suitable to the Planning Commission.

E. **Open Space.**

1. Each facility shall provide not less than one hundred fifty (150) square feet of usable open space per unit.
2. **Private open space.** Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be usable private open space, as defined in Section 21.15.3180, and the remainder may be common open space added to the required common open space.
3. **Common open space.** Each facility shall provide not less than three hundred (300) square feet of common open space, as defined in Section 21.15.3170, in addition to that required above.
4. **Alternatives.** An applicant may propose an alternative usable open space options necessary to meet the needs of the residents. City staff shall evaluate a developer's proposal and issue recommendations to the approval body. The approval body will consider such recommendations and may approve or conditionally approve such an alternative only if it is determined that, based on substantial evidence, such alternative will provide sufficient common and private usable open space to meet the demand of the target density.

F. **Parking.** Parking and loading shall be provided as required by the applicable zoning district.

Table 45.164-1 – Density Multiples for Special Group Residence

Facility Type	Density Multiple
Community Care Facilities	
Board and care facility	2.0
Disabled housing	2.0
Halfway house	2.0
Residential care facility	2.0
Skilled Nursing Facilities	
Congregate living health facility	2.0
Convalescent hospital	2.0
Residential care facility for the elderly	2.0

21.45.167 – Trash/refuse ~~receptacles~~enclosures.

All required trash/refuse ~~receptacles~~ enclosures shall be developed according to the following standards:

A. Minimum Size. Each ~~trash receptacle~~ refuse enclosure ~~area~~ shall have adequate area to contain refuse receptacles of a size appropriate to the demands of the use and to accommodate ~~separation of materials~~additional receptacles for recycling and organic waste.

B. Screening. All ~~trash~~ refuse receptacles shall be enclosed on ~~at least three (3)~~all sides by a solid masonry wall of a minimum height of five feet, six inches (5'6"), up to a maximum height of eight feet (8'0"), not including the height of a roof or cover. The receptacle shall not be visible above the wall. A visually solid metal gate shall be provided, which shall not swing over any public right-of-way.

C. Location. All ~~trash~~refuse enclosures ~~areas~~ shall be located and arranged so as to be readily accessible to those using the ~~trash~~ receptacles as well as to ~~trash~~ refuse pickup vehicles. A refuse enclosure may be located anywhere on a lot except in a required front yard or street side yard setback, provided that it does not obstruct a parking space, turning radius, driveway, walkway, or required corner cutoff area.

D. Landscaping. All ~~trash areas~~ refuse enclosures if visible from a street shall be further screened with a two foot (2') wide landscape strip. The strip shall be planted with shrubs of minimum five (5) gallon size which grow to a height of four feet (4'), with vines planted to the satisfaction of the Director of ~~Planning and Building~~Community Development.

~~D.~~E. Cover required. A roof or cover shall be provided as required by the Long Beach Building Standards Code. The height of the roof or cover shall not exceed thirteen feet (13'0") and shall not drain rainwater across a property line. Zoning-required eave clearance(s) from property line(s) shall not apply but the structure shall comply with the requirements of the Building Code.

F. **Design guidelines.** The following design guidelines for refuse receptacles and enclosures should be provided whenever feasible:

1. Refuse receptacles/enclosures should not be located within five feet (5') horizontally or eighteen feet (18') vertically of any dwelling unit window(s).
2. Refuse receptacles/enclosures should not be visible from the street frontage of the lot, including front and street side frontages, unless no other configuration is feasible.
3. Refuse receptacles/enclosures should be secured from access from an alley when not placed for pickup.

DIVISION IV. – CLIMATE ACTION PLAN STANDARDS

21.45.400 – ~~Green building standards for public and private development~~Climate action standards.

Any project that is subject to discretionary approval, and that is not exempt from the California Environmental Quality Act (CEQA), shall comply with the requirements of the Long

Beach Climate Action Plan (LB-CAP), which is an adopted component of the Land Use Element of the General Plan. A project proponent shall demonstrate compliance with the LB-CAP through completion of the LB-CAP Compliance Checklist on a form to be provided by the Director of Community Development. A project that is exempt from CEQA is deemed to be consistent with the LB-CAP and no further action is necessary, with the exception of the Class 32 "In-Fill Development Projects" categorical exemption (CEQA Guidelines Section 15332), for which a project also shall demonstrate LB-CAP consistency through the Consistency Review Checklist.

~~A. A green building, also known as a sustainable building, is a structure that is designed, built, renovated, operated or reused in an ecological and resource-efficient manner. Green buildings are designed to meet certain objectives such as protecting occupant health; improving employee productivity; using energy, water and other resources more efficiently; and reducing the overall impact to the environment. The City of Long Beach recognizes the benefit of green buildings and establishes a green building program.~~

~~B. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System created by the U.S. Green Building Council (USGBC) is hereby established as the rating system the City shall use in administering the green building program. Alternative green building systems may be substituted, at the discretion of the Director of Development Services, if the system can be demonstrated to achieve a comparable standard of achievement as LEED.~~

~~C. No building permit shall be issued for the types of projects specified in this Section unless the project meets the level of LEED performance specified in this Section. The Director of Development Services shall have the authority to issue a clearance for all projects subject to the provisions of this Section for LEED compliance. Issuance of clearance shall be based on procedures established by the Director of Development Services.~~

~~1. The following types of projects shall meet the intent of LEED at the certified level:~~

~~a. A new residential or mixed use building of fifty (50) dwelling units and fifty thousand (50,000) gross square feet or more;~~

~~b. A new mixed use, or nonresidential building of fifty thousand (50,000) square feet or more of gross floor area;~~

~~c. The alteration of an existing residential or mixed use building that results in the addition of fifty (50) dwelling units and fifty thousand (50,000) gross square feet or more;~~

d. The alteration of an existing mixed use, or nonresidential building that results in the expansion of fifty thousand (50,000) gross square feet or more; and

e. A new construction or substantial rehabilitation project for which the City provides any portion of funding.

2. The following type(s) of projects shall obtain LEED silver certification:

a. A new building on City land consisting of seven thousand five hundred (7,500) square feet or more of gross floor area;

b. The alteration of an existing building on City land that results in the addition of seven thousand five hundred (7,500) square feet or more of new gross floor area.

D. A project may be registered with the USGBC to obtain the required LEED certification, or a project may be certified by a third party as meeting the intent of LEED at the level required by this Section.

E. Projects consisting of multiple buildings on one (1) or several lots shall be evaluated based on total gross floor area or number of dwelling units for the entire building footprint to determine applicability of this Section.

F. The Director of Development Services shall have the authority to determine if the provisions of this Section apply to a given project in cases of uncertainty.

G. Each project shall apply for compliance in whichever LEED rating system the Director of Development Services deems most suitable to the project type. The project shall use the version of the rating system in effect at the time the project is submitted for a building permit unless the project developer has elected to register with the USGBC in which case the project may use the rating system version which was in effect at the time the project registered.

H. If a commitment to LEED gold or higher certification is made, the project may be eligible for flexibility in regard to certain development standards including, but not limited to, usable open space and off-street parking requirements, as determined by the Director of Development Services.

I. The following development standards shall apply to all projects requiring site plan review:

1. Canopy trees shall provide shade coverage, after five (5) years of growth, of forty percent (40%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a solar reflectance index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation;

~~2. Bicycle parking shall be provided at a minimum of one (1) space for every five (5) residential units, one (1) space for each five thousand (5,000) square feet of commercial building area, one (1) space for each seven thousand five hundred (7,500) square feet of retail building area and one (1) space for each ten thousand (10,000) square feet of industrial building area. Fractions shall be rounded up to whole numbers;~~

~~3. Roofs shall be designed to be solar-ready subject to all applicable state and local construction codes and provide conduit from the electrical panel to the roof; and~~

~~4. A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.~~

DIVISION V. – ADAPTIVE REUSE

21.45.500 – Adaptive reuse projects.

The following Sections 21.45.510 *et seq* establish regulations and special development standards that shall apply to all adaptive reuse projects, as defined in Section 21.15.064.5~~.~~. These sections shall be known and cited as the "Adaptive Reuse Ordinance" of the City of Long Beach.

21.45.510 – Purpose and intent.

The intent of the adaptive reuse ordinance is to allow conversion of existing buildings into new land uses that maintain or enhance the character of a neighborhood or district, extend the useful life of a building, reduce use of new construction materials and reduce construction waste generated, and provide additional employment or housing opportunities in appropriate and compatible locations.

21.45.515 – Discretionary authority.

The adaptive reuse process allows for the reuse of buildings in a manner otherwise not permitted by the applicable zoning district after all options under the provisions of the applicable zoning district have been exhausted. The City has optionally elected to establish the adaptive reuse process, which is not mandatory under any law, and adaptive reuse therefore is fully at the City's discretion. No provision of the Zoning Regulations or other applicable law shall be construed to limit the City's authority and discretion in the review of adaptive reuse projects.

21.45.520 – Applicability.

A proposed project shall not be eligible for the adaptive reuse process unless it cannot first be accomplished under the provisions of the applicable zoning district.

All adaptive reuse projects shall comply with the special development standards of this Division, whether or not site plan review or an administrative use permit is required.

21.45.525 – Review process and jurisdiction.

Applications for adaptive reuse projects shall be considered and acted upon as follows:

A. Residential. Residential adaptive reuse projects shall require site plan review in accordance with Section 21.25.502.
B. Non-residential. Non-residential adaptive reuse projects shall require an Administrative Use Permit in accordance with Section. 21.25.403. Additionally, a non-residential adaptive reuse project that meets the exterior building remodeling threshold of Section 21.25.502 shall require site plan review.

21.45.530 – Residential adaptive reuse requirements.

An existing non-residential building may be converted to residential use through the adaptive reuse process, subject to the following:

A. **General plan.** The building shall be located in a General Plan PlaceType (land use district) that allows single-family or multi-family residential uses.
B. **Zoning.** The building need not be located in a zoning district that permits residential use if located in a General Plan PlaceType that permits residential use per Subsection A.
C. **Zoning districts excluded.** The building shall not be located in any of the following types of zoning district: industrial, neo-industrial, commercial storage, park/open space, public right-of-way/public facilities, or airport or harbor district, or any Planned Development District or Specific Plan that is functionally similar to the foregoing.
D. **Use.** The permitted use shall be residential dwelling units, and
    1. The permitted use shall not include interim/emergency housing, shared housing, special group residence, supportive housing, or transitional housing, unless a Conditional Use Permit for said use is approved by the Planning Commission (unless said use is otherwise required by law to be approved by right, but still shall be subject to the special development standards of this Division and any other applicable provisions of the Zoning Regulations).
    2. A hotel or motel or other transient lodging is not considered a residential use and such uses shall not be permitted under this Section.
    3. Short term rental(s) shall be prohibited.
E. **Residential density.** The residential density limit of the zoning district shall not apply, provided that the adaptive reuse project complies with the requirements of this

Division, and that the proposed residential density is within the density allowed by the General Plan PlaceType (land use district).

F. **Residential unit size and bedroom count.** A minimum individual dwelling unit size of four hundred fifty (450) square feet, and a project average unit size of no less than seven hundred (700) square feet, shall be provided. The bedroom count in each unit shall be limited by unit size as follows:

1. 500 square feet or less: zero bedrooms/studio unit only.
2. 501 to 750 square feet: 1 bedroom.
3. 751 to 900 square feet: 2 bedrooms.
4. Greater than 900 square feet: 1 bedroom per 300 square feet (fractional numbers of bedrooms shall be rounded down).

G. **Existing amenities excluded.** The proposed adaptive reuse shall not convert existing non-living space that is used for residential amenities at an existing residential building or development (including, but not limited to, laundry rooms, community/game rooms, health/fitness facilities, or other recreational facilities), unless these amenities are replaced in kind by facilities of comparable size and/or capacity.

H. **Existing residential units excluded.** The adaptive reuse process shall not be used to convert existing residential units, an existing residential building, or a residential portion of a mixed-use building, to a higher density or other configuration that would not comply with the development standards of the zoning district; therefore existing residential units, existing residential buildings, and residential portions of mixed-use buildings, are excluded from the adaptive reuse process.

I. **Additions and expansions.** Any addition or expansion of the existing building, in conjunction with or after the adaptive reuse project, shall be subject to the zoning development standards of the applicable zoning district, including but not limited to all standards for density, setbacks, building height, lot coverage, open space, floor area ratio, and parking, except as otherwise provided by this Division.

J. **Inclusionary requirement.** A residential adaptive reuse project that creates new dwelling units shall be subject to the inclusionary housing requirements of Chapter 21.67, as applicable.

21.45.540 – Non-residential adaptive reuse requirements.

An existing non-residential building may be converted to another non-residential use through the adaptive reuse process, subject to the following:

A. **Applicability.** If the proposed non-residential use is permitted, or discretionarily permitted, in the zoning district where the building is located, the adaptive reuse process shall not apply unless compliance with the zoning developments standards

of the district would make the reuse of the building for the proposed use infeasible and all options to accomplish the project under the requirements of the applicable zoning district have been exhausted.

B. **Nonconformity.** If the existing building or most recent use is nonconforming, the provisions of Section 21.27.070 – Change in Use shall first be exhausted before this adaptive reuse process shall apply.

C. **Permitted use.** A non-residential adaptive reuse project may change an existing building to any non-residential use permitted in the Neighborhood Commercial and Residential (CNR) District subject to the following:

1. Any discretionary review, including an Administrative Use Permit or Conditional Use Permit, which is required by the CNR district for a given use, shall be required in addition to the requirements of this Division.
2. The proposed adaptive reuse project shall be consistent with the General Plan PlaceType (land use district) in which the building is located.
3. A proposed adaptive reuse for any non-residential land use that is not specifically permitted by right or discretionarily permitted by the CNR district may be considered through a Conditional Use Permit pursuant to Division II of Chapter 21.25 – Specific Procedures, except that no prohibited use shall be approved and no application shall be accepted for the same.
4. An adaptive reuse shall comply with any other applicable special development standards of this Chapter and conditional use standards of Chapter 21.52.

D. **Additions and expansions.** Any addition or expansion of the existing building shall be subject to the zoning development standards of the applicable zoning district, including but not limited to all standards for land use, setbacks, building height, lot coverage, open space, floor area ratio, and parking.

E. **No net loss.** An existing residential unit or building shall not be converted to a non-residential use through the adaptive reuse process unless the "no net loss" requirement applicable to the residential dwelling unit(s) is satisfied. This also shall include vacant or unoccupied residential buildings.

F. **Sensitive receptors excluded.** A non-residential adaptive reuse project shall not introduce sensitive receptors into any of the following types of zoning district: industrial, neo-industrial, commercial storage, park/open space, public right-of-way/public facilities, or airport or harbor district, or any Planned Development District or Specific Plan that is functionally similar to the foregoing.

21.45.550 – Development standards for all adaptive reuse projects.

The following objective development standards shall apply to all adaptive reuse projects:

A. **Setbacks.** Existing principal buildings with legal nonconforming setbacks may remain. Any addition of new building area shall comply with the setbacks required by the zoning district, and any new structures or projections on or appurtenant to the building shall comply with the applicable standards of the zoning district.

B. **Building height.** Existing building height may be maintained notwithstanding the height limit of the zoning district, but any new or additional habitable building floor area shall comply with height limits of the zoning district.

1. **Exceptions.** The addition of parapet walls, structures, rooftop equipment, stairway or elevator penthouses, or other enclosures or non-habitable space, which are necessary to the adaptive reuse project, may exceed the building height limit and may exceed the existing building height by ten feet (10').
2. **Additional waiver.** If necessary to the feasibility of the adaptive reuse project, the approval body may approve an additional height exception for those items listed in Subsection B.1, up to fifteen feet (15') or twenty percent (20%) greater than the existing building height, whichever is more.

C. **Refuse receptacles and enclosure.** Refuse receptacles and enclosures shall be provided on-site as required by Sections 21.31.245, 21.32.245 or 21.33.160, as applicable, and conforming to the standards of Section 21.45.167.

D. **Other development standards.** Adaptive reuse projects shall be exempt from the lot coverage, minimum usable open space, floor area ratio, and other zoning development standards of the underlying zoning district, if not otherwise specified in this Division.

21.45.560 – Parking requirements.

The following parking requirements shall apply to all adaptive reuse projects, unless otherwise exempted by the Zoning Regulations:

A. **Existing Parking.** The number of existing parking spaces on-site shall be maintained. A reduction in existing parking may be requested as set forth in Section 21.41.223.

B. **Residential.**

1. No additional off-street parking shall be required for conversion of a nonresidential building to residential uses.
2. Tandem parking shall be allowed up to fifty percent (50%) of new parking spaces. Each tandem space shall be assigned to the same dwelling unit.

C. **Non-residential.**

1. Parking for all non-residential uses shall be a minimum of one (1) space per thousand (1,000) square feet of GFA.
2. The first six thousand (6,000) square feet of non-residential space shall be exempt from parking requirements.

3. No additional parking shall be required for conversion of a building that is more than ten (10) years old, except for hotel, motel, inn, bed and breakfast inn, other transient lodging, and event center.

D. **Off-site or shared parking.** Off-site or shared parking arrangements shall conform to Section 21.41.222 or Section 21.41.224, as applicable.

E. **TDMs required.** An adaptive reuse project, whether residential or non-residential or mixed-use, that does not meet the parking requirements of this Section, or which is exempt from change of use parking requirements or minimum parking requirements, shall provide the Transportation Demand Management (TDM) measures set forth in Subsection 21.41.223.D, but shall not be required to obtain the Administrative Use Permit (AUP) required by that Section, nor to provide any parking spaces if otherwise exempt. This Subsection D shall not be construed to create or maintain any minimum parking requirement for an adaptive reuse project.

~~A. Land Use. The intent of the adaptive reuse is to allow conversion of existing structures into new land uses that maintain or enhance the character of a neighborhood or district, extend the life of the building, reduce use of new construction materials and reduce construction waste generated, and provide additional employment or housing opportunities in appropriate and compatible locations.~~

~~1. An adaptive reuse project may change an existing building to any Neighborhood Commercial and Residential (CNR) District permitted use with the following exceptions:~~

~~a. Adaptive reuse projects are not allowed in single-family or duplex residential zoning.~~

~~b. Non-residential uses introduced into any multiple-family residential zones through adaptive reuse shall be compatible with the surrounding neighborhood as determined by the Site Plan Review Committee.~~

~~c. No new residential uses shall be introduced through adaptive reuse into any industrial zone.~~

~~2. Any discretionary review, including an Administrative Use Permit or Conditional Use Permit required within the CNR zone for a particular use, is required for an adaptive reuse project.~~

~~3. Any request for a land use not explicitly allowed within the CNR zone as part of an adaptive reuse project shall require an Administrative Use Permit.~~

~~B. Setbacks. Existing principal structures with non-conforming setbacks may remain. Any additions or facade changes involving greater than twenty-five (25) continuous~~

linear feet of exterior wall facing a public right-of-way shall comply with zoning setbacks, unless waived by the Site Plan Review Committee.

C. Height. Heights of existing buildings shall be exempt from established height limits. The addition of parapets or roof structures, equipment or other enclosures or non-habitable space is allowed. Any new or additional habitable space or floors shall comply with height limits of the underlying zoning district, unless waived by the Site Plan Review Committee.

D. Residential Unit Size. A minimum dwelling unit size of four hundred fifty (450) square feet and project average of no less than seven hundred (700) square feet shall be provided, unless waived by the Site Plan Review Committee.

E. Existing Parking. The number of existing parking spaces on-site shall be maintained. A reduction in existing parking may be requested as set forth in Section 21.41.223.

F. Required Parking in Designated Parking Impacted Areas. Parking for adaptive reuse projects in designated parking impacted areas shall be provided as follows:

1. Residential parking shall be a minimum of one (1) space per dwelling unit.
2. Parking for all non-residential uses shall be a minimum of two (2) spaces per every one thousand (1,000) square feet of Gross Floor Area.
3. In mixed use adaptive reuse projects, the first three thousand (3,000) square feet of non-residential space shall be exempt from parking requirements.
4. Seventy-five percent (75%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings.
5. Tandem parking shall be allowed up to seventy-five percent (75%) of provided spaces.
6. Shared parking arrangements shall conform to Section 21.41.222 or Section 21.41.223.
7. Any request for reduction in parking beyond the minimums in this Subsection 21.45.500.F shall be made in accordance with Section 21.41.223.

G. Required Parking in General. Parking for adaptive reuse projects outside of designated parking impacted areas shall be provided as follows:

1. No additional off-street parking shall be required for conversion of a nonresidential building to residential uses.
2. Parking for all non-residential uses shall be a minimum of one (1) space per every one thousand (1,000) square feet of usable internal space.
3. In mixed use adaptive reuse projects, the first six thousand (6,000) square feet of non-residential space shall be exempt from parking requirements.
4. Fifty percent (50%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings.

~~5. Tandem parking shall be allowed up to fifty percent (50%) of provided spaces.~~

~~6. Off-site or shared parking arrangements shall conform to Section 21.41.222 or Section 21.41.223, as applicable.~~

~~7. Any request for reduction in parking beyond the minimums in this Subsection 21.45.500.G shall be made in accordance with Section 21.41.223.~~

~~H. TDMs required. An Adaptive Reuse project, whether residential or non-residential or mixed-use, that does not meet the parking requirements of this Section, or which is exempt from change of use parking requirements or minimum parking requirements, shall provide the Transportation Demand Management (TDM) measures set forth in Subsection 21.41.223.D, but shall not be required to obtain the Administrative Use Permit (AUP) required by that Section, nor to provide any parking spaces if otherwise exempt. This Subsection 21.45.500.H shall not be construed to create or maintain any minimum parking requirement for an adaptive reuse project.~~

~~I. Other provisions. The adaptive reuse project shall comply with Floor Area Ratio (FAR), Landscaping, Lot Coverage, Open Space, and any other applicable development standards of the underlying zone, unless waived by the Site Plan Review Committee.~~

Editor's note: The edits above replace the existing Section 21.45.500 in its entirety, and adds the Division V heading to all 500-numbered sections.

Chapter 21.47 – DEDICATION, RESERVATION, AND IMPROVEMENT OF PUBLIC RIGHTS-OF-WAY

21.47.020 – Dedication and reservation.

A. **Dedication—Significant New Development ~~Requiring Site Plan Review~~.** Any ~~residential, commercial, industrial or institutional~~ development ~~which~~ that requires site plan review under Section 21.25.502, or which consists of 21 or more new residential units or 5,000 square feet or more of new non-residential construction, and which is located on a lot abutting public rights-of-way shall be required to dedicate a portion of that lot for widening of the public rights-of-way to the standards specified in Table 47-1 ~~if positive findings can be made pursuant to Section 21.25.506~~. The potential right-of-way area shall be dedicated prior to the issuance of a building permit for such proposed new construction.

B. **Reservation—Other Development.** Any development ~~which does not require site plan review~~ that is not described in Subsection A, where the site abuts a major, secondary or minor highway designated by the Transportation Element of the General Plan, shall be required to reserve a portion of the lot for widening of the highway right-of-way to the standards specified in Table 47-1. No reservation shall be required for alley widening or for widening of abutting streets which are not designated as

highways. The City will pay fair market value to purchase the reserved area when the highway is widened.

C. **Width.** Table 47-1 establishes the standard right-of-way widths for the various classifications for public rights-of-way. The right-of-way dedication or reservation on an individual lot shall be one-half (½) of the required standard width, measured from the centerline of the street.

1. Greater Widths. Greater widths may be required as conditions of subdivision maps, site plan review, conditional or administrative use permits or standards variances.
2. Reduced Widths. The required standard width may be reduced at specific locations on specific streets due to unusual conditions, as authorized by the Director of Public Works or his designee.

D. **Effect on Required Yard Areas.** All required yard areas shall be measured after the dedication or reservation.

E. **Reservation—Permitted Structures.** Only the following structures shall be permitted in, over or under reserved areas:

1. 1. A fence or garden wall as provided in Chapter 21.43;
2. 2. A planter, porch, patio or deck not more than three feet (3') in height;
3. 3. A roof eave, balcony, oriel window or similar projection, provided that projection has a vertical clearance of at least eight feet (8') between the ground and the lowest point of the structure and such projection does not project more than four feet (4') beyond the reservation line; and
4. 4. On-premises and off-premises signs as provided in Chapters 21.44 and 21.54.

F. **Reservation—Nonconformities.** Whenever a structure was erected prior to the establishment of a reserved area and projects into that area, it shall be nonconforming to the provisions of this Title, and the provisions of Chapter 21.27 relative to nonconformities shall apply.

21.47.030 – Improvements.

A. **Applicability.** Prior to the issuance of occupancy permits for any new development, a property owner shall make all required improvements and repairs to abutting public rights-of-way. The improvements and repairs shall extend along the width and/or depth of the property and for a reasonable distance beyond the property as is necessary to complete the improvement or repair. Existing improvements that are damaged and that may have been damaged during construction of the building shall also be repaired. Required improvements by project type are summarized in Table 47-2.

B. **Required Improvements—All Projects.** All projects shall be required to provide the following right-of-way improvements as are deemed necessary and applicable by the Director of Public Works:

1. **Sidewalk and Parkway.** Construction or repair of a sidewalk and parkway adjoining the site. The sidewalk shall have a minimum clear width of five feet (5') with a parkway, or six feet (6') if the sidewalk adjoins the curb;
2. **Curb and Gutter.** Construction or repair of curbs and gutters adjoining the site. All unused curb cuts shall be replaced with a full-height curb and gutter;
3. **Street Trees.** As required by ~~Subsection~~ Section ~~21.42.060.B.1~~21.42.050; and
4. **Bicycle Trail.** Construction of bicycle trail as required by the "Bike Route System" adopted by the City Council.

C. **Required Improvements—Significant New Development ~~Requiring Site Plan Review~~.** In addition to the improvements required above, any new ~~residential, commercial, industrial or institutional~~ development ~~which requires site plan review~~ described in Subsection 21.47.020.A shall provide the following improvements as are deemed necessary and applicable by the Director of Public Works, through the submission of positive findings pursuant to Section 21.25.506.

1. **Alley Paving.** Construction, replacement, repair or extension of alley paving up to standard width. The alley shall be paved the length of the site. If vehicle access is taken from the alley, the Director of Public Works may also require that the alley be paved to a point where the alley intersects a paved public right-of-way, and curb returns shall be relocated as necessary.
2. **Alley Lighting.** Construct or install on-site alley lighting.
3. **Utilities Relocation.** Relocate utilities as necessary to provide for the improvements outlined above.
4. **Roadway Paving.** Construction, replacement, repair or extension of roadway paving to standard street width as required in Table 47-1.
5. **Traffic Signals and Street Signs.** Provide a prorated share of the cost of all roadway signal and street sign modifications attributable or partly attributable to the development.
6. **Street Lights.** Install or relocate street lights. This may include widening the right-of-way as necessary.
7. **Utilities Relocation.** Relocate utilities as necessary to provide for the improvements outlined in paragraphs ~~1~~4 through ~~3~~7 above.

~~D. **Required Improvements—Major Projects.** In addition to the improvements required in Subsections B and C of Section 21.47.030, major projects shall provide the additional improvements required by this Section as are deemed necessary and applicable by the Director of Public Works. A "major project" is defined to be a new~~

~~residential development with twenty-one (21) or more units, and a commercial, industrial or institutional development which requires site plan review.~~

~~1. **Roadway Paving.** Construction, replacement, repair or extension of roadway paving to standard street width as required in Table 47-1.~~

~~2.1. **Traffic Signals and Street Signs.** Provide a prorated share of the cost of all roadway signal and street sign modifications attributable or partly attributable to the development.~~

~~3.1. **Street Lights.** Install or relocate street lights. This may include widening the right-of-way as necessary.~~

~~4.1. **Utilities Relocation.** Relocate utilities as necessary to provide for the improvements outlined in paragraphs 1 through 3 above.~~

~~E.~~D. **Standards.** All improvements within public rights-of-way shall be installed in conformance with the specifications on file with the office of the City Engineer.

Table 47-2 – Summary of Dedication, Reservation and Improvement Requirements for All Development Projects

	Right-of-Way		Improvements		
Projects	Reservation (applies only to designated highways)	Dedication (streets, highways and alleys)	Sidewalk, Parkways, Curb and Gutter, Street Trees, and Bicycle Trail	Alley Paving, Alley Lighting, Utilities Relocation	Roadway Paving, Traffic Signals, and Street Signs, Street Lights, and Utilities Relocation
Residential projects with 21 units or more, or non-residential projects of 5,000 sq. ft. or more of new construction, and all ~~nonresidential~~ projects requiring Site Plan Review		X	X	X	X
~~Residential projects requiring Site Plan Review with less than 21 units~~		~~X~~	~~X~~	~~X~~	
Projects not ~~requiring Site Plan Review~~described	X		X		

above but located on major, minor or secondary highway					
All other projects			X		

21.47.040 – Relief from requirements.

Relief from the requirements prescribed by this Chapter may be granted by the Director of Community Development ~~through the "Standards Variance" procedure (Division III of Chapter 21.25 of this Title)~~, provided that the Director of Public Works files a ~~request and~~written recommendation with the ~~Zoning Administrator~~Director of Community Development prior to ~~the hearing~~action on the project, and provided that the only finding required to grant relief is that the dedication and/or improvement is not necessary for a public purpose generated at least in part by the development or that the cost of the dedication and/or improvement is proportionally excessive when compared to the scale of the project or demand generated from the project. A written record of the grant of relief and the required finding shall be made a part of the project file.

Chapter 21.51 – ACCESSORY USES

DIVISION I. – USE RESTRICTIONS

21.51.110 – Use restrictions.

The following are not considered accessory uses:

A. Additional Dwelling Units. Any use which increases the principal number of dwelling units in any building or on any lot ~~beyond that permitted in the district, except for accessory dwelling units as described in Section 21.51.276~~.

B. Alcoholic Beverage Sales. The sale of alcoholic beverages, whether on or off-site, shall not be considered an accessory use to any use, except department stores and florists, regardless of traditional associations or limited proportion of sales. Alcoholic beverage sales shall always be considered a principal use;

C. Gun Repairs and/or Sales. Gun repairs and sales are separate principal uses and shall not be considered accessory uses to any use; or

D. Storage of Inoperative, Dismantled or Wrecked Vehicles in Residential Districts. The storage of more than two (2) inoperative, dismantled or wrecked vehicles shall not be considered an accessory residential land use and shall be prohibited in all residential districts.

E. Religious House. When not on the same property as the religious institution, or when the proposed religious housing exceeds more than 25% of the religious institution's existing floor area, religious housing is considered a principal use. As a principal use, a religious house is a type of Shared Housing and governed by the development standards and regulations of the underlying zoning district, unless subject to affordability covenants and ministerial approval under Cal. Gov't Code §65913.16.

F. Fraternity or sorority house. When on the same lot or parcel as the educational institution, the use is considered accessory. In all other cases a fraternity or sorority house shall be a principal use, and is considered a type of Shared Housing (Section 21.15.2473), and is subject to the conditional use standards required for a Student Housing Facility.

DIVISION II – USE CONDITIONS

21.51.203 – Active senior citizen housing.

Repealed.

~~The following conditions shall apply to housing for active senior citizens:~~

~~A. Density shall be limited to that of the R-4-N zoning district at the applicable lot width.~~
~~B. The parking shall be provided as designated in Table 41-1A.~~
~~C. The use shall not abut or adjoin an automobile service or repair use.~~
~~D. The use shall comply with all applicable development standards of the R-4-N zone except for height and setbacks which shall comply with the standards of the district in which the use is located.~~

Editor's note: Section 21.51.203 is to be repealed in its entirety.

21.51.220 – Caretaker's or nightwatchman's residence.

Caretaker's or nightwatchman's residences are permitted accessory uses only if used in direct conjunction with, and for the purposes of the twenty-four (24)-hour maintenance or security of a permitted nonresidential use. See also Section 21.52.209.5.

21.51.230 – Childcare—Small and large family daycare homes.

Small family daycare homes ~~are an allowed accessory use.~~and ~~Large~~ large family daycare homes are an allowed accessory use in a residential dwelling unit, ~~provided:~~subject to the below requirements. This Section applies only to family daycare homes operated in a residential dwelling unit, and shall be considered an accessory use to a residential land use. All other daycare uses ("daycare center") are regulated by Section 21.52.249. Neither small nor large family daycare homes are home occupations regulated by Section 21.51.235.

A. The prime daycare provider shall reside in the residence;
B. The daycare provider shall obtain and maintain the required State licenses;
C. No sign shall be displayed other than those signs allowed for all residences as provided in ~~Subsection 21.44.230.B and Table 44-2~~Chapter 21.44;
D. All required parking for the residential use shall be maintained as required ~~for all residents in Sections 21.27.090 and 21.41.170~~by Chapter 21.41; and
E. The use shall comply with ~~all City noise regulations~~the Noise Ordinance (Chapter 8.80).

~~Neither small nor large family daycare homes are home occupations regulated by Section 21.51.235.~~

21.51.276 – Accessory Dwelling Units.

Repealed.

Editor's note: Section 21.51.276 (Accessory Dwelling Units) is repealed in its entirety and is not shown here to save space. This is because this section is 5 to 7 years out of cycle with state law and needs to be deleted preparatory to adoption of the upcoming ADU/SB 9 ordinance (in a separate code amendment effort).

21.51.294 – Unattended Donation Box (UDB).

An Unattended Donation Box (UDB) is permitted only as an accessory use to an existing nonresidential activity on the same site provided it meets the following standards:

B. **Location.**

4. No UDB shall be located within required areas of landscaping, parking spaces, drive aisles, walkways, ~~handicapped~~ disabled accessibility routes, building ingress and egress, easements, trash enclosures or waste disposal areas or the public right-of-way.

Editor's note: The above edit amends only subparagraph B.4 of Section 21.51.294. The rest of this Section is unchanged and is not shown.

Chapter 21.52 – CONDITIONAL USES

21.52.205 – Adaptive reuse, non-residential.

See Special Development Standards in Chapter 21.45, Division V – Adaptive Reuse.

21.52.230 – Emergency shelters.

See Special Development Standards in Section 21.45.132.

21.52.233 - Handicapped and traditional senior citizen housing.

Repealed.

Table 52-1 – Density Multiples for Handicapped and Senior Citizen Housing

~~Use~~	~~Density Multiple~~
~~Handicapped, low rent~~	~~3.0~~
~~Handicapped, market rent~~	~~2.0~~
~~Senior citizen, low rent~~	~~3.0~~
~~Senior citizen, market rent~~	~~2.0~~
~~Senior citizen, congregate care, low rent~~	~~3.0~~
~~Senior citizen, congregate care, market rent~~	~~2.0~~

Editor's note: Section 21.52.233 is repealed in its entirety, including Table 52-1.

21.52.238 – Interim and emergency housing.

See ~~Special Development Standards~~ Section 21.45.153 for Special Development Standards for Interim and emergency housing.

21.52.240 – Legalization of dwelling units.

As provided in Section 21.27.035, an unpermitted dwelling unit may be legalized through approval of an Administrative Use Permit, subject to the following:

A. The unit(s) in question must have been created ~~before 1964~~ten (10) years prior to the date of application for the Administrative Use Permit, and continually occupied since that time without having been abandoned pursuant to Section 21.15.030. The applicant shall demonstrate this by providing satisfactory evidence to the Director of Community Development. Required evidence may include, but is not limited to, rental receipts, rental agreements, utility bills, telephone directory records, bank statements showing receipt of rent, or other evidence the Director may require to reasonably establish the history of the unpermitted unit;

B. The unit must meet the minimum requirements of the ~~Housing Code provisions~~Long Beach Building Standards Code and Fire Code; except that fire sprinklers shall not be required if not required for the principal building to which the unit is appurtenant, unless the Fire Code Official makes a finding that fire sprinklers are necessary in order to protect life and safety for the unit in question due to a specific circumstance of the subject building; ~~and~~

C. The unit must not exceed ~~six hundred forty~~eight hundred (~~640~~800) square feet unless it complies, or is altered to comply, with the applicable zoning development standards for the lot or parcel. A unit of 800 square feet or less also shall comply with the zoning development standards unless a waiver is granted per Subsection D below; and

D. The Zoning Administrator, through the Administrative Use Permit process, may approve a waiver of the above size limitation and of other development standards, if strict application of the development standards would require a reduction in floor area, an increase in building setback, or otherwise render the proposed legalization substantially infeasible. Such waiver shall be limited to the following:

1. Building setbacks,
2. Lot coverage,
3. Open space,
4. Floor area ratio, and
5. Active ground floor use requirement and related design standards,

21.52.240.5 – Live-work unit.

The following conditions shall apply to ~~administrative use permits for~~all live-work units:

A. The minimum unit size is seven hundred fifty (750) square feet.

B. Each unit's commercial space shall have a separate exterior entrance that is clearly identified to provide for emergency services.

C. No more than ~~thirty-three~~fifty percent (~~33~~50%) of ~~any~~ each live-work unit shall be used for exclusive residential purpose such as sleeping area, kitchen, bathroom and closet areas. The unit shall provide as a minimum full cooking and bathing facilities.

D. All necessary building permits shall be obtained prior to the use of the space for residential occupancy.

E. No mechanical equipment shall be used which generates noise higher than the noise standards established for residential uses (Chapter 8.80 of the Municipal Code).

F. There shall be no outside operations, outside storage or outdoor display of materials or products.

G. No toxic, explosive, flammable, combustible or corrosive materials are to be stored or used on the site in quantities or in a manner that violates any provision of the ~~Uniform~~ Fire Code. No etiologic or radioactive materials shall be used or stored on the site at any time.

H. No process shall be used which is hazardous to public health, safety or welfare.

I. The ~~home occupation~~commercial use shall not displace or block the use of parking spaces required for the residential use, including any business storage in required garage parking areas.

J. Not more than two (2) vehicles shall be used in the business. Only one (1) vehicle may be commercially licensed.

K. The property owner shall ~~record a covenant, prior to the issuance of a building permit, ensuring~~ensure that the provisions of this Section are continually adhered to and that the Live-Work Unit remains consistent with the definition in Section 21.15.1576.

L. The commercial use associated with the live-work unit shall be a use that is permitted by the zoning district in which it is located, and any required discretionary permit shall be obtained for a discretionarily-permitted use.

M. The occupant of the live-work unit shall obtain a valid City of Long Beach business license for the commercial use in the unit, and shall maintain this business license in good standing as long as the tenant occupies the unit. The business license required by this Subsection shall not be a home occupation business license.

N. Failure to establish or maintain a permitted commercial use and a valid business license for said use shall be a violation of this Section.

O. Because a live-work unit is required to have a commercial use component, a live-work unit shall not be eligible for, nor shall its presence establish eligibility for, any of the following: a density bonus, an accessory dwelling unit, junior accessory dwelling unit, two-unit residential development (SB 9 unit), or an urban lot split.

The Zoning Administrator may require the discontinuance of a ~~work activity~~commercial use in a live-work unit ~~with residence~~ if ~~as operated or maintained~~ there ~~has been~~is a violation of any applicable condition of approval or ~~standard~~of the Zoning Regulations. The Zoning Administrator shall have the authority to prescribe additional conditions of approval and standards of operation for any category of ~~work activity~~commercial use in a live-work unit.

21.52.249 – Nursery schools, day nurseries, preschools, childcare centers, daycare centers and similar uses for daytime care and education of a limited number of persons.

The following conditions shall apply to all nursery schools, day nurseries, preschools, childcare centers, daycare centers and similar uses for daytime care and education of a limited number of persons, which are not a small or large family daycare home~~:~~. Small and large family daycare homes are not subject to this section and are regulated by Section 21.51.230.

A. A minimum of seventy-five (75) square feet of outdoor play area per child shall be provided on the site;

B. ~~In residential districts, no other similar facility may be located and operating within one-half (1/2) mile (2,640 feet) of the proposed site~~The daycare provider shall obtain and maintain the required State licenses;

C. The hours of operation shall be limited to the hours between six o'clock (6:00) a.m. and seven-thirty (7:30) p.m.; and

D. ~~Adequate o~~Off-street loading spaces shall be provided ~~to prevent adverse effects upon the neighborhood~~as required by Chapter 21.41.

21.52.257 – Parsonage.

Repealed.

~~The following conditions shall apply to administrative use permits for a parsonage: The living area shall not exceed twenty-five percent (25%) of the church floor area.~~

Editor's note: Section 21.52.257 is repealed in its entirety.

21.52.260 – Interim Playgrounds, urban agriculture use, community gardens, and recreational parks.

The following shall apply to interim playgrounds, community gardens and recreational parks. Only A, B, and C apply to urban agriculture uses:

A. Improvements for an interim playground/community garden/recreational park shall be limited to landscaping, irrigation systems, accessory buildings and accessory structures.
B. The following setbacks shall apply to all accessory buildings and accessory structures:
    a. Front. The front setback shall be the same as a principal structure in the applicable zoning district.
    b. Side. A four-foot (4') side setback is required when abutting a residential district otherwise none is required.
    c. Rear. A ten-foot (10') rear setback is required when abutting a residential district otherwise none is required.
C. The maximum height of any accessory building shall be thirteen feet (13').
D. The interim playground/community garden/recreational park hours of operation shall be seven-thirty (7:30) a.m. to dusk.
E. Off-street parking shall not be required for an interim playground/community garden/recreational park.
F. Adequate trash receptacles shall be provided and maintained for the life of the use.
G. Where an Interim Park Use Permit is required (as indicated by "IP" in the applicable use table), City Council approval of an Interim Park Use Permit shall be obtained as set forth in Chapter 21.25, Division XII (Interim Park Use Permit).

21.52.265.5 – Residential historical landmarks.

The following conditions shall apply to all residential historical landmarks seeking to establish a commercial use:

A. The following commercial uses listed below may be allowed through the administrative use permit process (where the permitted use table for the applicable

zone is more permissive than these provisions, then the applicable zone use table shall apply):

1. Artist studio with residence ~~pursuant to Section 21.52.204~~.
2. Bed and breakfast pursuant to Section 21.52.209.
3. Daycare center/pre-school pursuant to Section 21.52.249.
4. Professional school/business school.
5. Professional services:
    a. Administrative
    b. Attorney
    c. Consultant
    d. Dental
    e. Engineering/architectural
    f. Finance
    g. Insurance
    h. Medical
    i. Real estate
6. 6.Retail sales:
    a. Antiques
    b. Art gallery
    c. Book dealer
    d. Collectibles

B. An applicant seeking to establish a commercial use in a residential historical landmark building shall file a request with the Building Bureau for a special code compliance inspection with reference to the State Historical Building Code. The resulting report shall address all building code issues with reference to the State Historical Building Code related to establishing the commercial use in a residential building. This report must be received by the Planning Bureau before an application for an administrative use permit is considered complete for processing.

C. All required parking, as set forth in Chapter 21.41, Off-Street Parking and Loading Requirements, shall be provided to establish the proposed use.

21.52.270.5 – Shared housing.

The following conditions shall apply to Shared Housing, a type of special group residence, defined in Section 21.15.2473.

A. **Density.** In a residential zone, shared housing shall be limited to the density allowed by the underlying zone district multiplied by the number indicated in Table 52.270.5-1. In congregate care facilities, each bedroom with one (1) or two (2) beds shall count as a unit when calculating density. In bedrooms with more than

two (2) beds, each bed shall count as a unit. This shall be the maximum permitted density. In a nonresidential zone, density shall be limited to one (1) unit per two hundred (200) square feet of lot area;

B. **Location.** In a residential zone, no other similar facility shall be located within one-half (½) mile. If the use is a fraternity or sorority, the use shall be located at least one hundred feet (100') from other residential uses (measured as shortest distance between buildings) so as not to potentially disturb the neighborhood;

C. **Approval criteria**. The Planning Commission shall consider the crime rate in the reporting district of the subject site and adjacent reporting districts, concentration of similar uses, and the form, scale, and massing of the proposed building in relation to other buildings in the immediate vicinity;

D. **Use restriction.** The operator shall record a deed restriction/restrictive covenant against the property title, or other method acceptable to the Director of Community Development, to guarantee the approved shared housing use will not be changed to a different use unless released by the City;

E. **Open space.** Each shared housing facility shall provide not less than three hundred (300) square feet of common open space and one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space, and the remainder may be provided as common open space added to the required 300 square feet;

F. **Transit access.** The shared housing facility shall be located within one half (½) mile walking distance to a public transit stop; and

G. **Parking.** Parking and loading shall be provided as required by Chapter 21.41 (Off-Street Parking and Loading Requirements).

Table 52.270.5-1 – Density Multiples for Shared Housing/Special Group Residence

Use	Density Multiple
Board and care home (limit of 50 beds)	2.0
Boardinghouse/lodginghouse (limit of 50 beds)	2.0
Halfway house (limit of 50 beds)	2.0
Fraternity or sorority house (limit of 50 beds)	2.0
Dormitory (limit of 50 beds)	2.0
Monastery, convent, communal housing, religious housing (limit of 50 beds)	2.0
Other shared housing uses	None

21.52.271 – Special group residence ~~(board and care, convalescent home, half-way house, boardinghouse/lodginghouse, communal housing and the like)~~.

The following conditions shall apply to special group residences, defined in Section 21.15.2810 ~~including, but not limited to, board and care, convalescent home, half-way house, boardinghouse/lodginghouse and communal housing~~:

~~A. **Density.** In a residential zone, special group housing shall be limited to the density allowed by the underlying zone district multiplied by the number indicated in Table 52-2. In congregate care facilities, each bedroom with one (1) or two (2) beds shall count as a unit when calculating density. In bedrooms with more than two (2) beds, each bed shall count as a unit. This shall be the maximum permitted density. The Planning Commission may require a lower density as the situation requires. In a nonresidential zone, density shall be limited to one (1) unit per two hundred (200) square feet of lot area;~~

~~B. **Location.** In a residential district, no other similar facility may be in operation within one-half (1½) mile of the proposed project site. If the use is a fraternity or sorority, the use shall be sufficiently isolated from other residential uses so as not to potentially disturb the neighborhood;~~

~~C. **Concerns.** Consideration of the conditional use permit shall address crime rate, concentration of similar uses, and the style and scale of the proposed building in relation to other buildings in the immediate vicinity;~~

~~D. **Continuation of Use.** The applicant shall provide evidence that the use will remain as that use applied for through deed restriction or other method suitable to the Planning Commission;~~

~~E. **Open Space.** Each facility shall provide not less than three hundred (300) square feet of common open space and one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space, and the remainder may be common open space added to the required three hundred (300) square feet of common open space;~~

~~F. **Public Transit Stop.** The facility shall be located within one thousand feet (1,000') by legal pedestrian route to a public transit stop; and~~

~~G. **Parking.** Parking and loading shall be provided as required by Chapter 21.41 (Off-Street Parking and Loading Requirements).~~

A. **Purpose.** The purpose of this Section is to provide conditional use standards for special group residences as defined in Section 21.15.2810, with the intent to create a single process for approvals, and facilitate the processing of applications of special group residences. These facilities provide much-needed services and alternative

housing options for the population of the City of Long Beach, for those who because of age, disability or other reasons, live in a supervised residential environment that provides personal care services.

B. **Permitting.** An Administrative Land Use Review, Administrative Use Permit, or Conditional Use Permit is required to engage in the business of a special group residence, as specified for the applicable zoning district, for any special group residence of seven (7) or more residents.

C. **Exemptions.** A special group residence with six (6) or fewer residents shall be considered a "group home" as defined in section 21.15.1200 and is not subject to the conditional use standards of this Section or the special development standards of Section 21.45.164, provided that:

1. Only one (1) licensed or certified group home is permitted on a parcel at a time, regardless of the number of dwelling units on the parcel.
2. The group home has person acting as a house manager, who resides at the group home or is present at the group home on a 24-hour basis. The house manager shall be responsible for the day-to-day operation, maintenance and nuisance abatement of the group home.
3. All garage and driveway parking spaces associated with the group home shall be available for the parking and loading of vehicles.
4. Integral group home facilities (defined in Section 21.15.1473) are not permitted. Prior to commencing operations, a group home operator shall submit a written declaration, under penalty of perjury, that the group home meets the above requirements and shall not operate as an integral facility.

D. **Procedures.** If not otherwise determined to be a group home, an application for an Administrative Land Use Review, Administrative Use Permit, or Conditional Use Permit shall follow the procedures set forth in Chapter 21.25.

E. **Special Development Standards.** If not otherwise determined to be a group home, the proposed special group residence shall meet the special development standards of Section 21.45.164 for a Special Group Residence.

F. **Revocation.** The revocation procedures found in Division VI of Chapter 21.21 (Administrative Procedures) shall apply to revocation of any permit for a Special Group Residences that was approved pursuant to this Section.

21.52.272 – Student housing facilities.

The following conditional use standards shall apply to dormitories, fraternities, sororities and student housing developments as defined in Chapter 21.15:

A. **Purpose.** The purpose of this section is to provide conditional use standards for student facilities serving students of higher education institutions, as defined in Sections 21.15.2975 and 21.15.2976.

B. **Exemptions.** Student housing facilities which house six (6) or fewer students on a lot or parcel shall be exempt from the requirements of this Section and the Conditional Use Permit requirement, and shall be permitted by right in zoning districts allowing single-family or multi-family residential use.

C. Conditions.

1. Student facilities which house (16) or more shared housing units shall require an on-site manager, janitor, housekeeper, or other responsible person(s) residing on the premises. The responsible person shall be an employee of the operator and shall be present at the residence on a 24-hour basis. This responsible person shall manage the day-to-day operation, maintenance and nuisance abatement of the student housing facility.
2. For all student housing facilities, the contact information including name, phone number, email address, and street address of the operator shall be posted in a conspicuous place on the exterior of the building facing the public right of way.
3. No outdoor amplified sound or music, or live music, shall be permitted at a student housing facility.

D. **Procedures.** If not otherwise determined to be exempt, an application for an Administrative Land Use Review, Administrative Use Permit, or Conditional Use Permit shall follow the procedures set forth in Chapter 21.25.

E. **Special Development Standards.** If not otherwise determined to be exempt, the proposed student facility shall meet the special development standards of Section 21.45.163.5 for Shared Housing.

F. **Revocation.** The revocation procedures found in Division VI of Chapter 21.21 (Administrative Procedures) shall apply to revocation of any permit for a Student Housing Facility that was approved pursuant to this Section.

Chapter 21.56 – Wireless Telecommunications Facilities

21.56.005 Title.

These provisions may be known and cited as the "Wireless Telecommunications Facility Regulations of the City of Long Beach" or the "Wireless Telecom Regulations."

21.56.015 Scope.

To the extent provided by State or Federal law or regulation, the regulations of this Chapter shall apply to all use and development of wireless telecommunications facilities, including

use or development by the City of Long Beach, or use or development of property within the City, whether public or private, tidal or submerged, which provides mobile radio or data service connected to the public switched network, except for the following:

A. Locations within the public right-of-way, which are regulated by Chapter 15.34;
B. Commercial radio or television broadcast facilities or broadcast relay stations;
C. Amateur radio services, personal radio services, maritime service stations, and aviation service stations;
D. Point-to-point communications links, backhaul, or relays (microwave radio relay or similar narrow-beam applications) that are not appurtenant to a wireless telecommunications facility that is subject to the requirements of this Chapter; and
E. Other facilities or installations that do not provide a Commercial Mobile Radio Service as that term is used by the FCC.

21.56.017 Field preemption.

The provisions of this Chapter shall be superior to and shall supersede any other provisions of the Zoning Regulations regulating wireless telecommunications facilities, including any provisions of Planned Development Districts and Specific Plans, and this Chapter shall be considered to occupy the field of wireless telecommunications regulation for land uses subject to the scope of this Chapter. However, any specific provision of the certified Local Coastal Program (LCP) shall prevail over any conflicting or contrary requirement of this Chapter.

21.56.025 Permit Types and Procedures.

This Section establishes the permit types and procedures to be followed for the various types of Wireless Telecommunications Facility projects. Each procedure shall be subject to a fee, that shall be paid by the applicant at time of application, as established by the fee resolution of the City Council.

A. **New-build facility.** A new Wireless Telecommunication Facility shall be subject to a Conditional Use Permit, except as otherwise provided by this Chapter (e.g., a new Wireless Telecommunication Facility on City property). The specific procedure for a Conditional Use Permit, established in Division II of Chapter 21.25, and as modified by this Chapter, shall apply. A project shall be considered a new-build facility if it is not a co-location of a new facility onto an existing facility, or a modification of an existing facility.
B. **New-build facility on City property.** A new-build Wireless Telecommunications Facility on City Property shall be subject to Site Plan Review. The specific procedure

for Site Plan Review, established in Division V of Chapter 21.25, and as modified by this Chapter, shall apply.

C. **New co-location facility.** A new Co-location Facility that is not an Eligible Facilities Request shall be subject to Site Plan Review. The specific procedure for Site Plan Review, established in Division V of Chapter 21.25, and as modified by this Chapter, shall apply. However, a new co-location facility that will be roof/building-mounted and will be located entirely behind existing screening devices shall be exempt from Site Plan Review and may be approved through an Administrative Review as detailed in Subsection E below.

D. **Modification – Non-Eligible Facilities Request.** A modification to an existing facility shall be subject to Site Plan Review, except as provided below. The specific procedure for Site Plan Review, established in Division V of Chapter 21.25, and as modified by this Chapter, shall apply.

E. **Modification or New co-location facility – Eligible Facilities Request.** A modification to an existing facility, or a new co-location facility, which is an Eligible Facilities Request, shall be subject to an Administrative Review by the Director of Community Development, and shall be processed in conformance with the time limits established for an Eligible Facilities Request.

1. The Director shall review the application for conformance with the requirements of this Chapter, any other applicable provisions of the Zoning Regulations, and all applicable conditions of approval of prior discretionary permits still in effect at the site.
2. The Director shall issue a written notice to the applicant regarding the disposition of the Administrative Review
3. The Director may include new conditions of approval limited to ensuring compliance with this Chapter, as applicable to the specific circumstances of the application, if the application as submitted does not fully conform but can feasibly be corrected pursuant to the conditions of approval.
4. If the application does not conform to the requirements of this Chapter, the Director shall issue a written list of corrections to the applicant identifying the deficiencies of the application, which shall be corrected by the applicant on revised plans to be submitted to the Director prior to approval.
5. No public hearing or notification shall be required, and the Administrative Review shall not be appealable, except as otherwise required within the Coastal Zone.

F. **Minor Projects – Ministerial Approval.** Any modification to an existing, permitted Wireless Telecommunications Facility, which does not propose to modify the antennas, antenna-mounted equipment, screening devices, or ground equipment

location(s), which conforms to the requirements of this Chapter, and is determined by the Director to be so minor in nature as to have no reasonable possibility of creating or worsening any visual, aesthetic, or environmental impacts, may be approved ministerially. This shall be limited to projects such as electrical panel upgrades, installation or replacement of fully-concealed cables, installation or replacement of a concealed backup generator or battery bank, and the like, or as otherwise required by State law and federal regulations for ministerial approval of minor improvements.

21.56.030 – Permit requirements for new Wireless Telecommunications Facilities.

Repealed.

Editor's note: Section 21.56.030 is repealed in its entirety.

21.56.040 - Development and design standards for new Wireless Telecommunications Facilities that are not co-location facilities.

All new Wireless Telecommunications Facilities shall meet the following minimum standards:

A. Location. New Wireless Telecommunications Facilities shall not be located in Residential (R) ~~or Institutional (I)~~ zoning districts, or Residential-nature~~/Institutional~~ Planned Development (PD) Districts or Specific Plan (SP), unless the applicant demonstrates, by a preponderance of evidence, that a review has been conducted of other options with less environmental impact, and no other sites or combination of sites allows feasible service or adequate capacity and coverage. This review shall include, but is not limited to, identification of alternative site(s) within a one (1) mile radius of the proposed facility. ~~See Section 21.56.050 for additional application requirements;~~

B. Co-location required where possible. New Wireless Telecommunications Facilities shall not be located in areas where co-location on existing facilities would provide equivalent coverage, network capacity, and service quality with less environmental or aesthetic impact;

C. Accommodation of co-location. Except where aesthetically inappropriate in the determination of the ~~Staff Site Plan Review Committee~~approval body, new Wireless Telecommunications Facilities shall be constructed so as to accommodate co-location, and must be made available for co-location unless technologically infeasible. In cases where technological infeasibility is claimed, it shall be the responsibility of the party making such claim to demonstrate, by a preponderance of evidence, that such co-location is, in fact, infeasible;

D. Additional development and design standards. Wireless Telecommunications Facilities also shall be subject to the additional design standards specified in Section 21.56.100.

21.56.050 – Application requirements for new-build Wireless Telecommunications Facilities ~~that are not co-location facilities~~.

In addition to the requirements set forth in Section 21.21.201 of the Zoning Regulations and Chapter 21.25 (Specific Procedures) of the Zoning Regulations, applicants for new Wireless Telecommunications Facilities shall submit the following materials regarding the proposed Wireless Telecommunications Facility:

A. Photo simulations. Photo simulations of the facility from reasonable line-of-sight locations from public roads or viewpoints;

~~B. Maintenance plan. A maintenance plan detailing the type and frequency of required maintenance activities, including maintenance of landscaping and camouflaging, if applicable;~~

~~C. Five year build-out plan. A description of the planned maximum five (5) year build-out of the site for the applicant's Wireless Telecommunications Facilities, including, to the extent possible, the full extent of Wireless Telecommunications Facility expansion associated with future co-location facilities by other wireless service providers. The applicant shall use best efforts to contact all other wireless service providers known to be operating in the City upon the date of application, to determine the demand for future co-locations at the proposed site, and, to the extent feasible, shall provide written evidence that these consultations have taken place, and a summary of the results, at the time of application. The City shall, within thirty (30) days of its receipt of an application, identify any known wireless service providers that the applicant has failed to contact and with whom the applicant must undertake their best efforts to fulfill the above consultation and documentation requirements. The location, footprint, maximum tower height, and general arrangement of future co-locations shall be identified by the five (5) year build-out plan. If future co-locations are not technically feasible, a written explanation shall be provided;~~

~~D.~~B. Nearby facilities. Identification of existing Wireless Telecommunications Facilities within a one (1) mile radius of the proposed location of the new Wireless Telecommunications Facility, and an explanation of why co-location on these existing facilities, if any, is not feasible. This explanation shall include such technical information and other justifications as are necessary to document the reasons why co-location is not a viable option. The applicant shall provide a list of all existing structures considered as alternatives to the proposed location. The applicant shall also provide a written explanation for why the alternatives considered were either

unacceptable or infeasible. If an existing Wireless Telecommunications Facility was listed among the alternatives, the applicant must specifically address why the modification of such Wireless Telecommunications Facility is not a viable option. The written explanation shall also state the radio frequency coverage and capacity needs and objectives of the applicant, and shall include maps of existing coverage and predicted new coverage with the proposed facility;

~~E.~~C. Availability for co-location. A statement that the proposed Wireless Telecommunications Facility is available for co-location, or an explanation of why future co-location is not technically feasible;

~~F.~~D. RF report. A radio frequency (RF) report describing the emissions of the proposed Wireless Telecommunications Facility. The report shall demonstrate that the emissions from the proposed equipment as well as the cumulative emissions from the facility will not exceed the limits established by the Federal Communications Commission (FCC);

~~G.~~E. Alternative analysis. Applications for the establishment of new Wireless Telecommunications Facilities inside Residential (R) or ~~Institutional (I)~~residential mixed-use zoning districts~~, Residential/Institutional Planned Development (PD) Districts, and residential or institutional General Plan Land Use Districts (LUDs)~~ shall be accompanied by a detailed alternatives analysis that demonstrates that there are no feasible alternative nonresidential~~, non-institutional~~ site~~s~~ or combination of ~~nonresidential, non-institutional~~ sites available to eliminate or substantially reduce significant gaps in the applicant service provider's coverage or network capacity;

~~H.~~F. Height justification. An engineering certification providing technical data sufficient to justify the proposed height of any new monopole or roof/building-mounted site;

~~I.~~G. Deposit. A cash or other sufficient deposit for a third party peer review as required by this Chapter.

21.56.060 – Entitlement, term, renewal, and expiration.

A. Conditional Use Permits and other entitlements for Wireless Telecommunications Facilities~~, including approval of the five (5) year build-out plan as specified in Subsection 21.56.050.C,~~ shall be valid for ten (10) years following the date of final action. A ten (10)-year term is prescribed for Conditional Use Permits for this class of land uses due to the unique nature of development, exceptional potential for visual and aesthetic impacts, and the rapidly changing technologic aspects that differentiate wireless telecommunications from other Conditional land uses allowed by the City. The applicant or operator shall file for a renewal for the entitlement and pay the applicable renewal application fees six (6) months prior to expiration of the

permit ~~with the Department of Development Services, if continuation of the use is desired~~. ~~In addition to providing the standard information and application fees required for renewal, Wireless Telecommunications Facility renewal applications shall provide an updated build-out description prepared in accordance with the procedures established by Subsection 21.56.050.C.~~

B. Where required, renewals for entitlements for existing Wireless Telecommunications Facilities and co-location facilities constructed prior to the effective date of this Chapter are subject to the provisions of Sections ~~21.56.030~~21.56.025 through 21.56.050. Renewals of entitlements approved after the effective date of this Chapter shall only be approved if all conditions of the original entitlement have been satisfied, and the five (5) year build-out plan has been provided.

C. If the entitlement for an existing Wireless Telecommunications Facility has expired, applications for modification, expansion, or co-location at that site, as well as after-the-fact renewals of entitlements for the existing Wireless Telecommunications Facilities, shall be subject to the standards and procedures for new Wireless Telecommunications Facilities set forth in Sections ~~21.56.030~~21.56.025 through 21.56.050.

21.56.070 – Permit requirements for co-location facilities.

Repealed.

Editor's note: Section 21.56.070 is repealed in its entirety and replaced by Section 21.56.025.

21.56.090 – Application requirements for co-location facilities.

An application~~Applications that qualify for administrative review of~~for a co-location ~~facilities~~ facility ~~in accordance with Section 21.56.070 shall be required to submit~~shall include the following:

A. Photo simulations of the facility from reasonable line-of-sight locations from public roads or viewpoints;

~~B. A maintenance and access plan that identifies any changes to the original maintenance and access plan associated with the existing Wireless Telecommunications Facility and Conditional Use Permit;~~

~~C.~~B. A Radio Frequency (RF) report demonstrating that the emissions from the co-location equipment as well as the cumulative emissions from the co-location equipment and the existing facility will not exceed the limits established by the Federal Communications Commission (FCC);

~~D.~~C. Prior to the issuance of a building permit, the applicant shall submit color samples, and materials samples if requested, for the co-location equipment and any screening devices. ~~Paint colors and materials shall be subject to the review and approval of the Department of Development Services. Color verification shall occur in the field after the applicant has painted the equipment the approved color, but before the applicant schedules a final inspection.~~

21.56.100 – Development and design standards for all Wireless Telecommunications Facilities and co-location facilities.

The following standards shall apply to all Wireless Telecommunications Facilities and co-location facilities:

A. The adverse visual impact of Wireless Telecommunications Facilities shall be avoided, minimized, and mitigated by:
   1. Siting new Wireless Telecommunications Facilities outside of public viewshed whenever feasible;
   2. Maximizing the use of existing vegetation and natural features to cloak Wireless Telecommunications Facilities;
   3. Constructing towers or monopoles no taller than necessary to provide adequate coverage, network capacity, and service quality;
   4. Grouping buildings, shelters, cabinets, ground lease areas, and other equipment together, to avoid spread of these structures across a parcel or lot; and
   ~~5. Screening Wireless Telecommunications Facilities and co-location facilities with landscaping consisting of drought-tolerant plant material. All ground lease areas shall be landscaped with climbing vines on the exterior of the enclosure wall, planted not more than four feet (4') on center. Adequate irrigation systems shall be provided for landscaping. The landscape screening requirement may be modified or waived by the Director of Development Services in instances where landscaping would not be appropriate; and~~
   ~~6.~~5. Painting all equipment to blend with the surrounding environment as specified in ~~Subsection 21.56.100.C (Paint Colors)~~this Section.

~~B. Pole design. Use of monopoles that attempt to replicate trees or other natural objects are strongly discouraged and shall be used only as a last resort when all other options have been exhausted, since:~~
   ~~1. Artificial trees cannot presently be made to resemble natural trees in a sufficiently believable and realistic fashion; and~~
   ~~2. Such attempts to replicate nature are disingenuous by their obvious falsity and therefore increase, rather than reduce, visual blight.~~

~~C.~~B. Paint colors. Paint colors for a Wireless Telecommunications Facility and co-location facility shall minimize the facility's visual impact by blending with the surrounding environment, terrain, landscape, or buildings (not sky colors, as the sky is a luminous source of light at all times and no non-luminous object can physically be made to blend with the sky). ~~Paint colors shall be subject to the review and approval of the Department of Development Services. Color verification shall occur in the field after the applicant has painted the equipment in the approved color(s), but before the applicant schedules a final inspection.~~

~~D.~~C. Roof/building-mounted facilities. For roof/building-mounted Wireless Telecommunications Facilities and co-location facilities, the following standards also shall apply:

1. Antenna location.
    a. Antennas mounted on the facade of a building are strongly discouraged, but if approved, must be fully integrated into the architecture of the existing structure or otherwise screened from public view. "Stealth boxes" enclosing facade antennas shall not be considered adequate screening;
    b. Antennas shall be mounted on building rooftops, roof decks, or penthouses whenever feasible as a preferred alternative to facade-mounting. Antennas located on the building rooftop shall be located above the ceiling plate of the highest occupied floor;
    c. Antennas shall be located as far away as possible from the edge of the building or roof, with the goal of reducing or eliminating visibility of the installation from any and all vantage points.
2. Equipment location.
    a. All equipment appurtenant to a roof/building-mounted wireless telecommunications site shall be located inside an existing building whenever possible~~, to the satisfaction of the Director of Development Services~~;
    b. If it is physically impossible for equipment to be located inside an existing building and the equipment is to be located on a building rooftop, the equipment shall be subject to the same screening and location requirements as the antennas. If no space for the equipment is available for lease in a building because all possible spaces are leased and occupied, this shall constitute a physical impossibility.
3. Screening required.
    a. Where physically possible, antennas and equipment shall be located entirely within an existing architectural feature or screening device.

This shall include areas used or occupied by other wireless service providers where feasible.

b. All antennas and equipment mounted on a building rooftop shall be screened in a manner that is architecturally compatible with the existing building and is otherwise made as unobtrusive as possible. Screening shall use matching colors, materials, and architectural styles to create a harmonious addition to the building's architecture without disrupting its form, volume, massing, or balance.

c. All antennas, including panel antennas, microwave antennas, GPS antennas, any other antennas, and all other equipment mounted on the building, shall be concealed behind the screening device on all sides such that the antennas and appurtenant equipment is not visible from the exterior of the subject property, from other property, or the public right-of-way.

d. All cable trays and cable runs shall be located within existing building walls whenever physically possible. Cable trays and runs on the facade of a building are ~~strongly discouraged~~prohibited. Any facade-mounted cable trays and runs shall be painted ~~and textured~~ to match the building ~~and shall be mounted as close to the facade surface as possible, with no discernible gap between~~. Cable trays and runs mounted on a roof deck and below the height of the parapet wall or screening device shall be exempt from this requirement, provided they are fully screened by the parapet wall or screening device. Exposed cable trays and runs on a sloped roof are prohibited.

e. At the discretion of the ~~Staff Site Plan Review Committee~~approval body, part or all of a proposed roof/building-mounted Wireless Telecommunications Facility or co-location facility may be exempted from screening requirements if the best feasible screening design would result in greater negative visual impacts than if part or all of the proposed installation were unscreened.

4. Restriction on Historic Landmark structures. Installation of a roof/building-mounted Wireless Telecommunications Facility or co-location facility at a City-designated Historic Landmark shall make no changes to the external appearance of the building unless approved by the Cultural Heritage Commission.

~~E.~~D. Non-reflective materials. The exteriors of Wireless Telecommunications Facilities and co-location facilities shall be constructed of non-reflective materials.

~~F. Underlying setbacks. Wireless Telecommunications Facilities and co-location facilities shall comply with all the setback requirements of the underlying zoning district(s), except as modified by this Chapter.~~

~~G.~~E. Height. Facilities subject to the provisions of this Chapter may be built and used to a greater height than the limit established for the zoning district in which the structure is located, except as otherwise provided below:

1. No monopole or other freestanding structure shall ever exceed a maximum height of one hundred twenty feet (120') in any zoning district. In any Residential (R) or ~~Institutional (I)~~ zoning district, or Residential~~/Institutional~~ Planned Development (PD) district or Specific Plan (SP), no monopole or other freestanding structure shall exceed a maximum height of fifty-five feet (55'). However, if an applicant demonstrates that the monopole or structure will accommodate a minimum of two (2) carriers, the site may be permitted at a maximum height of sixty-five feet (~~60'~~65'); or the applicant demonstrates that the monopole or structure will accommodate three (3) carriers, the site may be permitted at a maximum height of ~~sixty~~seventy-five feet (~~65'~~75');
2. A roof/building-mounted Wireless Telecommunications Facility shall not exceed the maximum height allowed in the applicable zoning district, or ~~ten~~ fifteen feet (~~10'~~15') above the building roof deck on which it is located, whichever is higher, except that in any R-1, R-2, or R-3 district, no roof/building-mounted site shall exceed the maximum height for structures allowed in that district;
3. Notwithstanding the height limits set forth in the preceding Sections, for facilities to be mounted on towers used for high-voltage electrical power transmission between generating plants and electrical substations (not utility poles), the antennas may be mounted as high as necessary on the tower~~, provided that the top of the highest antenna is not higher than the top of the existing tower~~.

~~H.~~F. Accessory buildings. In any zoning district, accessory buildings in support of the operation of the Wireless Telecommunications Facility or co-location facility may be constructed, provided that they comply with the development standards set forth for accessory structures for the zoning district in which the site is located.

~~I.~~G. Footprint. The overall footprint of each Wireless Telecommunications Facility shall be as small as possible~~, to the satisfaction of the Staff Site Plan Review Committee~~.

~~J.~~H. Generators and emergency power. Diesel generators are allowed as an emergency power source, although they are discouraged. When a feasible alternative technology for permanent on-site backup power becomes available (for example, fuel cells) the ~~Department of Development Services~~Director of Community

Development may require the use of such technology in lieu of a diesel generator, unless the applicant provides written documentation explaining why such an alternative is not feasible. All generator installations shall comply with all containment requirements of the applicable Fire and Building Codes, without exception. Unless otherwise approved by the Director of Public Works or if within the Coastal Commission's retained permit jurisdiction area, by the Coastal Commission or its Executive Director, generators and emergency power source for wireless facilities located in the public right-of-way are prohibited.

~~K.~~L. Ground lease area enclosures ~~and landscaping~~. If equipment appurtenant to a facility is to be located in a ground lease area, the lease area shall be enclosed by a CMU block wall, or other appropriate fence~~, to the satisfaction of the Staff Site Plan Review Committee~~. The fence shall be of a minimum height of six feet six inches (6'6") in residential districts, and eight feet (8') in other districts~~, unless waived at the discretion of the Director of Development Services in cases of infeasibility~~. ~~The exterior of all ground lease areas shall be landscaped with drought-tolerant plant material, and adequate irrigation systems shall be provided for landscaping. Climbing vines shall be provided on the exterior of the enclosure wall, planted not more than four feet (4') on center. This landscaping requirement may be modified or waived by the Director of Development Services in instances where landscaping would not be appropriate.~~

21.56.130 – Additional requirements and standards for Wireless Telecommunications Facilities located ~~in Park Zoning Districts~~on City property~~.~~

A. For the purpose of this Chapter the term ~~Park Zoning District~~"City property" shall include ~~those areas of the City regulated and established pursuant to Chapter 21.35 of this Code~~any lot or parcel owned by the City of Long Beach or its subsidiaries, not including the dedicated public right-of-way.

B. Installation of Wireless Telecommunications Facilities ~~in Park Districts~~on City property must be pursuant to a lease or permit approved by the City Council. For ~~those parks~~any City park under the jurisdiction of the City's Parks and Recreation Commission, the matter shall first be submitted to the Commission for its recommendation. ~~A Conditional Use Permit shall not be required.~~

C. Prior to the City Council considering any lease or permit ~~of Park District~~City land for a Wireless Telecommunications Facility, the matter shall first be submitted to the Site Plan Review Committee in accordance with Chapter 21.25 of this Code. The Site Plan Review Committee shall impose reasonable conditions of approval, which shall include the minimum development, design and performance standards set forth in this Chapter. A Conditional Use Permit shall not be required.

D. Application for Site Plan review ~~in a Park Zoning District~~for a Wireless Telecommunications Facility on City property shall be in accordance with Section 21.56.050, or Section 21.56.090, ~~if it is to be a co-location facility~~as appropriate.

~~E. All Site Plan Review proceedings conducted in accordance with this Section shall be subject to the Administrative Procedures set forth in Chapter 21.21, and the specific procedures set forth in Section 21.25.501 et seq., relative to site plan reviews.~~

~~F.~~E. ~~In order to effectuate parity between those Wireless Telecommunications Facilities located in Park Zoning Districts and those located elsewhere in the City, a fee equivalent to that established by the City Council for the processing and issuance of a Conditional Use Permit shall be charged.~~

21.56.140 – Other provisions.

A. **Temporary wireless telecommunication facilities.** Installation, maintenance, or operation of any temporary wireless telecommunications site is prohibited except as allowed under a special events permit necessary during a special event authorized by Chapter 5.60 of the LBMC, or during a government-declared emergency.

B. **Illegal facilities.** Illegal Wireless Telecommunications Facilities or co-location facilities have no vested rights and shall either be brought into legal conforming status in accordance with this Chapter ~~and Title 21 of the Long Beach Municipal Code~~, or shall be removed.

~~C. Modifications to Wireless Telecommunications Facilities. Any modification to a Wireless Telecommunications Facility or co-location facility, including but not limited to, replacement of antennas, installation of additional antennas, installation of additional equipment cabinets, installation of a backup generator, paint or camouflage changes, and other physical changes to the facility, shall require, at a minimum, an administrative approval, and, if necessary, a building permit from the Department of Development Services. Prior to issuance of any approval for modification, the applicant shall submit an application for an administrative review to determine the compliance of the proposed modification with this Chapter and the existing Conditional Use Permit or other entitlement. For sites not located in the public right-of-way, applications for modification will be subject to the standards and procedures set forth for new Wireless Telecommunications Facilities, as specified in Sections 21.56.030 through 21.56.060, if any of the following apply:~~

~~1. No Conditional Use Permit was issued for the original Wireless Telecommunications Facility;~~

~~2. The Conditional Use Permit for the original Wireless Telecommunications Facility did not allow for future modification or the extent of site improvements involved with the modification project (in this case, an application for a~~

~~modification to the approved Conditional Use Permit, subject to Planning Commission review, may be substituted for a new Conditional Use Permit); or~~

~~3. No environmental review was completed for the location of the original Wireless Telecommunications Facility that addressed the environmental impacts of future modifications (in this case, an application for a modification to the approved Conditional Use Permit, subject to Planning Commission review, may be substituted for a new Conditional Use Permit).~~

~~D.~~C. **Peer review.**

1. The Director of ~~Development Services~~Community Development is authorized to retain on behalf of the City an independent technical expert to peer review any application for a Wireless Telecommunications Facility Permit if reasonably necessary, as determined by the Director. The review is intended to be a review of technical aspects of the proposed Wireless Telecommunications Facility and shall address all of the following:
    a. Compliance with applicable radio frequency emission standards;
    ~~b. Whether any requested exception is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality and is the least intrusive means of doing so;~~
    ~~c.~~b. The accuracy and completeness of submissions;
    ~~d.~~c. Technical demonstration of the unavailability of alternative sites or configurations and/or coverage analysis;
    ~~e.~~d. The applicability of analysis techniques and methodologies;
    ~~f.~~e. The validity of conclusions reached;
    ~~g.~~f. The compatibility of any required architectural screening;
    ~~h.~~g. Technical data submitted by the applicant to justify the proposed height of any new installation including monopoles or roof/building-mounted sites; and
    ~~i.~~h. Any specific technical issues designated by the City.

D. **Appeals.** All appeals shall be processed in accordance with the provisions of Chapter 21.25 related to Appeals.

~~E.~~

~~1. Appeals from the decision(s) of the Director of Development Services or designee, and/or the Staff Site Plan Review Committee, shall be to the Planning Commission.~~

~~2. Appeals from the decision(s) of the Planning Commission shall be to the City Council.~~

~~3. All appeals shall be in accordance with the provisions of Title 21 related to Appeals.~~

~~F.~~E. **Revocation.** The Planning Commission may, after a duly noticed public hearing, revoke, modify or suspend any wireless telecommunications permit on any one (1) or more of the following grounds:

1. That the wireless telecommunications permit was obtained by fraud or misrepresentation;
2. That the wireless telecommunications permit granted is being, or within the recent past has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, ordinance, law or regulation; or
3. That the use permitted by the wireless telecommunications permit is being, or within the recent past has been, exercised so as to be detrimental to the public health or safety or as to constitute a nuisance.

~~G.~~F. **Findings.** A Conditional Use Permit, Site Plan Review, or modification for a Wireless Telecommunications Facility or co-location facility may be granted only if the following findings are made by the designated reviewing body or person, in addition to any findings applicable under Chapter 21.25:

1. The proposed Wireless Telecommunications Facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible;
2. An alternative configuration will not increase community compatibility or is not reasonably feasible;
3. The location of the Wireless Telecommunications Facility on alternative sites will not increase community compatibility or is not reasonably feasible;
4. The proposed facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so;
5. The applicant has submitted a statement of its willingness to allow other wireless service providers to co-locate on the proposed Wireless Telecommunications Facility wherever technically and economically feasible and where co-location would not harm community compatibility; and
6. Noise generated by equipment will not be excessive, annoying nor be detrimental to the public health, safety, and welfare.

~~H.~~G. **Transfer or Change of Ownership/Operator.** Upon assignment or transfer of an already approved Wireless Telecommunications Facility or any rights under that permit, the owner and/or current operator of the Facility shall within thirty (30) days of such assignment or transfer provide written notification to the Director of ~~Development Services~~Community Development of the date of the transfer and the identity of the transferee. The Director may require submission of any supporting materials or documentation necessary to determine that the proposed use is in

compliance with the existing permit and all of its conditions including, but not limited to, statements, photographs, plans, drawings, models, and analysis by a State-licensed radio frequency engineer demonstrating compliance with all applicable regulations and standards of the Federal Telecommunications Commission and the California Public Utilities Commission. If the Director determines that the proposed operation is not consistent with the existing permit, the Director shall notify the applicant who may revise the application or apply for modification of the permit pursuant to the requirements of this Chapter.

Chapter 21.63 – INCENTIVES FOR AFFORDABLE HOUSING

Repealed.

Editor's note: Chapter 21.63 is repealed in its entirety because it is out of cycle with state law. Incentives for affordable housing are still provided through a variety of options in State law and local zoning (such as Chapter 21.68 – Enhanced Density Bonus).

CHAPTER 21.64 – TRANSPORTATION DEMAND AND TRIP REDUCTION MEASURES

21.64.030 - Transportation demand and trip reduction measures.

B. Development Standards.

2. Nonresidential development of fifty thousand (50,000) square feet or more shall comply with Subsection B.1 of this Section and shall provide all of the following measures to the satisfaction of the City:

a. Not less than ten percent (10%) of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing ~~handicapped~~ disabled and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of the City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required Transportation Information Board. Spaces will be signed/striped as demand warrants; provided, that at all times at least one (1) space for projects of fifty thousand (50,000) square feet to one hundred thousand (100,000) square feet and two (2) spaces for projects over one hundred thousand (100,000) square feet will be signed/striped for carpool/vanpool vehicles.

Editor's note: The above amendment edits only subparagraph B.2.a of Section 21.64.030. The remainder of this Section is unchanged and is not shown.

Chapter 21.66 – UNPERMITTED DWELLING UNIT ~~AMNESTY~~ AFFORDABLE HOUSING LEGALIZATION PROGRAM

21.66.010 – Purpose.

To ~~develop a dwelling unit amnesty program to preserve existing dwellings~~provide a pathway to legalize unpermitted dwelling units, bring them into compliance with ~~applicable~~ the Long Beach Building Standards Code and Fire Code~~standards~~, and maintain them as income restricted affordable units in accordance with recommendation 2e of the "Everyone Home Long Beach" plan "to expand the number of rent-stabilized units," and Policy 1.1 of the 2017 report prepared by the Mayor's Affordable and Workforce Housing Study Group and adopted by City Council "to encourage the preservation of existing housing stock, consistent with the City's adopted Housing Element." This Section is ~~not~~ intended only for ~~housing~~ unpermitted dwelling units that are not eligible for legalization ~~as accessory dwelling units through the Accessory Dwelling Unit (ADU) process~~through compliance with zoning or as an accessory dwelling unit (ADU), junior accessory dwelling unit (JADU), or two-unit residential development (SB unit); see Section 21.27.035.

21.66.040 – Eligibility.

~~Existing~~ Unpermitted dwelling units eligible for ~~the unpermitted dwelling unit amnesty program~~legalization under the provisions of this Chapter shall meet the following requirements:

A. ~~May be located in any zone, except for the IG and IP Industrial Zones~~The unpermitted unit shall be located in a zoning district that permits residential use or residential and commercial uses (mixed-use), or shall be located in a General Plan PlaceType (land use district) that allows residential use; and

B. ~~Shall have been occupied, as a residence, for more that thirty (30) continuous days prior to December 31, 2016, which occupancy shall be demonstrated by the Applicant with proof satisfactory to the Director of Development Services, or designee.~~The unpermitted unit shall have been created ten (10) years prior to the date of application for the legalization, and continually occupied since that time without having been abandoned pursuant to Section 21.15.030. The applicant shall demonstrate this by providing satisfactory evidence to the Director of Community Development. Required evidence may include, but is not limited to, rental receipts, rental agreements, utility bills, telephone directory records, bank statements

showing receipt of rent, or other evidence the Director may require to reasonably establish the history of the unpermitted unit.

21.66.060 – Review Process.

Site Plan Review shall be required pursuant to Chapter 21.25 ~~of the certified Zoning Code~~. Existing dwelling units that are eligible for ~~the unpermitted dwelling unit amnesty program~~legalization pursuant to this Chapter and are located in the Coastal Zone shall be required to obtain a Local Coastal Development Permit pursuant ~~to certified Zoning Code~~ Section 21.25.903; however, a public hearing for the Local Coastal Development Permit shall not be required pursuant to ~~certified Zoning Code~~ Section 21.25.904.B.

Chapter 21.67 – INCLUSIONARY HOUSING

21.67.020 – Definitions.

M. "First Time Home Buyer" means an individual who meets any of the following criteria:

1. An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. ~~This includes a spouse (if either meets the above test, they are considered first-time homebuyers).~~
2. A single parent who has only owned with a former spouse while married.
3. An individual who is a displaced homemaker and has only owned with a spouse.
4. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations.
5. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

Editor's note: This amendment changes only Subsection M.1 of 21.67.020 and the remainder of the Section is unchanged.

Table 21.67-2 – Inclusionary Housing Requirements for Ownership Developments Beginning 2025

Milestone Threshold	Affordability Level (Percentage of Area Median for Household Eligibility Determination)	Affordability Level (Percentage of Area Median Income for Affordable Sales Price Determination)	Inclusionary Requirement Percentage of units in the development

Beginning on the effective date in 2025 and continuing through the later of: (i) December 31, 2026; or (ii) the date on which at least 200 new units within Ownership Residential Developments that are subject to the Inclusionary Housing requirements in Chapter 21.67 are entitled City-wide ("First Inclusionary Milestone").	200%	200%	10%
Beginning on the date immediately after the First Inclusionary Milestone and continuing through the later of: (i) the first anniversary of the First Inclusionary Milestone; or (ii) the date on which at least 200 new units within Ownership Residential Developments that are subject to the Inclusionary Housing requirements in Chapter 21.67 are entitled City-wide (in addition to those entitled prior to the First Inclusionary Milestone) ("Second Inclusionary Milestone").	150%	150%	10%
Beginning on the date immediately after the Second Inclusionary Milestone and continuing through the later of: (i) the first anniversary of the Second Inclusionary Milestone; or (ii) the date on which at least 200 new units within Ownership Residential Developments that are subject to the Inclusionary Housing requirements in Chapter 21.67 are entitled City-wide (in addition to those entitled prior to the Second Inclusionary Milestone) (This is the "Third Inclusionary Milestone").	135%	135%	10%
Beginning on the Third Inclusionary Milestone and continuing thereafter.	120%	110%	10%

Editor's note: This amendment makes changes only to Table 21.67-2.

Chapter 22.13 – Administrative and Specific Procedures

21.13.005 – Administrative procedures.

All administrative procedures established in Chapter 21.21 – Administrative Procedures of Title 21 – Zoning shall apply equally to the administration of this Title.

22.13.010 – Specific procedures.

All specific procedures invoked in this Title (Conditional Use Permit, Site Plan Review, Zoning Adjustment, etc.) shall be carried out according to the procedures established in Chapter 21.25 – Specific Procedures of Title 21 – Zoning.

22.13.100 – Site Plan Review.

Repealed.

Editor's note: Section 22.13.100 is repealed (not shown for brevity) and replaced by the new Section 22.13.010 reference to Title 21 procedures, to avoid creating duplicate or conflicting procedures.

22.13.104 – Adjustment Process.

Repealed.

Editor's note: Section 22.13.104 is repealed (not shown for brevity) and replaced by the new Section 22.13.010 reference to Title 21 procedures, to avoid creating duplicate or conflicting procedures.

Chapter 22.15 – Uses.

22.15.010 – General Provisions.

A. **Permitted Uses.** Tables 15-2 through 15-6 indicate all land uses that are permitted, not permitted, discretionally permitted, or otherwise, as defined in Table 15-1. ~~The Permitted Use tables establish the land use permissions applicable to the zones identified within this Section. Use permissions shall be applicable to all existing and new uses, structures, and activities within the identified zone.~~ Prior to the establishment or operation of any land use ~~identified in the tables of~~

~~this Chapter~~, the applicant shall obtain all necessary approvals and permits in compliance with all applicable requirements of this Zoning Code.

B. **Adaptive Reuse Projects.** ~~The application of the regulations of this Section and interpretation of standards should support adaptive reuse projects, to the extent practical, to meet the development, economic, parking, access, and mobility needs of the community. The intent of the adaptive reuse is to allow conversion of existing structures to new land uses that maintain or enhance the character of a neighborhood or district, extend the life of the building, reduce use of new construction materials and reduce construction waste generated, and provide additional employment or housing opportunities in appropriate and compatible locations.~~Adaptive Reuse projects shall be regulated pursuant to Chapter 21.45, Division V, of Title 21 (Zoning), with the following exceptions:

1. A project that can feasibly be accomplished under the provisions of the applicable zoning district shall not be eligible for Adaptive Reuse. This shall include reasonably feasible alterations to plans that would not cause reduction in the number of proposed dwelling units or an unreasonable reduction in unit type or unit mix.
2. For purposes of Adaptive Reuse projects in zoning districts established by this Title, references to the permitted and discretionally-permitted uses of the CNP zoning district shall instead be read as references to the MU-1-A zoning district.
3. No residential use shall be introduced through the Adaptive Reuse process into any NI (Neo-Industrial) or C3 (Commercial 3) zoning district, including any applicable A-Series districts.
4. For purposes of the Administrative Use Permit requirement for non-residential adaptive reuse projects in zoning districts established by this Title, references to the R-1 and R-2 districts, and the R-3-S and R-3-4 districts, shall instead be read as references to the RMU and MFR districts.

~~1. Land Use. Any residential or non-residential use permitted in the MU-1, MU-2, or MU-3 zone (or the A-Series version of these zones, as applicable) shall be permitted in adaptive reuse projects as of the effective date of the zone change, with the following exceptions:~~

~~a. No new residential uses shall be introduced through adaptive reuse into any industrial zone.~~

~~b. Any discretionary review, including an Administrative Use Permit or Conditional Use Permit required within the MU-1, MU-2, or MU-3 zone (or the A-Series version of these zones, as applicable) for a particular use, is required for an adaptive reuse project.~~

c. Existing buildings within the NI-1 or NI-2 zoning districts, shall be permitted to be adaptively reused to any use permitted within the NI-1 or NI-2 Zones.

d. Any request for a land use not explicitly allowed within the specified zones as part of an adaptive reuse project shall require an Administrative Use Permit. subject to the procedures of Section 21.25 (Specific Procedures) of the Title 21 Zoning Regulations

2. Setbacks. Existing principal structures with non-conforming setbacks may remain. Any additions or facade changes involving greater than twenty-five (25) continuous linear feet of exterior wall facing a public right-of-way shall comply with zoning setbacks, unless waived with written findings of fact by the Site Plan Review Committee.

3. Heights. Heights of existing buildings shall be exempt from established height limits. The addition of parapets or roof structures, equipment or other enclosures or non-habitable space is allowed. Any new or additional habitable space or floors shall comply with height limits of the underlying zoning district, unless waived with written findings of fact by the Site Plan Review Committee.

4. Residential Density. Density limitations are not applicable to adaptive reuse projects.

5. Floor Area Ratio (FAR). Adaptive reuse projects are exempt from the FAR limitations of the underlying zoning.

6. Existing Parking. The overall number of existing parking spaces on-site shall be maintained. An exception for a reduction in existing parking for purposes of providing required ADA parking and access or to accommodate Electric Vehicle (EV) charging equipment shall be allowed by right.

7. Required Parking in General. No additional on-site parking shall be required for conversion to residential or commercial uses. Parking for all other uses shall be provided at the rate of 25% of the parking required in Table 30-3, for adaptive reuse projects in designated parking impacted areas. The following shall also apply:

a. In mixed use adaptive reuse projects, the first six thousand (6,000) square feet of non-residential space shall be exempt from parking requirements.

b. Tandem parking is allowed up to fifty percent (50%) of provided spaces.

c. Shared parking arrangements shall conform to LBMC Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint Use of Parking Facility.

d. Any reduction in provided parking beyond the minimums above shall be approved by the Site Plan Review Committee.

~~8. Parking Incentives. Additional parking reductions for incentivized uses and conversion of historic landmark buildings, as set forth in Section 22.15.010.B.7 and Table 30-3, shall also apply.~~

~~9. Other provisions. Landscaping, Open Space, and any other applicable development standards of the underlying zone would have to be complied with, unless infeasible for a proposed project or waived by the Site Plan Review Committee.~~

~~B.~~C. **Prohibited Uses.** ~~Uses not listed in this chapter are prohibited, unless determined to be similar compatible uses, consistent with Section 22.15.010.D below.~~Any use not specifically permitted is prohibited, except as provided in Subsection D below.

~~C.~~D. **Unlisted or Similar Compatible Uses.** Any land use that is not specifically listed in this chapter for the applicable zone shall not be permitted within the zone. However, the Zoning Administrator shall have the authority to determine whether the proposed use may be permitted, or discretionally permitted and subject to the applicable discretionary procedure, when ~~all the following~~the below findings are made by the Zoning Administrator in writing~~:~~. The applicant shall pay a fee equivalent to the fee established by resolution of the City Council for a Zoning Adjustment. At the discretion of the Zoning Administrator, such a request may instead be referred to the Planning Commission using the Classification of Use procedure established in Chapter 21.25, Division V – Classification of Uses of Title 21 (Zoning).

1. The characteristics of, and activities associated with, the proposed use are equivalent to and compatible with, one or more of the listed permitted uses and will not involve a higher level of activity or intensity than the permitted uses.
2. The proposed use is substantially similar to a listed permitted use.
3. The proposed use is compatible with the purpose and intent of the applicable zone.
4. The proposed use has similar traffic, noise, light, odor, and other operational impacts as a listed permitted use.
5. The operation of the proposed use will not be detrimental to existing uses in the area of influence.

~~D.~~E. **Temporary Uses.** Any temporary use not specifically regulated by this ~~Chapter~~ Title shall be governed by the applicable regulations ~~as set forth elsewhere in the Long Beach Municipal Code~~of Chapter 21.53 – Temporary Uses of Title 21 (Zoning).

22.15.030 – Permit Requirements—Permitted Uses.

Repealed.

~~All permitted land uses are identified by a permit type consistent with Table 15-1. City Municipal Code section references are provided for applicable permit types.~~

Editor's note: Section 22.15.030 is duplicative of 22.15.010.A (as amended) and is repealed.

Table 15-2: Permitted Uses in Mixed Use (RMU~~/~~ and MU) Zones

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses subject to Chapters 21.45 and 21.52 and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
…	…	…	…	…	…	…
Civic/Institutional Uses						
~~Adult Day Care~~	~~AP~~	~~AP~~	~~Y~~	~~Y~~	~~C~~	
…	…	…	…	…	…	…
~~Parsonage~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~Accessory to and on the same parcel as associated religious assembly use.~~
…	…	…	…	…	…	…
Commercial: Business/Retail/Professional/Personal Services						
…	…	…	…	…	…	…
Basic Sales and Service: Retail/Business/Professional/Personal Services						
…	…	…	…	…	…	…
Daycare Center, Adult Daycare, or Pre-School, 15 persons or more	Y	Y	Y	Y	Y	As defined in 21.15.730, subject to 21.52.249.
…	…	…	…	…	…	…
Massage Therapy – principal use	AP	AP	AP	AP	AP	Subject to 21.52.030.
Massage Therapy – accessory use	A	A	A	A	A	

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses subject to Chapters 21.45 and 21.52 and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
…	…	…	…	…	…	…
Medical Uses/Services						
~~Convalescent Hospital or Home~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
Medical Office or Clinic	AP	Y	Y	Y	Y	Includes chiropractors, dentistry, dietician/nutritionist, medicine, medical laboratory, licensed professional care providers, psychiatry, and psychology.
Hospital	N	N	N	N	N	
~~Urgent Care Facility~~	~~C~~	~~AP~~	~~AP~~	~~Y~~	~~Y~~	
~~Massage Therapy~~	~~AP~~	~~AP~~	~~AP~~	~~AP~~	~~AP~~	~~Allowed in all zones when provided as an accessory use only.~~
~~Office, non-medical~~	~~N~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	
Residential Uses						
Child Day Care Home, 14 or Fewer Children	A	A	A	A	A	Subject to 21.51.230.
Religious Housing	A	A	A	A	A	Allowed as an accessory to and on the same parcel as associated religious assembly land use. As a principal use, see "shared housing."
Safe Parking Site	A	A	A	A	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Subject to 21.45.163.
~~Emergency Shelter~~Interim and Emergency Housing	C	C	C	C	C	Subject to ~~21.45.132.~~Section 21.45.153.
Transitional Housing	Y	Y	Y	Y	Y	

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses subject to Chapters 21.45 and 21.52 and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
~~Supporting~~ Supportive Housing	Y	Y	Y	Y	Y	
Group Home (1-6 Persons)	Y	Y	Y	Y	Y	
Home Occupation	A	A	A	A	A	Subject to 21.51.235.
Residential Units						
~~Live-Work Units/~~Artist Studio with Residence~~/Shopkeeper~~	~~Y~~N	~~Y~~N	Y	Y	Y	
Live-Work Units/Shopkeeper Units	AP	AP	AP	AP	AP	Subject to Section 21.52.240.5.
Caretaker residence or night watchman's quarters	N	N	~~N~~AP	~~N~~AP	~~N~~AP	Limited to sites with no residential dwelling units only. Subject to Section 21.52.209.5.
Multi-Family Dwelling	Y	Y	Y	Y	Y	~~Residential~~ Multi-family development shall be limited to attached configurations (rowhomes, townhomes) and detached courtyard style multifamily development such as bungalows.~~, single-family detached homes are prohibited.~~
~~Senior and/or Handicapped Housing~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	
~~Accessory Dwelling Unit~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	
Single-Family Dwelling, Detached	N	N	N	N	N	Construction of a new detached single-family dwelling is prohibited. Existing detached single-family dwellings shall be a considered conforming use and shall not be subject to the requirements of Chapter 21.27 for nonconforming uses.
Residential Historic Landmark Building	Y*	Y*	Y*	Y*	Y*	*Subject to 21.52.265.5.

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses subject to Chapters 21.45 and 21.52 and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
Room Rental	A	A	A	A	A	Subject to 21.51.270
Shared Housing (items a through d below)						
a. Communal Housing	C	C	C	C	C	Subject to Section 21.52.270.5.
b. Employee Housing	Y	Y	Y	Y	Y	Subject to Section 21.45.163.5
c. Student Housing Facility	C	C	Y	Y	Y	Subject to Section 21.45.163.5 and/or 21.52.270.5, as applicable.
d. Student Housing Development	N	N	C	C	C	Subject to Section 21.52.270.5.
Special Group Residence (items a through c below)	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~Subject to 21.52.271.~~
a. Group home (1–6 persons)	Y	Y	Y	Y	Y	Limited to one group home per lot or parcel, or must comply with special group residence requirements for 7+ persons. Subject to 21.52.271.
b. Community Care Facility	C	C	C	C	C	Subject to 21.52.271.
c. Skilled Nursing Facility	N	N	C	C	C	Subject to 21.52.271.
...	...	...	...	...	...	...
Miscellaneous and other uses						
...	...	...	...	...	...	...
Wireless Telecommunications Facility	C	C	C	C	C	~~Building or roof-mounted only, subject~~ Subject to Chapter 21.56.
...	...	...	...	...	...	...

Table 15-3: Permitted Uses in Commercial Zones

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	C3	
…	…	…
Billboards		
Billboards/Off-Site Advertising	~~N~~C	~~Regardless of size.~~Subject to Chapter 21.54.
…	…	…
Civic/Institutional Uses		
~~Adult Day Care~~	~~Y~~	
…	…	…
~~Parsonage~~	~~A~~	~~Accessory to and on the same parcel as associated religious assembly use.~~
…	…	…
Commercial: Business/Retail/Professional/Personal Services		
…	…	…
Basic Sales and Service: Retail/Business/Professional/Personal Services		
…	…	…
Daycare Center, Adult Daycare, or Pre-School, 15 persons or More	Y	As defined in 21.15.730, subject to 21.52.249.
…	…	…
Massage Therapy – principal use	AP	Subject to 21.52.030.
Massage Therapy – accessory use	A	
Office, non-medical	Y	

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	C3	
Medical Uses/Services		
~~Convalescent Hospital or Home~~	~~C~~	~~See Specific Use Standards, Section 22.20.050 within this Chapter.~~
Hospital	Y	
~~Massage Therapy~~	~~Y~~	
Medical Office or Clinic	Y	Includes chiropractors, dentistry, dietician/nutritionist, medicine, medical laboratory, licensed professional care providers, psychiatry, and psychology.
~~Office, non-medical~~	~~Y~~	
~~Urgent Care Facility~~	~~Y~~	
Residential Uses		
Child Day Care Home, 14 or Fewer Children	N	Subject to 21.51.230.
Religious Housing	A	Allowed as an accessory to and on the same parcel as associated religious assembly land use. As a principal use, see "shared housing."
Safe Parking Site	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Subject to 21.45.163.
~~Emergency Shelter~~Interim and Emergency Housing	C	Subject to Section 21.45.153.~~21.45.132.~~
Transitional Housing	N	
Supportive Housing	N	
~~Group Home (1–6 Persons)~~	~~N~~	
Home Occupation	~~N~~A	Subject to 21.51.235. Allowed as accessory use at existing legal nonconforming residential uses only.

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	C3	
Residential Uses		
~~Live-Work Units/~~Artist Studio with Residence~~/Shopkeeper~~	N	
Live-Work Units/Shopkeeper Units	N	
Caretaker residence or night watchman's quarters	~~N~~AP	Limited to sites with no residential dwelling units only. Subject to Section 21.52.209.5.
Multi-Family Dwelling	N	
Senior and/or ~~Handicapped~~ Disabled Housing	N	
Single-Family Dwelling, Attached	N	
Single-Family Dwelling, Detached	N	
Residential Historic Landmark Building	Y*	*Subject to 21.52.265.5.
Room Rental	A	Subject to 21.52.270. Allowed as accessory use at existing legal nonconforming residential uses only.
Shared Housing (items a through d below)		
a. Communal Housing	N	
b. Employee Housing	N	
c. Student Housing Facility	N	
d. Student Housing Development	N	
Special Group Residence (items a through c below)	~~N~~	~~Subject to 21.52.271.~~
a. Group home (1–6 persons)	N	
b. Community Care Facility	N	
c. Skilled Nursing Facility	C	Subject to 21.52.271.
...	...	...
Miscellaneous and Other Uses		
...	...	...

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	C3	
Wireless Telecommunications Facility	C	~~Building or roof-mounted only, subject~~ Subject to Chapter 21.56.
…	…	…

Table 15-4: Permitted Uses in Multi-Family (MF) Zones

Table 15-4: Permitted Uses in Multi-Family (MF) Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Civic/Institutional Uses			
~~Adult Day Care~~	~~AP~~	~~AP~~	
…	…	…	…
~~Parsonage~~			
…	…	…	…
Commercial: Business/Retail/Professional/Personal Services			
…	…	…	…

Table 15-4: Permitted Uses in Multi-Family (MF) Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Basic Sales and Service: Retail/Business/Professional/Personal Services			
…	…	…	…
Daycare Center, Adult Daycare, or Pre-School, 15 persons or More	Y	Y	~~As defined in 21.15.730, s~~Subject to Section 21.52.249.
…	…	…	…
Medical Uses/Services			
~~Convalescent Hospital or Home~~	~~N~~	~~N~~	
Medical Office or Clinic	AP	~~Y~~AP	~~3,000 GFA maximum size~~ Includes chiropractors, dentistry, dietician/nutritionist, medicine, medical laboratory, licensed professional care providers, psychiatry, and psychology.
Hospital	N	N	
~~Urgent Care Facility~~	~~AP~~	~~Y~~	~~3,000 GFA maximum size~~
Massage Therapy			
~~Accessory Use~~Massage Therapy – accessory use	N	A	
~~Primary Use~~Massage Therapy – principal use	N	N	
…	…	…	…
Residential Uses			
Child Day Care Home, 14 or Fewer Children	A	A	Subject to Section 21.51.230.

Table 15-4: Permitted Uses in Multi-Family (MF) Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Religious Housing	A	A	Allowed as an accessory to and on the same parcel as associated religious assembly land use. As a principal use, see "shared housing."
Safe Parking Site	A	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Subject to 21.45.163.
~~Emergency Shelter~~Interim and Emergency Housing	N	C	Subject to ~~21.45.132.~~Section 21.45.153.
Transitional Housing	Y	Y	
Supportive Housing	Y	Y	
~~Group Home (1–6 Persons)~~	~~Y~~	~~Y~~	
Home Occupation	A	A	Subject to Section 21.51.235.
Residential Units			
~~Live-Work Units/~~Artist Studio with Residence~~/Shopkeeper~~	~~Y~~N	~~Y~~N	
Live-Work Units/Shopkeeper Units	AP	AP	Subject to Section 21.52.240.5.
Caretaker residence or night watchman's quarters	N	N	
Multi-Family Dwelling	Y	Y	~~Residential~~Multi-family development shall be limited to attached configurations (rowhomes, townhomes) and

Table 15-4: Permitted Uses in Multi-Family (MF) Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
			detached courtyard style multifamily development such as bungalows~~.~~.
~~Senior and/or Handicapped Housing~~	~~Y~~	~~Y~~	
~~Accessory Dwelling Unit~~	~~Y~~	~~Y~~	
Single-Family Dwelling, Detached	N*	N*	*Detached ~~S~~single-family ~~detached homes~~dwellings are prohibited unless developed to a minimum density threshold of 30 dwelling units per acre. Existing detached single-family dwellings shall be a considered conforming use and shall not be subject to the requirements of Chapter 21.27 for nonconforming uses.
Residential Historic Landmark Building	Y*	Y*	*Subject to Section 21.52.265.5.
Room Rental	A	A	Subject to 21.51.270.
Shared Housing (items a through d below)			
a. Communal Housing	C	C	Subject to Section 21.52.270.5.
b. Employee Housing	Y	Y	Subject to Section 21.45.163.5
c. Student Housing Facility	C	C	Subject to Section 21.45.163.5 and/or 21.52.270.5, as applicable.
d. Student Housing Development	N	N	

Table 15-4: Permitted Uses in Multi-Family (MF) Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Special Group Residence (items a through c below)	~~C~~	~~C~~	~~Subject to 21.52.271.~~
a. Group home (1–6 persons)	Y	Y	Limited to one group home per lot or parcel, or must comply with special group residence requirements for 7+ persons. Subject to 21.52.271.
b. Community Care Facility	C	C	Subject to 21.52.271.
c. Skilled Nursing Facility	N	C	Subject to 21.52.271.
…	…	…	…
Miscellaneous and Other Uses			
…	…	…	…
Wireless Telecommunications Facility	C	C	~~Building or roof-mounted only, subject~~ Subject to Chapter 21.56.
…	…	…	…

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
Uses	**Neo-Industrial Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	**NI-2 (Flexible Designation: Neo-Industrial + Commercial)**	
Billboards			
Billboards/Off-Site Advertising	C	~~N~~C	Subject to ~~Section~~ Chapter 21.54.
Civic/Institutional Uses			
...	...	...	...
~~Parsonage~~	~~N~~	~~A~~	~~Subject to 21. .52.257~~
...	...	...	...
Commercial: Business/Retail/Professional/Personal Services			
...	...	...	...
Sales and Service: Retail/Business/Professional/Personal Services			
...	...	...	...
Adult or Child Day Care, Pre-School	N	N	
...	...	...	...
Medical Uses/Services			
~~Convalescent Hospital or Home~~	~~N~~	~~N~~	
Medical Office or Clinic	AP	AP	~~Examples include~~ Includes chiropractors, dentistry, dietician/nutritionist ~~center~~, medicine, medical laboratory, licensed professional care

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
Uses	**Neo-Industrial Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	**NI-2 (Flexible Designation: Neo-Industrial + Commercial)**	
			providers, psychiatry, and psychology~~, or veterinary clinic (without boarding)~~.
Accessory on-site medical equipment supplies manufacturing	A	A	Co-located on site with medical office and clinic
Hospital	N	N	
~~Urgent Care Facility~~	~~AP~~	~~Y~~	~~3,000 GFA maximum size~~
…	…	…	…
Massage Therapy			
~~Accessory Use~~Massage Therapy – accessory use	N	A	
~~Primary Use~~Massage Therapy – principal use	N	N	
…	…	…	…
Residential Uses			
~~*Interim Housing*~~			
Caretaker residence or night watchman's quarters	AP	AP	Limited to sites with no residential dwelling units only. Subject to Section 21.52.209.5.
Home Occupation	A	A	Subject to Section 21.51.235. Allowed as accessory use at existing legal nonconforming residential uses only.

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
Uses	**Neo-Industrial Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	**NI-2 (Flexible Designation: Neo-Industrial + Commercial)**	
Safe Parking Site	Y	AP	Subject to 21.45.163.
~~Emergency Shelter~~Interim and Emergency Housing	Y	AP	Subject to Section 21.45.153.
Transitional Housing	C	C	
Supportive Housing	N	N	
Religious Housing	A	A	Allowed as an accessory to and on the same parcel as associated religious assembly land use. As a principal use, see "shared housing."
~~Emergency Shelter~~Interim and Emergency Housing	N	C	Subject to ~~21.45.132.~~Section 21.45.153.
~~Group Home (1–6 Persons)~~	~~Y~~	~~Y~~	
Residential Units			
Artist Studio with Residence	N	N	
Live-Work Units/Shopkeeper Units	N	N	
Single-Family Dwelling	N	N	
Multi-Family Dwelling	N	N	
Shared Housing	N	N	
Special Group Residence	N	N	
…	…	…	…
Miscellaneous and Other Uses			
…	…	…	…

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
Uses	**Neo-Industrial Zones**		**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	**NI-2 (Flexible Designation: Neo-Industrial + Commercial)**	
Wireless Telecommunications Facility	C	C	Subject to Chapter 21.56.
…	…	…	…

Chapter 22.25 – SPECIAL USE INCENTIVES (A-SERIES ZONES)

22.25.060 – Permitted Uses in A-Series Zones.

Tables 25-1 indicates all land uses that are permitted, not permitted, discretionally permitted, or otherwise, as indicated in Table 15-1.

Editor's note: Section 22.25.060 was blank, this is corrected by the above amendment.

Table 25-1: Permitted Uses in Special Use Incentive (A-Series) Zones

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
...	...	...	...	...	...	...	...
Billboards							
Billboards/Off-Site Advertising	N	N	N	N	N	~~N~~C	Subject to Chapter 21.54.
Civic/Institutional Uses							
~~Adult Day Care~~	~~AP~~	~~AP~~	~~Y~~	~~Y~~	~~C~~	~~Y~~	~~Subject to pending City regulations.~~
...	...	...	...	...	...	...	...
~~Parsonage~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~Accessory to and on the same parcel as associated religious assembly use.~~
...	...	...	...	...	...	...	...
Commercial: Business/Retail/Professional/Personal Services							
...	...	...	...	...	...	...	...
Basic Sales and Service: Retail/Business/Professional/Personal Services							
...	...	...	...	...	...	...	...

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
Daycare Center, Adult Daycare, or Pre-School, 15 persons or ~~More~~more	Y	Y	Y	Y	Y	Y	As defined in 21.15.730, subject to 21.52.249.
...	...	...	...	...	...	...	...
Massage Therapy – principal use	N	N	AP	AP	AP	AP	Subject to 21.52.030.
Massage Therapy – accessory use	N	N	A	A	A	A	
...	...	...	...	...	...	...	...
Medical Uses/Services							
~~Convalescent Hospital or Home~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	
Hospital	N	N	C	N	C	C	
~~Urgent Care Facility/Minor Medical Services~~	~~C~~	~~AP~~	~~AP~~	~~Y~~	~~Y~~	~~Y~~	
~~Massage Therapy~~	~~N~~	~~N~~	~~AP~~	~~AP~~	~~AP~~	~~AP~~	~~Allowed in all zones when provided as an accessory use only~~
~~Office, non-medical~~	~~N~~	~~N~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	
...	...	...	...	...	...	...	...
Residential Uses							
Child Day Care Home, 14 or Fewer Children	A	A	A	A	A	N	Subject to 21.51.230.

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
Religious Housing	A	A	A	A	A	A	Allowed as an accessory to and on the same parcel as associated religious assembly land use. As a principal use, see "shared housing."
Safe Parking Site	A	A	A	A	A	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Subject to 21.45.163.
~~Emergency Shelter~~Interim and Emergency Housing	C	C	C	C	C	C	Subject to Section ~~21.45.132~~21.45.153.
Transitional Housing	Y	Y	Y	Y	Y	N	
~~Supporting~~ Supportive Housing	Y	Y	Y	Y	Y	N	
~~Group Home (1-6 Persons)~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~N~~	
Home Occupation	A	A	A	A	A	N	Subject to 21.51.235.
Residential Units							
~~Live-Work Units/~~Artist Studio with Residence~~/Shopkeeper~~	~~Y~~N	~~Y~~N	Y	Y	Y	N	
Live-Work Units/Shopkeeper Units	AP	AP	AP	AP	AP	N	Subject to Section 21.52.240.5.

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
Caretaker residence or night watchman's quarters	N	N	~~N~~AP	~~N~~AP	~~N~~AP	~~N~~AP	Limited to sites with no residential dwelling units only. Subject to Section 21.52.209.5.
Multi-Family Dwelling	Y	Y	Y	Y	Y	N	~~Residential~~Multi-family development shall be limited to attached configurations (rowhomes, townhomes) and detached courtyard-style multifamily development such as bungalows~~; single-family detached homes are prohibited~~.
~~Senior and/or Handicapped Housing~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~N~~	
~~Accessory Dwelling Unit~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~N~~	
Single-Family Dwelling, Detached	N	N	N	N	N	N	Construction of a new detached single-family dwelling is prohibited. Existing detached single-family dwellings shall be a considered conforming use and shall not be subject to the

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
							requirements of Chapter 21.27 for nonconforming uses.
Residential Historic Landmark Building	Y*	Y*	Y*	Y*	Y*	Y*	*Subject to 21.52.265.5.
Room Rental	A	A	A	A	A	N	Subject to Section 21.51.270.
Shared Housing (items a through d below)							
a. Communal Housing	C	C	C	C	C	N	Subject to Section 21.52.270.5.
b. Employee Housing	Y	Y	Y	Y	Y	N	Subject to Section 21.45.163.5
c. Student Housing Facility	C	C	C	C	C	N	Subject to Section 21.45.163.5 and/or 21.52.270.5, as applicable.
d. Student Housing Development	N	N	C	C	C	N	Subject to Section 21.52.270.5.
Special Group Residence (items a through c below)	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~N~~	~~Subject to 21.52.271.~~
a. Group home (1–6 persons)	Y	Y	Y	Y	Y	N	Limited to one group home per lot or parcel, or must comply with special group residence requirements for 7+ persons. Subject to 21.52.271.
b. Community Care Facility	C	C	C	C	C	N	Subject to 21.52.271.

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~ All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
c. Skilled Nursing Facility	N	C	C	C	C	C	Subject to 21.52.271.
...	...	...	...	...	...	...	...
Miscellaneous and Other Uses							
...	...	...	...	...	...	...	...
~~Cellular or~~ Wireless Telecommunications Facility	C	C	C	C	C	C	~~Building or roof-mounted only, subject to 21.45.115 and 21.56; freestanding monopoles prohibited.~~Subject to Chapter 21.56.
...	...	...	...	...	...	...	...

Chapter 22.30.090 – GENERAL PROVISIONS – DEVELOPMENT STANDARDS (RMU, MU, C ZONES)

Table 30-3 Vehicular Parking Requirements

Table 30-3 Vehicular Parking Requirements ***See ~~City~~ development standard~~s~~ in Chapter 21.41.**					
Use		**Minimum ~~Zone~~ Parking Space Requirement**			**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~
		RMU3; RMU3-A/RMU4; RMU4-A	**MU-1; MU-1-A/MU-2; MU-2-A/MU-3; MU-3-A**	**C3/C3-A**	
Residential					
0–1 Bedroom		0.75	0.5	N/A	Per unit; See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.
2 Bedrooms		1.25	1	N/A	Per unit; See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.
3 or more bedrooms		1.5	1.25	N/A	Per unit; See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.
Special group residence~~, assisted living, congregate care~~		0.33	0.25	0.25	Per bed
~~Senior housing~~	~~0.5~~	~~0.25~~	~~N/A~~	~~Per bed~~ ~~See parking incentives for inclusion of affordable housing~~	
~~Live-work units/artist~~ Artist studio with residence~~/shopkeeper~~	1.5	1	N/A	Per unit ~~See parking incentives for inclusion of affordable housing~~	

Table 30-3 Vehicular Parking Requirements *See ~~City~~ development standards in Chapter 21.41.						
Use		**Minimum ~~Zone~~ Parking Space Requirement**				**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~
		RMU3; RMU3-A/RMU4; RMU4-A		**MU-1; MU-1-A/MU-2; MU-2-A/MU-3; MU-3-A**	**C3/C3-A**	
Live-work units/shopkeeper units	1.5	1.25	N/A	Resident parking. Parking for commercial floor area not required.		
Religious Housing	1	1	1	Per unit		
Guest parking		1.0 per 6 units		1.0 per 8 units	N/A	See parking incentives for inclusion of affordable housing.
Interim and Emergency Housing						
≤20,000 sq. ft. GFA	2	2	2	Per 1,000 sq. ft. GFA. Additionally, one loading space compliant with the standards of Chapter 21.41 shall be provided for each twenty-five (25) beds or fraction thereof.		
>20,000 sq. ft. GFA	2	2	2	Per 1,000 sq. ft. GFA. Additionally, one loading space compliant with the standards of Chapter 21.41 shall be provided for each twenty-five (25) beds or fraction thereof.		
Shared Housing						
0–1 Bedroom	0.75	0.5	0.5	Per unit; See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.		
2 Bedrooms	1.25	1	1	Per unit; See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.		

Table 30-3 Vehicular Parking Requirements *See ~~City~~ development standards in Chapter 21.41.						
Use		**Minimum ~~Zone~~ Parking Space Requirement**				**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~
		RMU3; RMU3-A/RMU4; RMU4-A		**MU-1; MU-1-A/MU-2; MU-2-A/MU-3; MU-3-A**	**C3/C3-A**	
3 or more bedrooms	1.5	1.25	1.25	Per unit; See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.		
Non-Residential (including within mixed-use projects)						
Basic Retail Sales and Personal Service						
≤6,000 sq. ft. GFA		1		-	2	Per 1,000 sq. ft. Waived for MU zones.
>6,000 sq. ft. GFA		2		2	2	Per 1,000 sq. ft.
Pop-Up Shop/Stand/Itinerant Vendor	-	-	-	Parking requirements waived		
...		...		...	...	...
Fitness Studios						
...		...		...	...	...
~~Medical Office or Clinic/Veterinary Clinic~~		~~2~~		~~2~~	~~2~~	~~Per 1,000 sq. ft.~~
...		...		...	...	...
Office~~, non-~~ and medical uses						
Medical Office or Clinic	2	2	2	Per 1,000 sq. ft. Includes chiropractors, dentistry, dietician/nutritionist, medicine, medical laboratory, licensed professional care providers, psychiatry, and psychology.		
Office, non-medical ≤20,000 Sq. Ft. GFA	2	2	2			
Office, non-medical >20,000 Sq. Ft. GFA		2		2	~~*~~2	

Table 30-3 Vehicular Parking Requirements *See ~~City~~ development standards in Chapter 21.41.						
Use		**Minimum ~~Zone~~ Parking Space Requirement**				**Notes and Exceptions** ~~Code section numbers reference the Long Beach Municipal Code.~~
		RMU3; RMU3-A/RMU4; RMU4-A		**MU-1; MU-1-A/MU-2; MU-2-A/MU-3; MU-3-A**	**C3/C3-A**	
~~Hotel~~	~~1~~	~~0.75~~	~~*~~	~~Spaces per room~~		
~~Urgent Care Facility/Minor Medical Services~~	~~2~~	~~2~~	~~2~~			
Veterinary clinic with or without adoption or boarding	2	2	2			
~~Pop-Up Shop/Stand/Itinerant Vendor~~	~~=~~	~~=~~	~~=~~	~~Parking requirements waived~~		
Transient Lodging						
Hotel		1		0.75	1	Spaces per guest room
Motel		1		1	1.25	Spaces per guest room
…		…		…	…	…

Chapter 22.40 – GENERAL PROVISIONS – DEVELOPMENT STANDARDS (MFR ZONES)

Table 40-4 – Parking Standards

Table 40-4 Parking Standards				
Legend: **Acre=ac** **Feet=ft.** **Dwelling unit = du** **Square feet = sf.** **Maximum= Max** **Minimum=Min**	**Zones**		**Metric (Per Unit or Bed)**	**Notes and Exceptions:** **See LBMC Section 22.40.060.B for regulations on rounding fractional numbers.**
	MFR-L	**MFR-M**		

Minimum Vehicle Parking Requirements					
0 to 1 bedroom	0.75	0.75		Per unit	
2 bedrooms	1.25	1.25		Per unit	
3 bedrooms or more	1.5	1.5		Per unit	
Special group residence~~, assisted living, congregate care~~	0.33	0.33		Per bed	
~~Senior housing~~	~~0.5~~	~~0.5~~	~~Per bed~~		
Live~~/~~-Work Units/Shopkeeper Units	1.5	1.5		Per unit	Resident parking. Parking for commercial floor area not required.
Interim and Emergency Housing					
≤20,000 sq. ft. GFA	N/A	2	Per 1,000 sq. ft. GFA.		Additionally, one loading space compliant with the standards of Chapter 21.41 shall be provided for each twenty-five (25) beds or fraction thereof.
>20,000 sq. ft. GFA	N/A	2	Per 1,000 sq. ft. GFA.		Additionally, one loading space compliant with the standards of Chapter 21.41 shall be provided for each twenty-five (25) beds or fraction thereof.
Shared Housing					
0–1 bedroom	0.75	0.75	Per unit		See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.
2 bedrooms	1.25	1.25	Per unit		See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.
3 or more bedrooms	1.5	1.5	Per unit		See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing.

Guest parking	1	1	Per every 6 units	Applies to all uses in this table.
Minimum Bicycle Parking Requirements				
Bicycle parking space	1	1	Per every 5 units	50 percent of bicycle parking shall be secure spaces. Bicycle parking spaces shall be located near main entrance with good visibility, not to obstruct auto or pedestrian movement.

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5. Alternatives to Parking Requirements.
    b. On-site alternatives to required vehicle off-street parking. One or more of the following alternatives may be substituted for required off-street parking spaces on the same parcel or integrated development site as the land use the spaces serve:
        vii. Tandem parking. Pursuant to Section 21.41.235 of the Zoning Code, tandem parking is permitted as follows:
            2) Tandem parking, where permitted, shall comply with the following standards:
                A) ~~Handicapped~~ Disabled parking shall not be in tandem.

Editor's note: The above amendment edits only subparagraph 5.b.vii.2).A) of Section 21.41.030. The remainder of this Section is unchanged and is not shown.