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# North Long Beach UPLAN Zoning District Recommendations

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**DRAFT**

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# 1 Introduction

The goal of the North Long Beach UPLAN Project is to create a new vision, economic strategies, zoning recommendations, and active transportation improvements through a collaborative effort between the City of Long Beach and the community to guide future development in North Long Beach (Uptown).

The Draft Uptown UPLAN Zoning District Recommendations outlines a set of 6 draft zoning districts (zones), specifically calibrated for the Uptown study area. These zones are intended to expand the City of Long Beach zoning toolkit to promote neighborhood investment, revitalization, and healthy communities in a mixed-use format consistent with the draft General Plan Neighborhood Serving Center or Corridor-Low Density, Neighborhood Serving Center or Corridor-Moderate Density, and Community Commercial PlaceTypes.

The City of Long Beach requested that the recommendations address the following specific issues:

- Create a set of zones that could be reviewed for applicability throughout the City. This has been addressed by aligning the draft zones with the corresponding PlaceType the zone can be used to implement.
- Customize a set of zones specific to the needs of the Uptown community as identified through the UPLAN project public engagement process. This has been addressed by establishing the Uptown Study Area as a “Neighborhood Modification Area” with use and setback modifications specific to the community-voiced interests.
- Incentivize mixed-use, adaptive reuse, and infill development of vacant lots. This has been addressed through zone requirements that calibrate land use permissions, specific use standards, development standards, and zone-specific parking regulations.
- Enable increased flexibility for change of use within existing buildings. This has been addressed through the simplification of use regulations, including the consolidation of many individually regulated uses into a single use category regulated by a single parking standard.
- Identify potential short-term and long-term parking strategies to support a multi-modal environment. Where parking solutions can be addressed within the zoning recommendations of this submittal, they have been addressed herein. Additional recommendations are summarized in Appendix B of this submittal.
- Identify potential new tools that can be used to update the City-wide code in the future. This has been addressed by recommending new approaches to permitted use categories, definitions, discrete text sections, and defined height regulation definition.
- Assess the Study Area for reasonable development potential based on setbacks. This has been addressed by analyzing parcel size, ground truthing studies (submitted separately), and calibration of setbacks for the Uptown Zone study area. See March 2019 DRAFT submittal for further information.

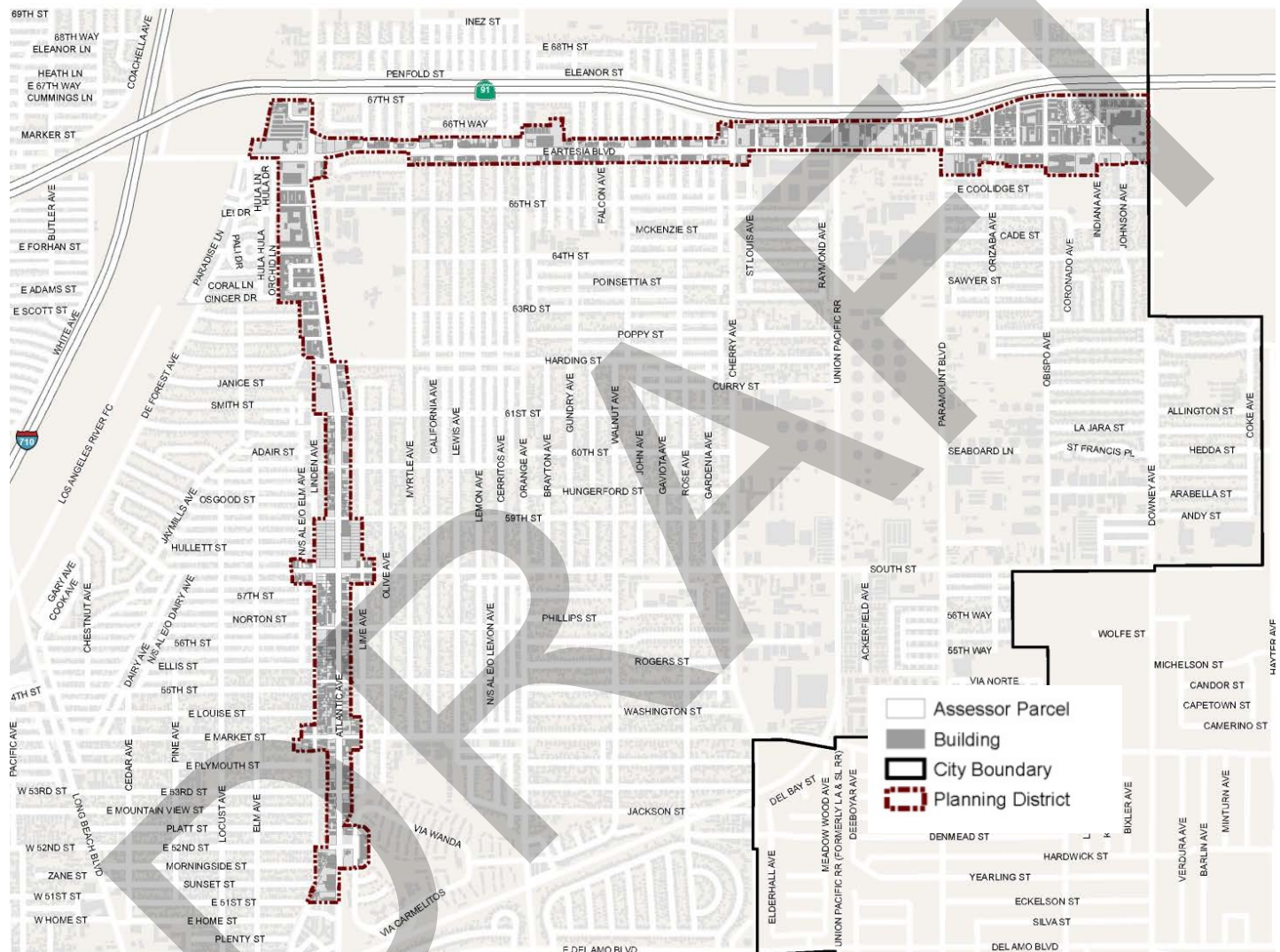
The Draft Zoning District Recommendations have been written to be adopted in the future as part of an updated zoning ordinance. For this reason some of the formatting, approach, and nomenclature is not consistent with the existing format of the municipal code. Features of the recommendations, such as the nomenclature of zones, are subject to further discussion and refinement in a future phase of work. See Section 1.2 below for additional information.



## 1.1 Study Area and Context

The North Long Beach UPLAN Study Area (Study Area) encompasses the corridors along Atlantic Boulevard (between E 51st Street and SR 91) and Artesia Boulevard (Atlantic Boulevard to Downey Avenue) in the North Long Beach neighborhood of the City of Long Beach, as shown in **Figure I-1**. The Study Area is located in North Long Beach, surrounded by Interstate 710, State Route 91, and the Los Angeles River.

**Figure I-1: North Long Beach UPLAN Study Area**

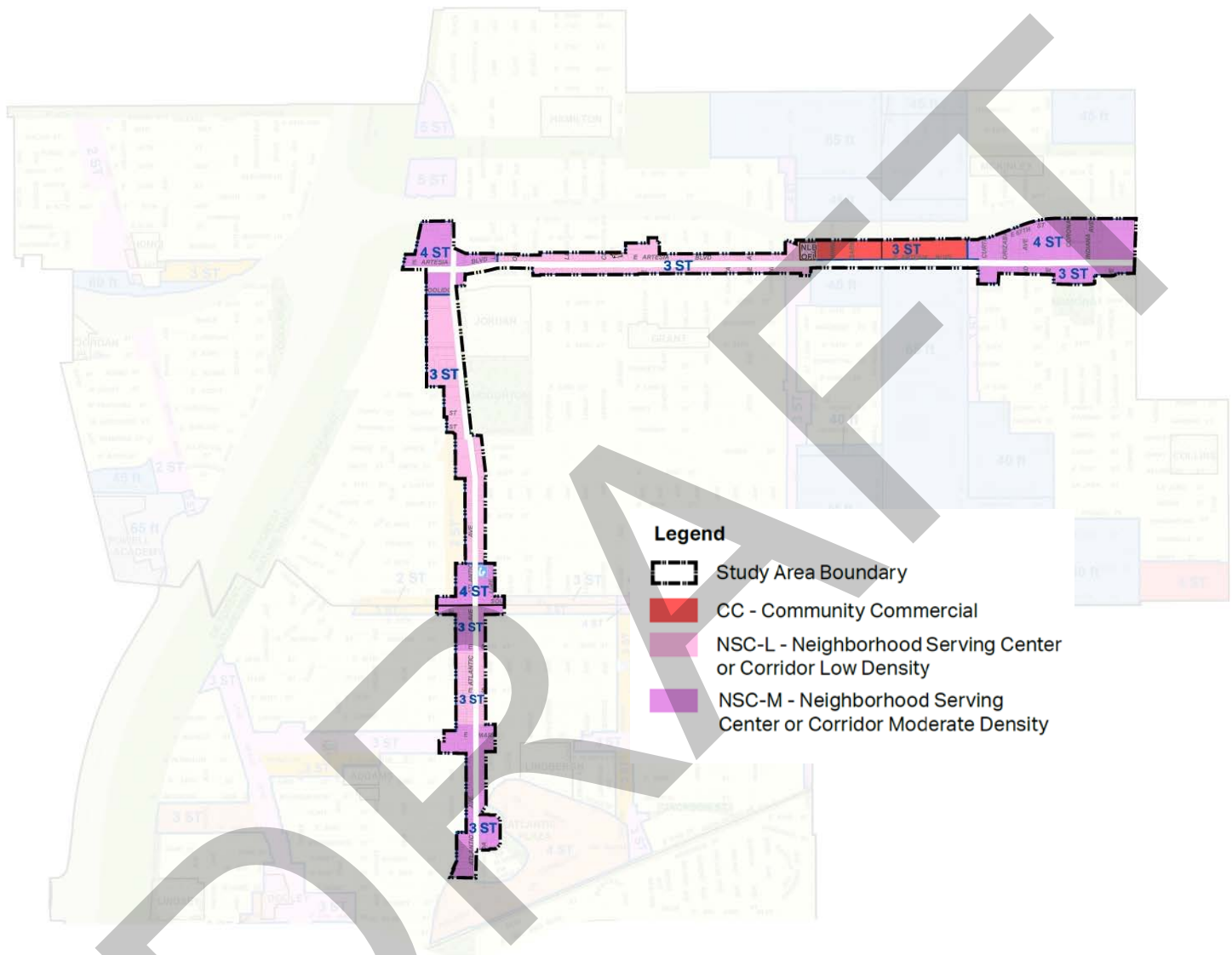


The existing Study Area land uses are a mix of Community Commercial (shown in red in **Figure I-2**), Neighborhood Serving Center of Corridor Low Density (shown in pink), and Neighborhood Serving Center or Corridor Moderate Density (shown in purple). Per the City of Long Beach Draft General Plan 2040 Land Use Element, Community Commercial is a PlaceType intended for community-serving commercial and office uses of moderate to large format.<sup>1</sup> These may include auto sales and repair, appliance sales and repair, furniture stores, hardware stores, clothing stores, restaurants, grocery stores, fast-food outlets and similar uses. Neighborhood Serving Center of Corridor PlaceTypes are mixed-use neighborhood-serving commercial areas integrated with residential opportunities. Low Density areas are for lower-intensity daily needs and services with residential densities up to 44du/acre. Moderate Density areas are for more moderate-intensity uses with residential densities up to 54du/acre. These areas serve neighborhood daily needs such as

<sup>1</sup> City of Long Beach (2017) *Draft General Plan 2040 Land Use Element*. Retrieved from [http://www.longbeach.gov/globalassets/city-news/media-library/documents/lue/november-2017/draft\\_longbeachlanduseelement\\_11-2017\\_sml](http://www.longbeach.gov/globalassets/city-news/media-library/documents/lue/november-2017/draft_longbeachlanduseelement_11-2017_sml)

restaurants, cafes, retail shops, financial institutions, fitness centers and other daily conveniences and compatible public facilities are encouraged.

**Figure I-2: Study Area General Plan PlaceTypes**



## 1.2 UPLAN Phase 2 Expanded Applicability

Phase 1 of the UPLAN project was limited to the study area identified in Figure I-1. Based on this limited scope, the zoning district recommendations were calibrated for the conditions and needs of these particular corridors. This calibration included the permitted use table and associated development standards. In Phase 2 of the UPLAN project, these draft zones may be considered for expanded application to other areas of Uptown, where the NSC-L, NSC-M, and CC PlaceTypes are designated by the General Plan. Broader areas of Uptown, or other parts of the City, may have different use and development standards needs than the Phase 1 study area. To support thinking about broader potential application of these zones, Appendix B of this document includes a Permitted Uses table that may be applicable to a broader area, outside of the Phase 1 UPLAN study area, subject to further study based on potential expansion areas.

One method for addressing these place-based zone needs could be to convert the Uptown Zones into a standard set of zones that are then calibrated for particular places, or height maximum from the General Plan, through adoption of Neighborhood Modification Areas. This approach was explored in the March 2019 DRAFT submittal of these recommendation. The approach can be further explored and developed in future phases of work.



## 2 Code Development Action Items: Future Study

The following list represents potential future actions items, for continued research, evaluation, and code update solutions to be addressed in Phase 2 of UPLAN and/or future City efforts. This is a general list of items, and the order does not represent any prioritization.

1. **Assign New Zones to Starr-King Area.** Expand zoning recommendations to apply to the Starr-King area on Artesia Boulevard west of I-710.
2. **Citywide Applicability Approach.** Assess General Plan PlaceTypes, by neighborhood locations, to identify other areas of the City where Uptown Zone Recommendations may also be applicable. These locations would be subject to the broader set of permissions shown in Appendix B, or identification as a Neighborhood Modification Area.
3. **Increase Incentives.** Explore additional incentives for desired uses, such as increased height or parking reductions, based on performance standards.
4. **Use: Dancing.** Evaluate best practices for increasing permissions for this use through improved supplemental standards and review process.
5. **Housing Services.** Review how to be more permissive to address and support services provided within housing developments. Addressing this need will help support housing affordability and the provision of support services for underserved communities and/or populations.
6. **Open Space Standards.** Develop standards that facilitate the provision of open space and provide some degree of flexibility while providing a suitable level of design, safety, and visibility for community benefit.
7. **Articulation Standards.** Develop/refine standards for quality design and useable public-benefit paseos without rigid building uniformity.
8. **Building Height Standards.** Work with staff to review full set of existing building height challenges to determine if the new recommendation addresses all functional/practical challenges.
9. **Nomenclature:** Confirm approach to the naming of new zoning districts. Nomenclature may continue to follow existing conventions, or be updated to reflect new approach and PlaceTypes.
10. **Definitions Review.** Assess and recommend new definitions to support flexibility for evolution of uses, building types, and construction technology.
11. **Explanatory Diagrams.** Supplement zone recommendations text/tables with explanatory diagrams for clarity.

## 3 Uptown Zoning District Recommendations, Phase 1

### A. Purpose and Intent

#### 1. Purpose.

The following zones are established to support a healthy, active area with a mixture of uses that support a full-service community along corridors and at activity nodes.

#### 2. Intent and Applicability.

The zones of this Chapter are intended as foundational new zones to reflect the community needs and implement the General Plan. See Table 1 for zone alignment with General Plan PlaceTypes. Zones are not intended to be exhaustive, nor include all permitted uses allowed within the City of Long Beach. State regulated land uses requiring ministerial permission in at least one zone may be found in other areas in the City of Long Beach.

- A. Zone standards are subject to be further modified by adopted Neighborhood Modification Areas; see Section E of this Chapter.
- B. Definitions specific to this Chapter are included in Appendix A.

**Table 1 General Plan Implementation**

Implementing Zone Abbreviation	General Plan PlaceType Implemented		
	NSC-L Neighborhood Serving Center or Corridor Low Density	NSC-M Neighborhood Serving Center or Corridor Moderate Density	CC Community Commercial
RMU3	X		
RMU4		X	
MUC	X		
MUN1		X	
MUN2		X	
C3			X

### 3. Districts Established.

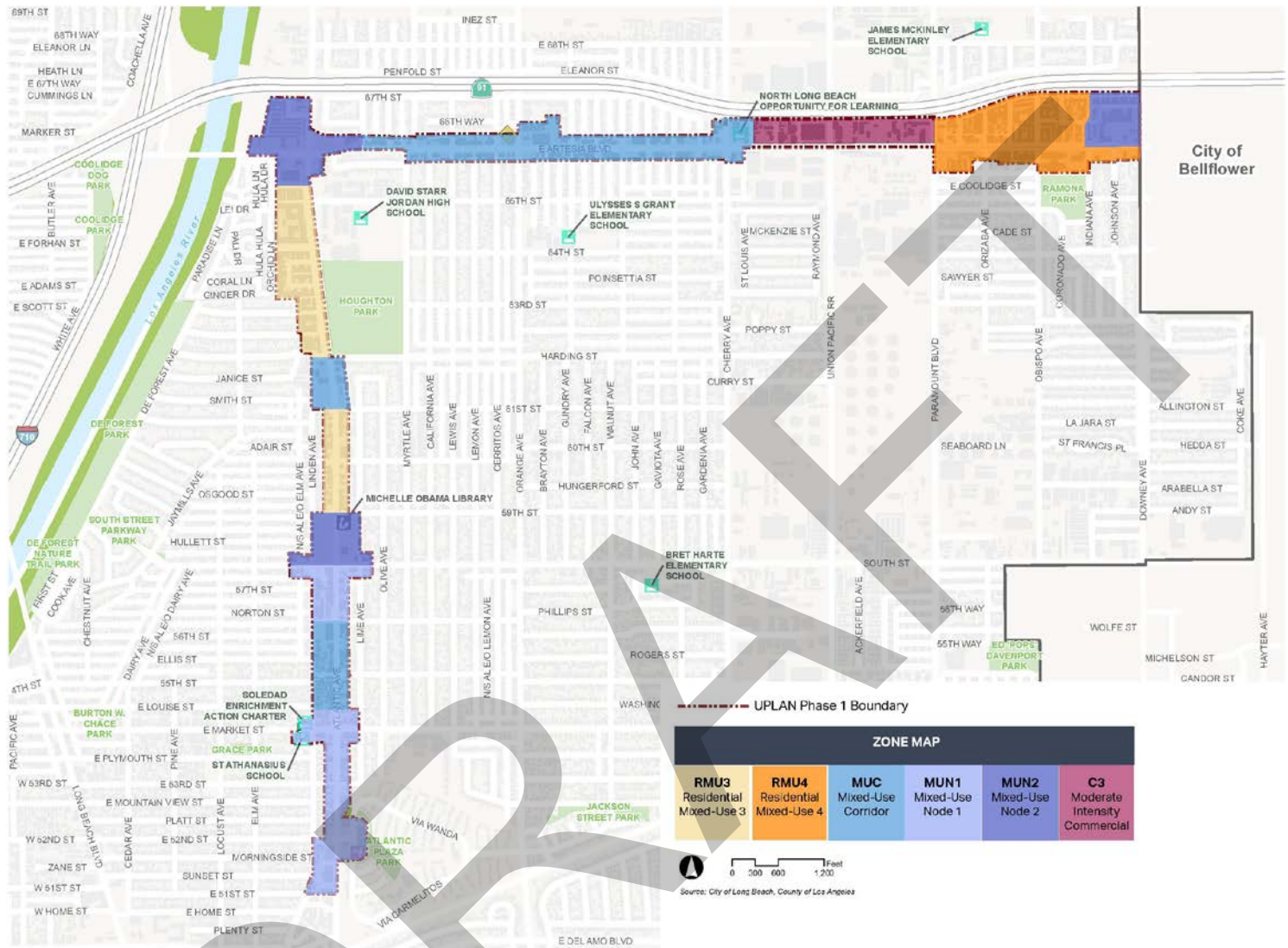
- A. Five (5) zones are established to foster multi-modal mixed-use corridors that provide daily needs, goods, and services in walkable proximity to established residential neighborhoods.
  - 1. **Residential Mixed-Use 3 (RMU3)** zone is residentially-focused and permits a range of residential configurations with limited neighborhood-serving non-residential uses. Uses may be configured in a horizontal or vertical mixed-use format.
  - 2. **Residential Mixed-Use 4 (RMU4)** zone is residentially-focused permitting higher density residential in areas where multi-family housing is currently the dominant use. This zone permits intensification of existing residential areas to increase housing opportunities and introduce neighborhood-serving uses in proximity to residents.

3. **Mixed-Use Corridor (MUC)** zone provides for medium-scale, mixed-use development as a transition between residential and mixed-use nodes. This zone permits mixed residential and non-residential in a wide variety of configurations.
  4. **Mixed-Use Node 1 (MUN1)** zone provides for neighborhood activity centers in proximity to bus routes and multi-modal corridors. This zone permits horizontal and vertical mixed-use appropriately scaled for adjacent neighborhoods.
  5. **Mixed-Use Node 2 (MUN2)** zone provides for the highest intensity neighborhood activity centers in proximity to bus routes and multi-modal corridors. This zone permits horizontal and vertical mixed-use scaled for the highest intensity uses that benefit from transit proximity and pedestrian activity.
- B. The following commercial zone is established to implement the transition from industrial uses to commercial uses.
1. **Commercial 3 (C3)** zone is a non-residential zone that supports the transition of larger format industrial/light industrial development to neighborhood services. This zone permits non-residential development, scaled to the neighborhood setting, with a range of services and employment intensities.

#### 4. Uptown Zone Boundaries Established.

Figure 1 identifies the boundaries of the zone designations established by this Chapter within the North Long Beach Neighborhood, north of Del Amo Boulevard. The zone standards implement the General Plan, the North Long Beach Strategic Guide for Redevelopment, the Artesia Boulevard Complete Street Master Plan, and the UPLAN project. All documents incorporated community feedback.

Figure 1: Uptown Zone Boundaries



## 5. Site Plan Review.

Site Plan Review shall be required pursuant to Division V of Chapter 21.25 (Specific Procedures).

## B. Zoning Districts and Standards

### 1. General Use Requirements.

A. **Permitted Uses.** Table 3 establishes the land use permissions applicable to the Uptown zones identified within this Section. Figure 1 illustrates the boundaries for each zoning district. Use permissions shall be applicable to all existing and new uses, structures, and activities within the identified zone.

1. Prior to the establishment 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. **Support Adaptive Reuse.** The application of zoning of this Section and interpretation of standards should support adaptive reuse, to the extent practical, to meet the development, economic, and parking needs of the community.
1. All existing buildings, on the day the property is rezoned, shall be permitted to be adaptively reused to any use permitted within the MUC, MUN1, or MUN2 Zones subject to the special development standards of Section 21.45.500.
  2. See Table 7 for potential parking incentives related to Historic Buildings & Adaptive Reuse of Non-Designated Structures.
- C. **Prohibited Uses.** Uses not listed in Table 3 are prohibited, unless determined to be similar compatible uses, consistent with Section B.2.D. below.
- D. **Unlisted or Similar Compatible Uses.** Any land use that is not specifically listed in the land use tables for the applicable zone shall not be allowed or permitted within the zone. However, the Zoning Administrator shall have the authority to determine whether the proposed use may be permitted when all the following findings are made by the Zoning Administrator in writing:
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 density 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.
  6. Decisions of the Zoning Administrator may be appealed subject to Chapter 21.21.
  7. When the Zoning Administrator makes the findings in writing, the proposed use will be treated in the same regulatory manner as the similar listed permitted use for allowable location(s), permits required, and all other applicable standards and requirements of this Zoning Code.
- E. **Temporary Uses.** The temporary uses regulated by the City and not listed in this Section shall be applicable to all zones addressed by this Chapter.

## 2. Land Use Operations.

Mixed-use development requires special attention to the compatibility and livability of all uses within a building and the adjacent uses/buildings. Within the Uptown Zones:

- A. No operations conducted on any property shall create objectionable and/or obnoxious dust, light, matter, mud, noise, odor, refuse, smoke, steam, vibration, maintenance needs of grounds or buildings, or other nuisance(s).
- B. No land use shall be detrimental to the health and welfare of the surrounding community. See Site Design Standards and referenced use standards sections for further requirements.

## 3. Permit Requirements.

All permitted land uses are identified by a permit type consistent with Table 2. City Municipal Code section references are provided for applicable permit types.



Table 2 Land Use Permit Types and Processes

Symbol	Permit Requirement	Procedure/Standards Section
Y	Yes, the use is permitted.	
N	No, the use is not permitted.	
C	Conditional use permit required.	Chapter 21.52
AP	Administrative use permit required.	Chapter 21.52
A	Accessory use subject to special development standards.	This Chapter and Chapter 21.51
T	Temporary use subject to provisions.	Chapter 21.53
N/A	Not applicable to the zone.	

Table 3 Permitted Uses [Table is color coded by permit type for ease of review]

Uses	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	RMU3	RMU4	MUC	MUN1	MUN2	C3	
Alcoholic Beverages Sales and Uses							
Off-Premise Sales, within 500ft. of district allowing residential uses	N	N	N	N	N	C	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process
Off-Premise Sales, > 500ft. from district allowing residential uses	N	N	N	N	N	C	
On-Premise Sales, within 500ft. of district allowing residential uses	N	C	C	C	C	C	Subject to Section 21.45.114.
On-Premise Sales, > 500ft. from district allowing residential uses	N	C	C	C	C	C	
Alcohol Beverage Manufacturing	N	N	AP	N	N	AP	
Accessory Tasting Room	N	N	A	N	N	A	
Assembly Uses, see Section 21.45.125 – Uses Listed directly from new City Council decision							
Live or Movie Theater							
≤100 Seats	N	N	Y	AP	AP	Y	AP for review of noise and gathering impacts on residential within 500 feet
101+ Seats	N	N	AP	AP	AP	Y	
Assembly Uses (Accessory <25% Of GFA)	Y	Y	Y	Y	Y	Y	Shall comply with applicable regulations for assembly uses, such as parking and building code requirements
Religious Assembly Uses							
≤2,500 sf GFA and ≤100 occupants	AP	AP	Y	Y	Y	Y	
2,501≤25,000 sf GFA, or ≥101 Occupants	N	N	AP	AP	AP	Y	
≥25,000 sf GFA	N	N	AP	C	C	Y	
Fitness Facility							

≤2,500 sf GFA	AP	AP	Y	Y	Y	Y	
2,501≤25,000 sf GFA	N	N	AP	AP	AP	Y	
> 25,000 sf GFA	N	N	AP	C	C	Y	
<b>Automobile / Vehicle / Transportation Uses</b>							
Auto Detailing	N	N	N	N	N	N	
Auto Detailing, With Handheld Machines Only	N	N	Y	N	N	Y	Inside parking structures or garages only
Δ Car Wash	N	N	N	N	N	N	
Fleet Services and Towing	N	N	C	N	N	C/A	Single vehicle parking permitted; see Specific Use Regulations. Accessory uses limited to hotel primary use only; no auto repair
<b>Gasoline/Diesel Fuel Sales</b>							
New Use	N	N	N	N	N	N	
Diesel Fuel	N	N	N	N	N	N	
<b>Automotive Sales &amp; Repair</b>							
General Auto Repair	N	N	N	N	N	N	As defined in 21.15.280
Minor Auto Repair	N	N	C	N	N	C	Permitted only on the ground floor.
Motorcycle/Scooter/Jet Ski/Vehicle Sales	N	N	N	N	N	AP/C	Indoor only; conditional use permit when located above the ground floor.
Parts, with installation	N	N	N	N	N	N	
Parts, without installation	N	AP	AP	AP	N	Y	
<b>Parking Structure</b>							
Accessory Use	A	A	A	A	A	A	
Primary Use, Public	AP	AP	AP	AP	AP	AP	Subject to requirements of Section B.6.
Primary Use, Private	N	N	C	C	C	C	
Recreational Vehicle Storage	N	N	N	N	N	N	
<b>Rental Agency</b>							
Mobility Services	Y	Y	Y	Y	Y	Y	Shared, non-motorized, kiosks, dock-less, and/or individual mobility solutions; subject to City regulations
Traditional Daily+ Automobile Rental	N	N	A	N	N	Y	Accessory to hotel use only; no auto repair services
Transportation Facilities	N	N	N	N	N	N	Bus terminals, bus yard, cab stands, heliports/helistops, train stations, etc.
<b>Billboards</b>							
Billboards/Off-Site Advertising	N	N	N	N	N	N	Regardless of size
<b>Civic / Institutional Uses</b>							
Adult Day Care	AP	AP	Y	Y	C	Y	Subject to pending City regulations
College, University, Business or Professional School	N	N	N	Y	Y	Y	
Community Center / Senior Center	N	Y	Y	Y	Y	Y	
Elementary or Secondary School	N	Y	Y	Y	Y	C	
Government Offices, Facilities, or Civic Uses	C	C	Y	AP	Y	Y	
Industrial Arts Trade School or Rehabilitation Workshop	N	AP	AP	AP	C	Y	
Mortuary or Funeral Home	N	N	N	N	N	AP	Minimum 600 feet from any residential zone, as defined in 21.52.211
Museum	Y	Y	Y	Y	Y	Y	
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Y	Y	Y	Y	Y	Subject to standards of 21.52.260, 21.45.155
Interim Parks							

Community Garden	IP	IP	IP	IP	IP	IP	Subject to 21.52.260
Passive Park	Y	Y	Y	Y	Y	Y	Subject to 21.45.155
Playground	IP	IP	IP	IP	IP	IP	
Recreational park	AP	AP	AP	AP	AP	AP	Subject to 21.52.260
Urban Agriculture	Y	Y	Y	Y	Y	Y	
Parsonage	A	A	A	A	A	A	Accessory to and on the same parcel as associated religious assembly use
Library, Public or Private	N	Y	Y	Y	Y	Y	
Social Service Office	N	N	AP	AP	AP	AP	As defined in 21.15.2795 w/ or w/o food distribution
<b>Commercial: Business / Retail / Professional / Personal</b>							
Animals, Kennels or Boarding	N	N	N	N	N	C	
Animals, Veterinary Clinic	N	N	Y	Y	Y	C	
ATM, Interior	N	N	Y	Y	Y	Y	
ATM, Exterior or free-standing walk up	N	N	AP	AP	AP	AP	
ATM Drive-Thru Machine	N	N	N	N	N	N	
Bail Bonds	N	N	N	N	N	N	Only within 600 feet of a police station, jail, or court
<b>Basic Sales and Service: Retail / Business / Professional / Personal</b>							
≤4,500 sf GFA	Y	Y	Y	Y	Y	Y	
>4,500 and ≤9,000 sf GFA	N	AP	Y	Y	Y	Y	Subject to 21.52.251 in RMU3 and RMU4 zones
>9,000 sf GFA	N	N	Y	C	N	Y	
Thrift Store, Consignment, Used Merchandise, Pawn	N	N	N	N	N	C	Regardless of size
Daycare Center or Pre-School, 15 or More	Y	Y	Y	Y	Y	Y	As defined in 21.15.730, subject to 21.52.249
Gallery / Experience / Demonstration Space	N	AP	Y	Y	N	Y	
Equipment Sales, Rental, or Repair	N	N	AP	N	N	Y	Indoor only; outdoor display or sales prohibited
<b>Financial Services</b>							
With Drive-Up Windows	N	N	N	N	N	N	Subject to Sections 21.45.130, 21.45.116 and 21.52.212
Without Drive-Up Windows	N	N	Y	Y	Y	Y	
Alternative Financial Services	N	N	N	N	N	N	Check Cashing, Payday Loans, Cash for Gold, etc. subject to 21.45.116
Firearms or Other Weapons, Sales or Repair	N	N	N	N	N	N	
Laundromat	C	C	C	C	C	C	
Manufacture of Products Sold On-Site	N	A	AP	A	A	Y	See Specific Use Standards
<b>Medical Uses / Services</b>							
Convalescent Hospital or Home	N	AP	N	N	N	C	
Medical Office or Clinic	C	AP	Y	Y	Y	Y	
Hospital	N	N	N	N	N	C	
Urgent Care Facility/Minor-Medical Services	C	C	AP	Y	Y	Y	
<b>Massage Therapy</b>							
Accessory Use	N	N	A	A	A	A	
Primary Use	N	N	AP	AP	AP	AP	
Office, non-medical	N	AP	Y	Y	Y	Y	
Outdoor Flower, Plant, Fruit, or Vegetable Sales	A	A	Y	A	A	Y	Maximum of 6,000 sq.ft. for accessory uses
Outdoor Swap Meet, Flea Market, Sales Event	T	T	T	T	T	T	Permitted only on the ground floor

Pop-Up Shop / Stand / Itinerant Vendor	N	N	Y/T	Y/T	Y/T	Y/T	Subject to 21.45.135, except subsection B.I
Recycling Collection Center for Cans and Bottles Subject to 21.51.265, no more than four vending machines at one location							
Staff Attended	N	N	AP	N	N	AP	Permitted only on the ground floor.
Unattended	A	A	A	A	A	A	Accessory to a grocery store only, permitted only on the ground floor.
Repair Services	N	N	C	N	N	Y	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Self-Storage, mini- warehousing (indoor only)	N	N	N	N	N	N	Indoor or outdoor
Tattoo Parlor / Piercing Studio	N	N	C	C	N	Y	Subject to 21.45.166
Termite and Pest Control	N	N	N	N	N	N	
Entertainment							
Amusement Machines (≤4)	N	A	A	A	A	A	See Section 21.51.205
Banquet Room Rental, Accessory Use	N	N	A	A	A	A	Accessory to restaurant or hotel
Banquet Room Rental, Primary Use	N	N	AP	C	C	AP	
Sporting / Recreational Commercial Uses	N	N	C	C	N	AP	
Dancing, Accessory Use	N	N	A	A	A	A	Accessory to restaurant, hotel, banquet room only. City council hearing is required for new and transferred business licenses.
Private Club, Social Club, Night Club, Pool Hall	N	N	C	C	C	C	City council hearing required for new and transferred business licenses; consistent with Section 21.32
Other Entertainment Uses							
Accessory to a Restaurant or Food Service Use	C	AP	Y	Y	Y	Y	See Specific Use Regulations, Section C.4 within this chapter.
≤9,000 Sq. Ft GFA	N	C	AP	AP	AP	Y	
>9,000 Sq. Ft GFA	N	N	C	C	C	AP	
Food Uses							
Grocery and Food Market							
≤4,500 sf GFA	AP	Y	Y	Y	Y	Y	
>4,500 and ≤9,000 sf GFA	N	AP	Y	Y	Y	Y	Drive-thru subject to 21.45.130
>9,000 sf GFA	N	C	Y	C	C	Y	Drive-thru subject to 21.45.130
Mobile Food Trucks (Temporary)	T	T	T	T	T	T	Subject to 21.53.106
Outdoor Dining / Seating	A	A	A	A	A	A	
Restaurants & Ready-To-Eat Foods							
Without Drive-Thru	N	AP	Y	Y	Y	Y	
With Drive-Thru	N	N	N	N	N	N	
With Entertainment	N	N	Y	Y	Y	Y	City council hearing required for new and transferred business licenses; AP required for mixed-use consistency verification
Vending Cart (Food Only)	AP	AP	AP	AP	AP	AP	Subject to 21.45.170 and limited operating hours
Vending Machines (Exterior)	N	N	A	A	A	A	Accessory to existing retail sales; subject to 21.51.295
Residential Uses							
Child Day Care Home, 14 or Fewer Children	A	A	A	A	A	N	Subject to 21.51.230
Emergency Shelter	C	C	C	C	C	C	Subject to 21.45.132
Group Home (1-6 Persons)	Y	Y	Y	Y	Y	N	As defined in 21.15.1200
Home Occupation	A	A	A	A	A	N	Subject to 21.51.235
Residential Units <i>Restrictions on ground floor residential may apply</i>							

Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y	Y	Y	Y	N	
Caretaker residence	N	N	N	N	N	N	
Multi-Family	Y	Y	Y	Y	Y	N	
Senior and/or Handicapped Housing	Y	Y	Y	Y	Y	AP	
Single-Family Attached	Y	Y	Y	N	N	N	Residential development shall be limited to attached configurations (rowhomes, townhomes, etc.); single-family detached homes are prohibited.
Single-Family Detached	N	N	N	N	N	N	
Residential Historic Landmark Building	*	*	*	*	*	*	*Subject to 21.52.265.5
Room Rental	A	A	A	A	A	N	Subject to 21.51.275
Special Group Residence	N	C	C	C	N	N	As defined in 21.15.2810 subject to 21.52.271
<b>Temporary Lodging</b>							
Bed and Breakfast / Inn	N	C	AP	AP	N	N	Subject to 21.52.209; inns with fewer than seven guest rooms are exempt from AP requirement
Hotel	N	N	C	C	C	C	As defined in 21.15.1380, subject to 21.52.235
Motel	N	N	N	N	N	N	As defined in 21.15.1380; see Appendix B for permissions potentially applicable to broader areas of the City.
Youth Hostel	AP	AP	AP	AP	AP	Y	
<b>Miscellaneous and Other Uses</b>							
Adult Entertainment Business	N	N	Subject to 21.32.035 and 21.12.110 locational standards				Subject to 21.45.110
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	T	T	T	T	Subject to 21.53.109 and 21.53.113
Cellular or Wireless Facility	C	C	C	C	C	C	Building or roof-mounted only, subject to 21.45.115 and 21.56; freestanding monopoles prohibited
Electric Distribution Station/Substation	C	C	C	C	C	C	
Medical Marijuana or Adult-Use Cannabis Dispensary	N	N	C	C	C	Y	Subject to Cannabis Social Equity Program.
Unattended Donation Box	A	A	A	A	A	A	Subject to accessory use standards Section 21.51.294

#### 4. Development Standards

Tables 4 through 8 of this Chapter establish development standards for the Uptown Zones. See Figure 2 for Development Standards Diagram.

A. **Intensity (FAR).** The intensity of non-residential development shall meet the established minimum required FAR and shall not exceed the maximum FAR.

1. Area dedicated to parking structures and residential shall not be included in the FAR calculation.
2. Mixed-use development shall not be subject to the minimum FAR requirement of Table 4.

B. **Density (Dwelling Units/Acre).**

1. Net Lot Area. All densities shall be calculated based on net lot area (existing lot size excluding any required dedications of public right-of-way improvements).
2. Fractional Densities. Fractional densities of greater than 0.55 shall be rounded up to the next whole number.



C. **Building Height.** Building height shall be regulated by maximum number of stories and the dimensional height of the structure.

1. Building height shall be measured as the vertical distance between the adjacent sidewalk grade and highest point of the parapet (for flat roofs), or the average height of the highest and lowest ridge point of the top floor roof line (gable, pitch, hip, or other non-flat roof) that does not add to the useable square footage to the building.
2. Measurement of building height shall exclude the following features:
  - Vertical architectural projections (building elements added for architectural interest without adding interior floor area, such as towers and cupolas), not to exceed 10 feet above parapet height.
  - Horizontal architectural projections which cantilever 5 feet or less from the exterior wall (or rooftop feature) shall not be included as part of the exterior wall line.
  - Rooftop guard rails.
  - Permanent unenclosed roof deck features located 2 feet or more from the exterior wall plane (including shade or partial covering structures, or similar features) up to 50% of the principle building footprint.
  - All mechanical equipment (including solar panels or other alternative energy equipment/infrastructure, elevator and mechanical equipment penthouses, and all associated screening features).

D. **Frontage Requirements.**

1. In addition to the development standards of Table 5, the building character and building frontage requirements of this Section shall apply to all development in the Uptown Zones.
2. Pedestrian-Oriented Uses are regulated as a minimum required percentage of block length.

E. **Development Sites.**

1. Development created through lot consolidation shall be developed as a unified site.
2. Consolidation of sites is permitted and encouraged, consistent with subdivision regulations, however consolidation shall avoid isolated parcels.
3. At the time of lot consolidation, the new development site shall identify primary and secondary (if applicable) frontages.

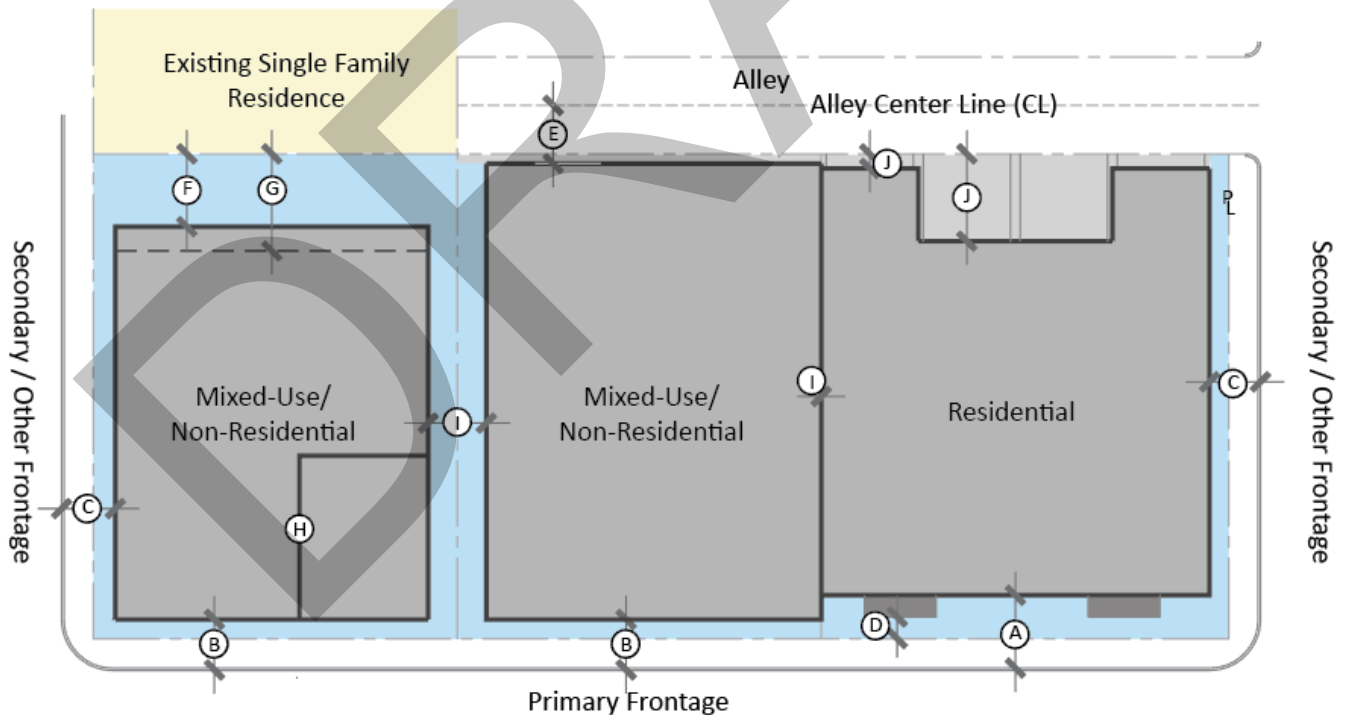
F. **Screening Required.**

1. Screening per Section 21.32.225 shall be required for non-residential and mixed-use development in the Uptown Zones, except parking area screening across an alley per Section 21.41.266.B shall not apply.
2. Walls and fences in the primary or secondary frontage setbacks are highly discouraged.

Table 4 Development Standards: Intensity

	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3	RMU4	MUC	MUN1	MUN2	C3	
Minimum Lot Size	3,000					10,000 sq.ft.	Minimum only applies to new subdivision of existing lots
Maximum Number of Stories	3	4 North of Artesia 3 South of Artesia	3	3	4	3	See Section B.4.C of this Chapter for definition.
Maximum Building Height	45 ft.	60 ft. for 4 stories; 45 ft. for 3 stories	45 ft.	45 ft.	60 ft.	45 ft.	
Maximum Density	44 du/ac.	54 du/ac.	44 du/ac.	54 du/ac.	54 du/ac.	0 du/ac.	
Floor Area Ratio (FAR) Requirements							
Minimum Required	0.0	0.0	0.25	0.5	0.5	0.25	Sections 21.15.1070 and 21.15.1090 FAR requirements apply to non-residential component only
Maximum Permitted	1.0	1.5	1.0	1.5	1.5	1.75	

Figure 2 Development Standards Diagram



See Table 4 and Table 5 for corresponding development standard dimensions.

Table 5 Development Standards: Building Placement &amp; Activation

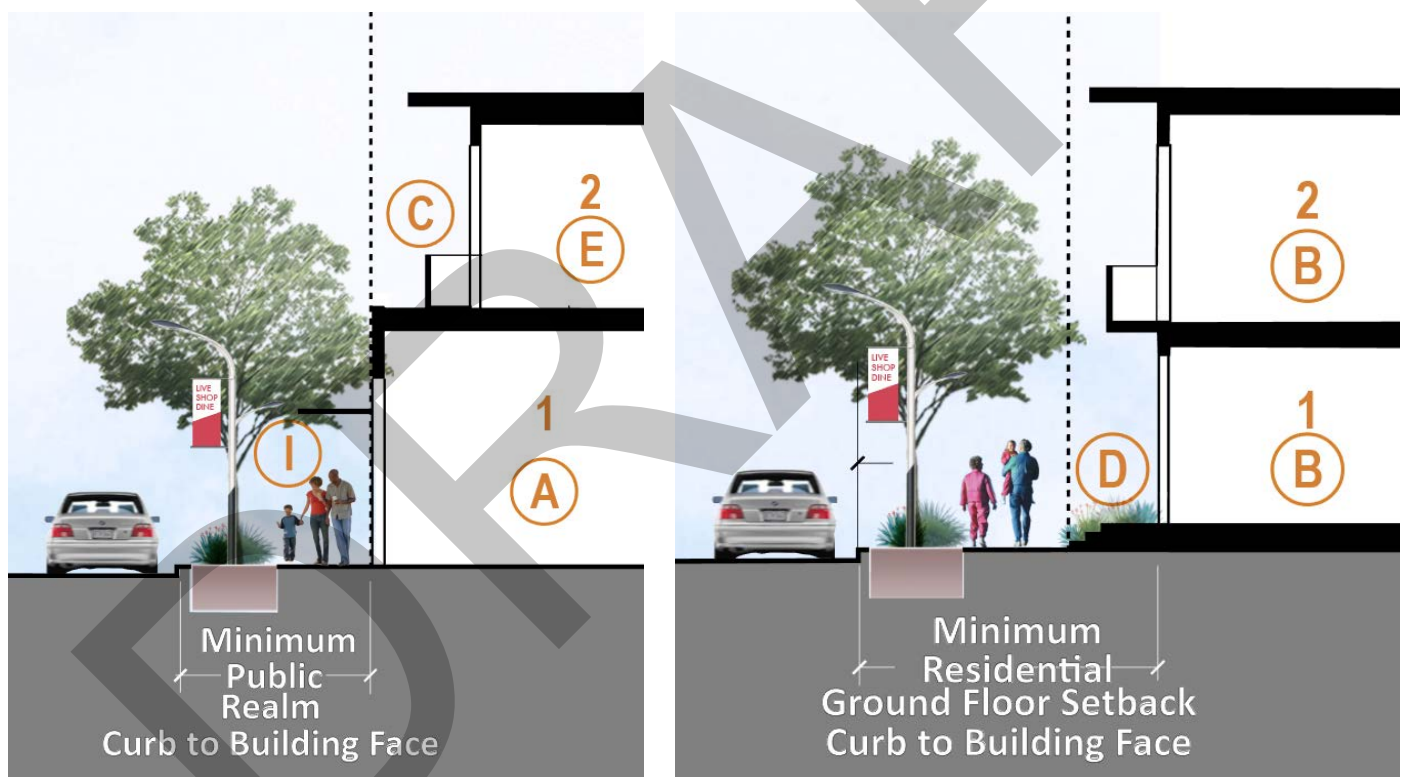
		Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
		RMU3	RMU4	MUC	MUN1	MUN2	C3	
Minimum Required Public Realm Measured Back of Curb to Building Face Setbacks (Feet) <sup>1,2</sup>								
Primary Frontage See Section B.4.G and B.4.H of this Chapter for standards								
A	Ground Floor Residential	15 ft.	15 ft.	15 ft.	Not Permitted			See Figure 1; a minimum depth of 5-feet of the setback area shall be hardscaped and/or landscaped. Stoops are required for residential units facing a street.
B	Non-Residential Use Story 1-3	10 ft.	10 ft.	10 ft.	10 ft.; *12 ft. on Atlantic	15 ft.	10 ft.	See Figure 1 *between South Street and 56th Street
	Upper Stories	N/A	5 ft. greater than the average setback of the lower floors	N/A	N/A	5 ft. greater than the average setback of the lower floors	N/A	If applicable, regardless of use; see Figure 1
C	Secondary/All Other Street Frontages	10 ft.	8 ft.	8 ft.	10 ft.	10 ft.	10 ft.	
D	Balconies	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.	10 ft.	From back of curb, from any street
Interior Building Setbacks (Feet) <sup>2</sup>								
E	Alley	12 ft. from centerline of the alley						
Adjacent to existing residential unit(s), where not separated by an alley								
F	Floor 1-2	15 ft.						
G	Upper Floors	20 ft.						Measured parcel line to building face; adjacent to multi-family, non-residential or mixed-use zone/development
H	All Other Adjacencies	0 ft.						
I	Building to building	0 ft. or 12 ft.						Separation measured building face to building face; separation greater than 12' shall be improved as a pedestrian paseo or a multi-modal site access.
Active Ground Floor Condition, Minimum Required Per Lot/Development								
Primary Frontage		-	25%	35%	50%	75%	25%	See Figure 2, Section B.4.H and B.4.I of this Chapter for standards
Secondary Frontage		-	-	-	50%	50%	-	
Residential Driveway Standards								
J	Residential Driveways	Minimum depth: 3' or 18' or greater; parking prohibited in driveways less than 18' deep					N/A	From edge of alley to garage door face
Notes:								
1. Due to the variable existing right-of-way dimension, setbacks from streets (primary, secondary, and other frontages) shall be measured from back of curb to building face.								
2. Projections are permitted in the required setbacks in accordance with Section 21.32.220(C).								

### G. General Building Character.

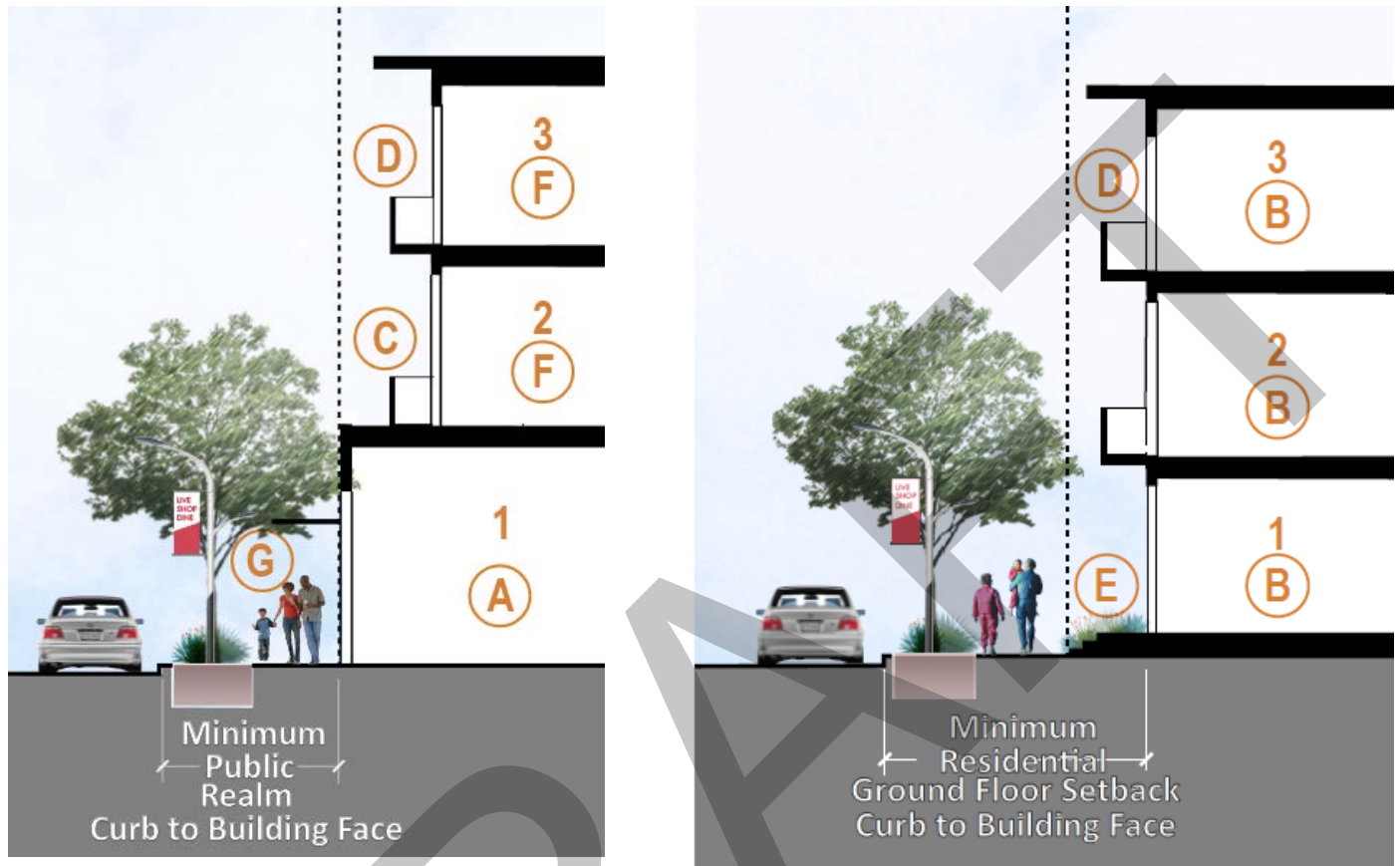
Figure 3 through 5 illustrate potential street frontage conditions based on the following standards.

1. New construction and renovations shall be subject to the requirements of 21.45.400 based on project type and gross square footage thresholds as outlined by 21.45.400.
2. Incorporate variations in wall plane, building height, and roof form to reduce the scale and bulk of buildings, and add visual interest to the public realm. See figure notes for examples of variation.
  - Use variation and expression of building details, form, line, colors, and materials to create visual interest.
  - Express individual units through building design wherever possible. This may be accomplished in a variety of ways, such as through use of balconies, or a change in wall plane, and/or color, and/or roof form.

**Figure 3 Building Placement & Activation Diagram – One & Two Stories**



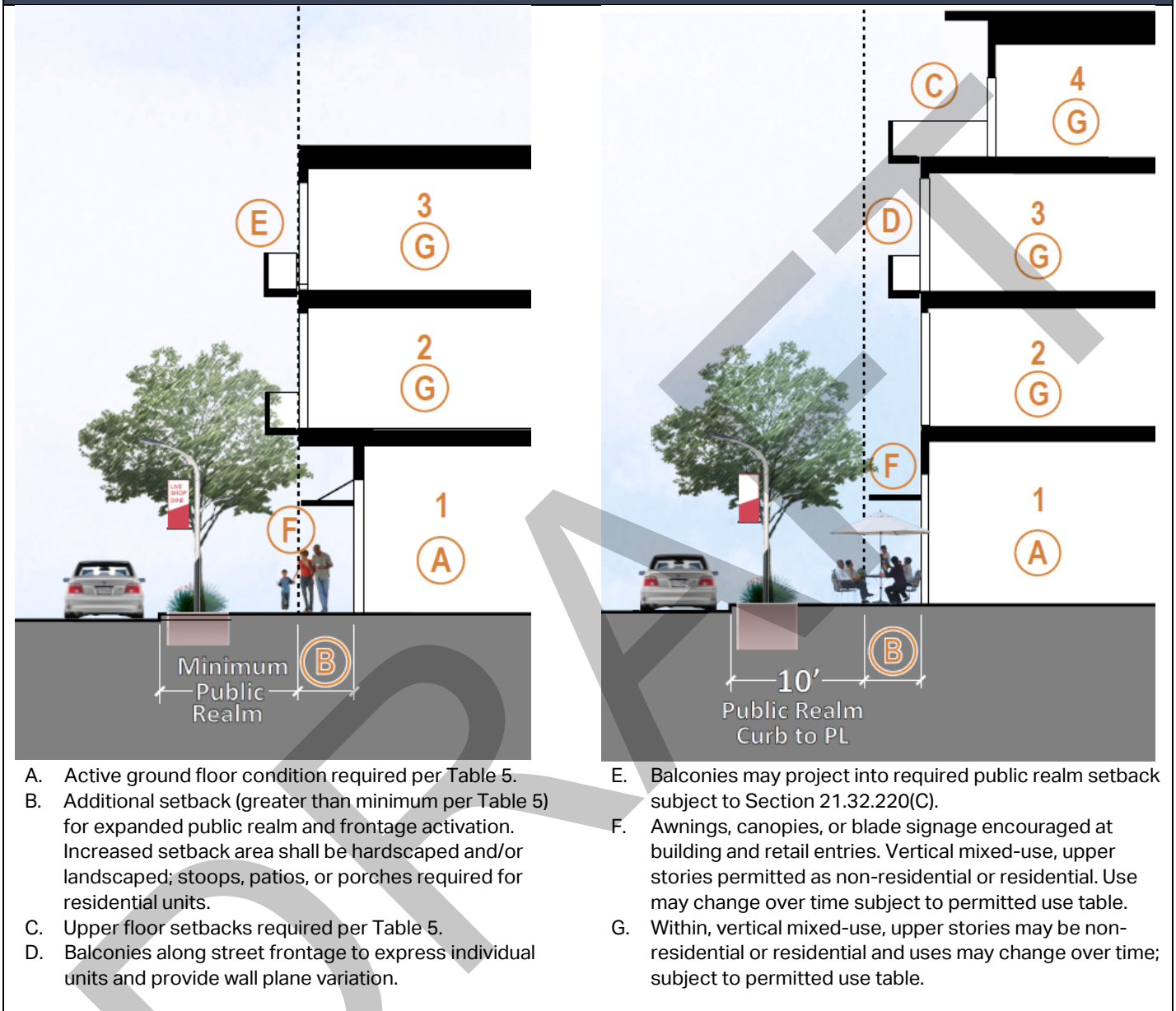
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|--|---|
| <p>A. Active ground floor condition required per Table 5 and Figure 11.</p> <p>B. Additional setback required for residential uses.</p> <p>C. Upper floor offsets can be used to create building articulation; recommended not required.</p> | <p>D. Increased setback area shall be hardscaped and/or landscaped; stoops, patios, or porches required for residential units.</p> <p>E. Within, vertical mixed-use, upper stories may be non-residential or residential and uses may change over time; subject to permitted use table.</p> |
|--|---|

**Figure 4 Building Placement & Activation Diagram – Mixed-Use Residential & Residential**

- A. Active ground floor condition required per Table 5.
- B. Additional setback required for residential uses.
- C. Upper floor offsets can be used to create building articulation.
- D. Balconies along street frontage to express individual units and provide wall plane variation.
- E. Increased setback area shall be hardscaped and/or landscaped; stoops, patios, or porches required for residential units.
- F. Within, vertical mixed-use, upper stories may be non-residential or residential and uses may change over time; subject to permitted use table.
- G. Awnings, canopies, or blade signage encouraged at building and retail entries. Vertical mixed-use, upper stories permitted as non-residential or residential. Use may change over time subject to permitted use table.



Figure 5 Building Placement &amp; Activation Diagram – Three &amp; Four Story Mixed-Use



#### H. Active Ground Floor and Active Use Requirements

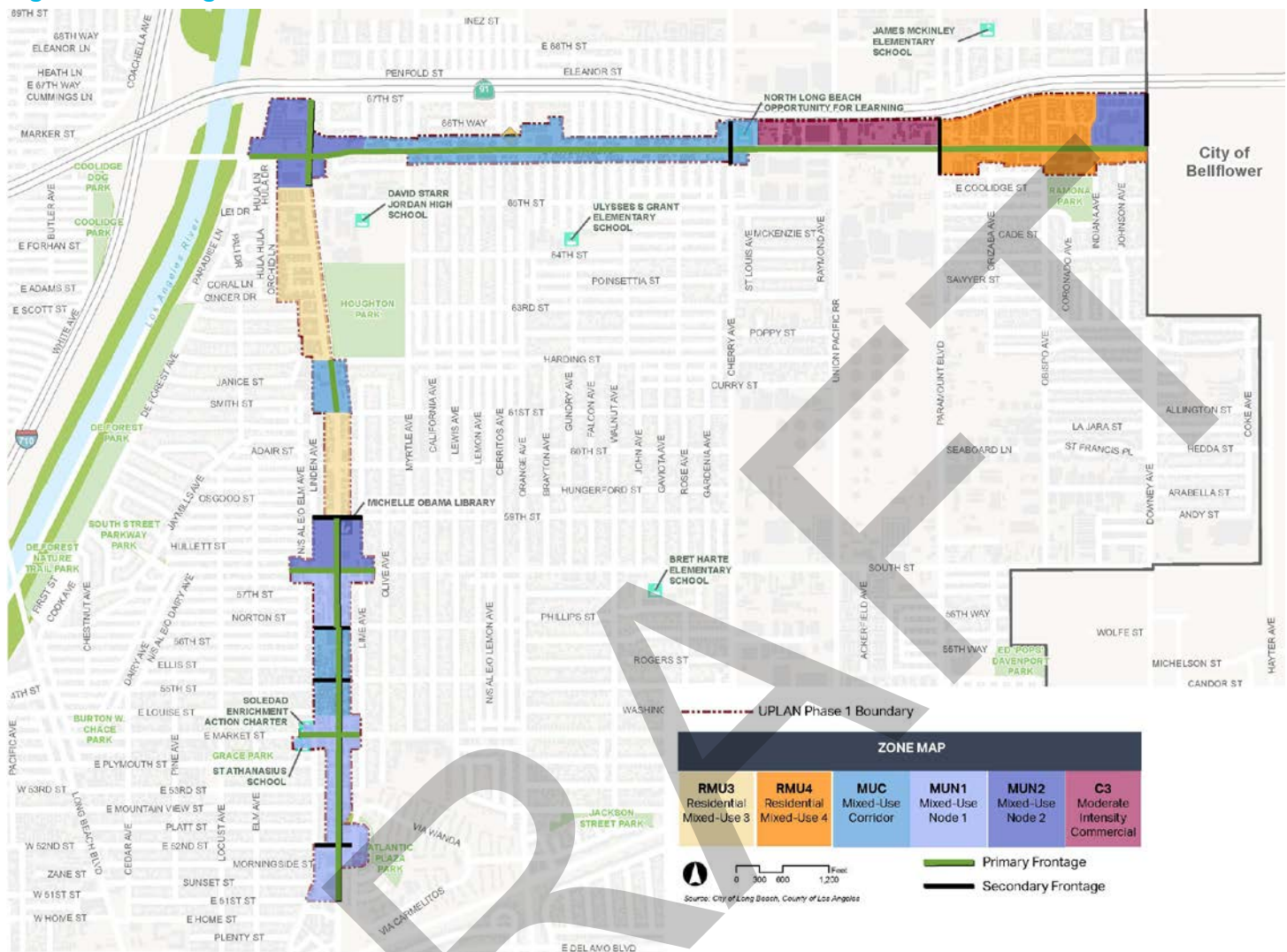
Figure 11 establishes Primary and Secondary frontages. Building frontages in these locations shall be designed with active ground floor conditions, and incorporate pedestrian-oriented uses, per the percentage requirements of Table 5.

1. Frontage Standards. The following conditions and standards shall apply to all Primary and Secondary Frontage setbacks:

- A minimum of 50% of the street frontage shall be built to the minimum required setback established in Table 5.

- Additional standards for a required corner cut-off apply in accordance with Section 21.15.660.
- As existing buildings are replaced or renovated, buildings or improvements should be designed to “address” the street, open space, or plaza that they face.
- Building Design. Buildings should be designed to continue an active, functional building streetwall along the setback line, or along the ROW.
  - i. The building finish grade for the ground floor level of new buildings shall be at grade with the adjacent sidewalk and parallel streets or paseos. This makes the sidewalk functional with direct access to active uses and contributes to an active public realm. All non-residential or mixed-use buildings shall have the first habitable floor level not more than 3 feet above grade within the front 30 feet of the lot depth.
  - ii. Residential uses may have a ground floor level above sidewalk grade, when creating a stoop or porch frontage directly accessible from the sidewalk.
- Orient front doors, and primary building and tenant entrances on the front façade to face public sidewalks, the Primary frontage, plazas, or open spaces, with a direct connection to the sidewalk. Where primary entrances are oriented only towards parking lots, pedestrian scale design features and glazing along the Primary frontage or public sidewalk shall be included.
- Pedestrian Features. Incorporate pedestrian-scaled elements such as balconies, canopies, awnings, doors, windows, building-mounted lighting, and other design features into the ground floor of buildings and street-facing building facades to enliven the street edge.
- Blank Walls. Blank walls, without windows, doors, or other articulation, are strongly discouraged. The maximum length of any blank wall should be limited to 20 feet, measured horizontally.

Figure 6: Frontage Locations



- I. **Pedestrian-Oriented Uses.** Active ground color condition requirements are established in Table 5 which can be satisfied by inclusion of and design for pedestrian-oriented use.
  1. Pedestrian-oriented uses include active uses that are accessible to the general public, generate walk-in clientele, and contribute to a high level of pedestrian activity in the public realm.
  2. The following non-residential uses qualify as pedestrian-oriented ground floor uses.
    - Restaurants and food service (not drive thru)
    - Entertainment
    - Civic and community services (library, museum, non-profit, services, etc.)
    - Commercial personal and convenience services
    - Commercial professional or business support services (walk-in)
    - Commercial retail sales
    - Grocery or food market
    - Medical office or clinic
    - Veterinary clinic
    - Urgent care facility/minor-medical services

- Assembly or religious assembly
  - College, university, business or professional school
  - Community Center / Senior Center, and other related recreation or neighborhood serving facilities
  - Live or movie theater
  - Daycare center or pre-school
  - Gallery / experience / demonstration space
  - Fitness facility
  - Hotel
  - Building lobby or building common area
  - Bed and breakfast inn
  - Youth hostel
3. The following residential uses may qualify as pedestrian-oriented given careful design considerations and orientation to the public realm.
- Residential use with patio, stoop, or porch facing the frontage (ground floor)
  - Live-work / artist studio with residence / shopkeeper
  - Residential lobbies, amenity spaces, recreation rooms, and community rooms, designed per Section B.5 of this chapter.

## 5. Design of Ground Floor Retail and Pedestrian-Oriented Uses.

### A. General Standards.

The following standards and guidelines address specific criteria related to the design of pedestrian-oriented uses.

1. **Plate Height.** Ground-floor height (floor-to-ceiling) shall be a minimum of 13 feet, however 15 feet is encouraged.
4. **Ground Floor Elevation.** Non-residential uses should have a floor elevation that is level with the elevation of the adjacent sidewalk.
5. **Primary Entries.** The primary entrance to each commercial space on the ground floor shall be located on the front façade and open onto the public frontage.
6. **Window Glazing.** Design non-residential street facing façades to be primarily composed of clear, non-reflective glass that allows views of the indoor space.
  - Locate the bottom sill of required display windows a maximum of 30 inches above the adjacent exterior or public walkway; set head height for ground floor storefronts and windows at the ground floor a minimum of 80 inches above the adjacent walkway.
7. **Residential Uses.** Where they occur, ground-floor residential uses, including residences, lobbies, recreation and community rooms, shall provide entries or large windows at the ground floor to activate the street.
  - In the case of walk-up residential uses, residential uses may have a ground floor level above sidewalk grade. Patios, stoops, or porches shall be provided and be directly accessible from the sidewalk.

8. **Orientation (all uses).** Where courtyards, paseos, or greenways are proposed, restaurant, retail, or other uses should face these spaces with windows, front doors, and outdoor patios, and be designed to the standards of this Section.
9. **Pedestrian Features.** Awnings, signs, and other features shall be located at least 8 feet above the adjacent sidewalk and may project consistent with Section 21.32.220.C. Awnings should only cover individual storefronts and openings.
  - See Section C.8 of this Chapter for additional standards related to Outdoor Dining.

## 6. Parking and Vehicular Access Standards

- A. **Intent and Outcomes.** The Uptown Zone parking standards are intended to allow for infill and adaptive use development through flexibility of off-street parking location and minimum number of spaces.
- B. **Requirements.** For the Uptown Zones, Table 6 establishes the minimum required parking setbacks, and Table 7 establishes minimum vehicle parking requirements by use.
  1. Uses not listed, and all loading requirements, shall be regulated by Chapter 21.41 Off Street Parking and Loading Requirements.
  2. If different land uses are part of the same project (for example, within vertical mixed-use development combining retail and residential), the parking requirements for each land use are applicable and will be added together to determine the total parking requirements for the project.
  3. Minimum parking requirements for residential uses in the RMU3 and RMU4 Zones shall be met; however, parking may be 'unbundled' from individual units.
- C. **Calculations.** In the calculation of parking requirements, fractional numbers of parking spaces, greater than 0.5, shall be rounded down to the nearest whole number.

**Table 6 Parking Setback Standards**

	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3	RMU4	MUC	MUN1	MUN 2	C3	
Required Minimum Parking Setback, Measured Parcel Line to Parking (Feet), applicable to surface or structured parking							
Primary Frontage, Surface Parking	20 ft.	20 ft.	20 ft.	20 ft.	25 ft.	20 ft.	Not applicable when usable/livable/leasable space located between curb and parking See Section 6.E for parking structure design guidelines.
Primary Frontage, Parking Structure	10 ft.	10 ft.	10 ft.	10 ft.; *12 ft. on Atlantic	15 ft.	10 ft.	
Secondary Frontage	6 ft. landscape setback required between sidewalk and parking and shall be landscaped or decoratively hardscaped (not asphalt)						Vehicle shall not overhang sidewalk; see Chapter 21.42, for addition landscape requirements.
Alley	0 ft.						
Adjacent To:							
Residential District	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Non-residential or Mixed-use District	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	

### D. Parking Location and Access.



1. Parking should generally be provided through a combination of off-street spaces behind buildings, on-street customer spaces, and park-once/public parking.
1. Surface parking are not permitted between the building and the Primary Frontage.
  - Generally surface parking should be located behind the building, internal to the block, wrapped with active uses along the public frontages, or below-grade.
2. Access to parking should be primarily from side streets or alleys. If access from side streets is not possible due to lot location and/or configuration, vehicular access shall be constructed to minimize the disruption of the pedestrian right-of-way along on Primary Frontages.

**E. Design of Parking Structures.**

1. Architectural Character. Whether public or private, freestanding parking structures and integrated parking podiums should be treated as buildings and follow the same principles as good building design.
  - Parking structures should be compatible in architectural treatment with the architecture of the buildings they serve.
  - Parking structures shall have an external skin designed to improve the building's appearance over the basic concrete structure of ramps, walls, and columns. This can include heavy-gauge metal screen, precast concrete panels, laminated glass, photovoltaic (solar) panels, landscape features, architecturally interesting walls, or a combination of these features.
  - Vertical circulation (elevators and stairs) shall be located along the primary pedestrian way, and shall be highlighted architecturally so visitors can easily find and access these entry points.
  - On retail-oriented streets or building frontages, parking structures shall incorporate active ground-floor uses along the street frontage of the garage.
2. Signage. Signage and wayfinding should be integrated with the architecture of the parking structure.
3. Sustainability. Parking structures should integrate sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, and storm water treatment wherever possible.
4. Lighting. Lighting fixtures in parking areas, ingress/egress areas, and all internal circulation areas shall be directed and shielded appropriately to not illuminate surrounding properties, while promoting visibility for users. See standards in Table 11.33-3 (Parking Lot Standards). See Section B.7 of the Chapter for additional standards.

- F. Joint Use and Parking Agreements.** Within the Uptown Zones, new development and adaptive reuse development are highly encouraged to utilize joint use and parking agreements to the greatest extent possible subject to Section 21.41.223.
- G.** See Appendix C for potential Additional Parking Tools.

**Table 7 Vehicular Parking Requirements**

\*See City standard in Chapter 21.41

Use	Minimum Zone Requirement			Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3 / RMU4	MUC / MUN1 / MUN2	C3	
Residential				
0-1 Bedroom	0.75	0.75	n/a	Per unit
2 Bedrooms	1.5	1.25		Per unit
3 or more bedrooms	1.5	1.5		Per unit
Special group residence, assisted living, congregate care	0.33	0.25		Per bed
Senior housing	0.5	0.33		Per bed
Live-work units / artist studio with residence / shopkeeper	2	2		Per unit
Guest parking	1.0 per 4 units	1.0 per 6 units		
Non-Residential (including within mixed-use projects)				
Basic Sales and Service, Small Format				
≤6,000 sf GFA	2	-	3	Per 1,000 sf Waived MUC and MUN Zones
6,001≤9,000 sf GFA	3	2	4	Per 1,000 sf
Grocery and Food Market				
≤6,000 sf GFA	2	-	2	Requirement waived if developed as part of a mixed-use development
6,001≤9,000 sf GFA	3	2	*	Requirement lowered if the standards of Section E.4.D of this Chapter are met
>9,000 sf GFA	4	3	*	Per 1,000 sf
Restaurant & Ready-To-Eat Foods, without drive-thru or entertainment				
≤2,500 sf GFA	-	-	-	Parking requirements waived
2,501≤4,500 sf GFA	2	2	2	Per 1,000 sf
4,501 ≤9,000 sf GFA	8	6	8	Per 1,000 sf
>9,001 sf GFA	10	8	10	Per 1,000 sf
Outdoor Dining	-	-	-	No additional parking required
Religious Assembly				
≤2,500 sf GFA	-	-	*	Per 1,000 sf; only applicable in UPLAN Phase 1 area
2,501≤6,000 sf GFA	3.33	3.33	*	Per 1,000 sf
2,501≤25,000 sf GFA	3.33	3.33	*	Per 1,000 sf
> 25,000 sf GFA	*	*	*	Per 1,000 sf
Fitness Studios				
≤2,500 sf GFA	-	-	*	Per 1,000 sf; only applicable in UPLAN Phase 1 area
2,501≤6,000 sf GFA	3.33	3.33	*	Per 1,000 sf
4,501 ≤9,000 sf GFA	3.33	3.33	*	Per 1,000 sf
>9,001 sf GFA	*	*	*	Per 1,000 sf
Medical Office or Clinic / Veterinary Clinic	4	3	*	Per 1,000 sf
Office, non-medical				
≤20,000 sf GFA	3	2	*	Per 1,000 sf
>20,000 sf GFA	*	*	*	Per 1,000 sf
Hotel	1	0.75	*	Spaces per room
Urgent Care Facility/Minor-Medical Services	4	3	*	Per 1,000 sf
Pop-Up Shop / Stand / Itinerant Vendor	-	-	-	Parking requirements waived
Historic Buildings & Adaptive Reuse of Non-Designated Structures				
Converted historic	1. No additional parking.			

**Table 7 Vehicular Parking Requirements**

\*See City standard in Chapter 21.41

Use	Minimum Zone Requirement			Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3 / RMU4	MUC / MUN1 / MUN2	C3	
landmark buildings	2. An exception for a reduction of existing parking for purposes of providing disabled access parking may be considered.			
Rehab/reuse of older non-designated buildings	1. Exemption from providing additional parking may be considered, subject to the following conditions: <ol style="list-style-type: none"> <li>Age: Older than 45 years old at time of application.</li> <li>Condition: Not substantially modified.</li> <li>Contributing features of historic or architectural interest; identified in a city-wide survey as "contributing" or "of interest".</li> </ol> 2. An exception for a reduction of existing parking for purposes of providing disabled access parking may be considered.			

## 7. Lighting Design for Safety.

- In addition to the following standards, all lighting shall be consistent with Illuminating Engineering Society of North America (IES) and International Dark Sky Association (IDA) standards to prevent over-lighting of structures and spaces.
- Building and/or site design shall include public realm pedestrian lighting to supplement street lights, contribute to the pedestrian scale of the street, and enhance safety.
  - Integrate pedestrian lighting along the length of the street and within public realm areas to facilitate visibility for "eyes on the street."
  - Light areas to be usable and safe at night and encourage nighttime pedestrian activity. This includes, but is not limited to, curb ramps, crosswalks, bus stops, plazas, paseos, mid-block connections, open spaces, parking lots and structures, seating areas, and pedestrian linkages between these areas.
- Building design shall integrate building-mounted lighting, consistent with the design and character of the structure, to aid in lighting the following areas:
  - The pedestrian way, including areas along primary or side streets.
  - Pedestrian paths, including mid-block connections, from parking lot areas to the building or street.
  - Parking structure entryways and lobbies.

## 8. Open Space Standards.

The following open space and privacy standards apply in combination with the requirements of Table 8.

- A. Public open spaces directly accessible and visible from the public right-of-way are highly encouraged.

Table 8 Open Space Standards				
Type of Open Space	Requirements			Notes
For Residential and Mixed-Use Projects: Common Outdoor Open Space, by lot size	Lot Size	% of Lot to be Provided as Outdoor Open Space		<div>1. Each project shall provide common outdoor open space at grade. Up to 25% may be permitted at podium or roof level; up to 50% may be allowed subject to SPR committee discretion.</div> <div>2. Public open spaces directly accessible and visible from the public right-of-way are highly encouraged.</div> <div>3. Minimum dimensions of at least one portion of the open space shall measure 16 ft x 30 ft or greater. All other open space shall have a minimum dimension of 5 ft.</div> <div>4. All common outdoor open space shall be well designed. Common outdoor open space may include landscaped/hardscaped building setbacks (in excess of minimum requirements), paseos, mid-block crossings rooftop decks, court game areas, tot lots, swimming pools, landscaped areas, community gardens, and courtyards. At least 20% of the open space shall be planting.</div>
		Projects with 21+ Res. Units	Projects of 20 or fewer residential units	
	>4,500 sf	500 sf		
	4,501sf – 10,000 sf	1,000 sf	500 sf	
	10,001 sf – 30,000 sf	10%	10 %	
	>30,000 sf	10%	5% or a minimum of 3,000 sf	
Additional Standards for Projects of 21 or More New Residential Units				
Common Indoor Open Space	Each project shall provide at least one community room of at least 500 sf			<div>1. The area shall be located adjacent to, and accessible from the common outdoor open space.</div> <div>2. Area may contain active or passive recreational facilities, meeting space, exercise rooms, or other activity space accessible through a common corridor.</div>
Private Open Space	At least 50% of all residential dwelling units shall provide private open space on a balcony, patio, or roof terrace			Minimum area of private open space shall be 36 sf with a minimum width of 6 feet

## C. Specific Use Standards

### 1. Alcoholic Beverage Sales.

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. For example, 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 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. Grocery stores with accessory sale of alcoholic beverages.
- C. Existing legal, nonconforming uses.

## 2. Car Wash.

- A. Washing area (machine/drive-thru area) shall be located away from the Primary Frontage. The primary building, or area of the building intended for occupancy or sales, shall be located between the washing area and the Primary Frontage. Where this is not possible, the setback to the primary building shall be less than the setback to the washing area.
- B. Outdoor washing area and vehicle queuing shall not occur in the following locations.
  - 1. Between the building and the primary frontage.
  - 2. Less than 20 feet from an existing residential property.
- C. When located adjacent to a residential use, provisions shall be made to minimize noise, light, and odor impacts on the adjacent residential use. This may include a sound buffering acoustic wall and/or separation by a physical barrier.
- D. Driveway cuts shall be limited to a maximum of 1 per street frontage and a maximum width of 24 feet.

## 3. Entertainment Uses, Accessory to a Restaurant or Food Service Use.

- A. **Size limitations.**
  - 1. Accessory entertainment use shall be limited to 40% or less of the customer service floor area and limited to a ground floor or subterranean use.
  - 2. Within mixed-use buildings this use shall not exceed 9,000 sf GFA and shall be limited to a ground floor or subterranean use. Greater than 9,000 sf GFA shall be prohibited in a mixed-use building with residential uses.
- B. **Enclosure.** All entertainment shall be conducted completely within the enclosed portion of the structure, unless separately permitted.
- C. **Accessibility.** Entertainment or other activities shall not block patron or service accessibility pathways.
- D. **Music and Lighting.** Music-related entertainment, or entertainment including special lighting demonstrations, shall have limited operating hours between seven (7:00) a.m. and ten (10:00) p.m., unless modified through an approved Conditional Use Permit.
- E. **Residential adjacent conditions.** Business hours shall be limited to between seven (7:00) a.m. and ten (10:00) p.m., unless otherwise modified through a Conditional Use Permit, where a use is located within 500 feet of an existing residential property.
- F. **Mixed-use conditions.** Business hours shall be determined at the time of permit issuance for uses occurring within mixed-use buildings that include residential uses. Noise and vibration mitigations may be identified and required in lieu of business hour limitations subject to City regulations.

#### 4. Financial Services.

- A. **Walk-in facilities.** Limited to 4,500 sf on the ground floor in MUN1 and MUN2 zones to maintain a pedestrian-oriented setting in the activity nodes.
- B. **With drive-thru facilities.** Drive-thru facilities shall be for use of an ATM only and require a conditional use permit to regulate the location, orientation, and function of the drive-thru. The following standards shall apply:
  - 1. Drive-thru entry shall not be accessed from the Primary Frontage.
  - 2. Queuing lanes shall not be located between the Primary Frontage and the building.
  - 3. Locate the drive-thru terminal on the side or rear of the building.
  - 4. Lighting shall be provided to create a visible and safe view of the drive-thru terminal from the street and all parking or drive areas.

#### 5. Fleet Services and Towing.

- A. All the following standards shall apply to the storage or operation of two or more fleet or towing vehicles.
  - 1. Where a primary building is located on site, the building shall be located between the vehicle storage area and the Primary Frontage.
  - 2. Enclosed or garaged vehicle storage is preferred but not required.
  - 3. In no case shall fleet or towing vehicles be parked less than ten feet from an existing stand-alone single-family or multi-family property.
  - 4. Auto repair of any kind or intensity is prohibited on site unless the repair use has been individually permitted on the parcel.
  - 5. Chain link fencing and razor wire is prohibited.
- B. Related to non-emergency transport services:
  - 1. Storage and parking of one tow truck shall be permitted. Storage or parking of two or more trucks qualifies as fleet vehicle storage.
  - 2. Limousine services are permitted as an accessory use to a primary hotel use, consistent with the Land Use table.

#### 6. Manufacture of Products Sold On-Site.

Artisanal and limited-production manufacture of goods is permitted where the impacts of the use (noise, light, odor, temperature, vibration, loading/unloading, storage, etc.) are compatible with the mixed-use setting of the Uptown Zones and do not interfere with the daily operation of adjacent residential and non-residential uses subject to the following standards.

- A. Manufacture processes that result in vibrations, noise, or emissions inconsistent with residential habitation are prohibited within a residence. This includes but is not limited to cabinetry, upholstery, textile dying, welding, and metal fabrication. Such uses may be permitted in a live-work unit consistent with building code standards.
- B. This use shall be limited to an accessory use in live-work / artist studio with residence / shopkeeper units, and basic sales and services uses, except in the C3 Zone.
- C. Manufacturing space shall not exceed 70% of the gross square footage (GFA) of the basic sales and services use.



- D. All manufacturing and production of products, including storage of materials and completed products, shall be conducted within an enclosed structure and shall not be located closer than 20 feet to a residential-only use.
- E. When located adjacent to a residential use, provisions shall be made to minimize noise, light, and odor impacts on the adjacent residential use. This may include a sound buffering acoustic wall and/or separation by a physical barrier.
- F. Use of outdoor generators is prohibited.

#### **7. Medical Marijuana and Cannabis Dispensaries.**

Establishment of these uses shall be subject to the City of Long Beach Cannabis Social Equity Program.

#### **8. Motorcycle/Scooter/Jet Ski Sales.**

- A. Sales facilities are limited to indoor showrooms only.
- B. Oil changes and minor on-site repair of tires, lights, etc. are allowed.
- C. On-site engine repair and engine demonstrations is prohibited; drop-off for off-site repair is allowed.
- D. A Conditional Use Permit is required when located above the 1st floor.

#### **9. Outdoor Dining.**

Outdoor dining may be provided along segments of the building's front façade that are set back from the property line and may be located within the setback or on the public sidewalk. If located on the public sidewalk, a Public Sidewalk Occupancy Permit must be obtained, as outlined in the Municipal Code Chapter 14.14. The standards in Municipal Code Chapter 14.14 must be followed, including the following requirements.

- A. A continuous, unobstructed path of travel must be provided to facilitate pedestrian movement within the public right-of-way.
- B. Awnings that project more than 6 feet into the public right-of-way, or that are designed to require ground support are prohibited.
- C. Retractable or movable shade devices are permitted.
- D. Fixed canopies or canopy-type awning or structures are prohibited.
- E. Outdoor dining shall not be fully enclosed.

#### **10. Pop-Up Shop / Itinerant Vendor.**

- A. This use shall be limited to the ground floor and shall comply with all signage standards of the municipal code.
- B. Parking standards shall be based on the square footage of the permanent space hosting the vendor; no additional parking shall be required on an individual vendor basis.
- C. May be conducted in conjunction with a vending cart subject to permit requirements.

#### **11. Vending Carts.**

- A. Operating hours for all uses shall be limited between the hours of seven (7:00) a.m. and ten (10:00) p.m., unless modified through an approved Conditional Use Permit.
- B. Parking shall not be required for temporary or reoccurring vending carts.

- C. Vending cart uses are subject to Section 21.45.170.

#### **D. Economic Incentives for Health Code Areas**

The following economic development incentives shall be applicable to new development in Uptown Zones where the neighborhood is determined to be a Health Code Area.

##### **1. Education and Institutional Uses.**

The gross square footage (GFA) of the ground floor educational, community-based non-profits, and institutional uses (including schools, libraries, museums, government Offices, facilities, or civic uses), of up to 9,000 sf GFA, shall not count toward the maximum FAR of a parcel or project if the following conditions are met:

- A. The use is located primarily on the ground floor (use may be multi-story, only ground floor GFA shall be exempted).
- B. The ground floor occupancy is designed to meet the Design of Ground Floor Retail and Pedestrian-Oriented Uses standards of Section B.4.H and B.4.I.

##### **2. Grocery and Food Markets.**

Establishment and maintenance of stores that sell fresh foods in proximity to established neighborhoods should be incentivized.

- A. Minimum Fresh Foods Requirement. Any grocery or food market that devotes 30% or more of selling space to perishable fresh food items shall qualify to utilize the following incentives. Incentives may be used individually or together where the configuration requirements are met.
  1. Intensity Incentive. The total gross square footage (GFA) of a grocery market shall not count toward the maximum FAR of a parcel or project.
  2. Parking Incentives. Grocery market required parking spaces:
    - Shall be counted as guest spaces for any residential units developed as part of a horizontal or vertical mixed-use project;
    - Shall reduce by 1 space per 1,000 sf if located within a 1/4 mile of a transit stop and bicycle parking is provided on-site, or if the grocery market is developed in a vertical mixed-use format; or
    - The two incentives listed above may be used individually or together where the configuration requirements are met.

## **Appendix A**

### **Recommended Uptown Zone Definitions**

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## Appendix A: Recommended Uptown Zone Definitions

The following table provides definitions for terms or uses customized for the proposed Uptown Zone District Recommendations. All terms not defined herein are subject to the City Municipal Code definition.

Automotive Sales and Repair, General	Body work, painting, major mechanical work, or related facilities not listed under ‘minor’.
Automotive Sales and Repair, Minor	Tire sales and services, tune up and lube, oil change, smog test, or related facilities.
Basic Sales and Service: Business / Retail / Professional / Personal	General commercial related to business or retail sales, or professional or personal services. Examples include but are not limited to: architecture; artist studio; barber/beauty shop; copy, fax, mail box rental, supplies; bicycle sales/repair; bookkeeping; business equipment rental, sale, and repair; catering (without trucks); computer programming; consulting; contracting; dry cleaner; escrow, stocks, and bonds broker; housing cleaning service; locksmith; merchandise mall; nail/manicure shop; pet grooming; repair shop for small appliances or electronics; tailor; tanning salon; travel agent; accounting; advertising; shoe repair; insurance; photography; real estate; tax preparation; or visitor information center.
Dispatch	Dispatch of fleet uses, when separate from fleet vehicle yards.
Fleet Vehicle Storage	Storage (daily, over-night, long term, or temporary) of two or more fleet vehicles, including medical, limousine, and towing services. On-site servicing of vehicles is prohibited.
Gallery / Experience / Demonstration Space	A space or facility principally for the display of works or materials, or for a commercial experiential event or activity for a fixed duration of less than 6 hours. May include limited kitchen facilities. Excludes banquet or meeting facilities.
Government Offices	Government offices, fire or police station, courthouse, or other government facility.
Medical Office or Clinic	Examples include: chiropractors, dentistry, dialysis center, diet/nutrition center, medicine, medical laboratory, professional care providers, psychiatry, psychology, or veterinary clinic.
Other entertainment use, accessory to a restaurant or food service	Arcade, bowling alley, computer arcade, dancing, dancing stage (excluding adult entertainment), golf, miniature golf, pool tables, tennis club, skating rink, dancing, karaoke, etc.
Parking Structure, Private Structures	Privately owned and operated structured parking facility, not associated with a shared parking strategy, principally for the leasing, rental, or reserved parking for off-site uses.
Parking Structure, Public structure	A Structured parking facility for use by the public, or a portion thereof, principally for the leasing, rental, or reserved parking for off-site uses associated with a shared parking strategy (or a pre-existing shared parking strategy).
Pop-Up Shop / Itinerant Vendor	Retail space or stand, permanent or temporary, that allows for the rotation of vendors or pop-up shops to sell goods for a fixed or limited amount of time. May include more than one vendor at a time. May include uses that are moveable or fixed stands on private property (flower stands, newsstand, vending cart)
Single-Family Attached	All residential configurations where two to eight units are arranged in a single structure, or semi-attached structure (adjacent fire walls or air gap) that resembles, or is scaled to be suitable for, a single-family detached neighborhood. Single-family attached homes may include, but is not limited to, the following: townhouses, rowhouses, duplex homes.
Special Group Residence	Includes residential care facilities, community correctional re-entry facility, communal living, boardinghouse/lodging house, etc.
Sporting / Recreational Commercial Uses	Any commercial recreational activity involving a sport, or amusement machine, as the primary use, unless otherwise regulated, which is accessory to a restaurant (that may have entertainment) or a fitness facility. Such activities may include but are not limited to: arcade machines, bowling alley, computer arcade, miniature golf, pool tables, indoor/outdoor golf entertainment, tennis club, or skating rink.
Rental Agency, Mobility Services	Any docked or on-demand mobility services including but not limited to automobiles, bicycles, scooters, or similar personal mobility solutions.
Rental Agency, Traditional Daily / Automotive Rental.	Daily or long-term rental of automotive, motorcycle, moving vehicles, or towing/trailers.

## **Appendix B**

### **Permitted Uses Expansion Recommendations**



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## Appendix B Permitted Uses Expansion Recommendations

The Uptown Zone Recommendations may be expanded for application to other areas of the Uptown area, or the City of Long Beach, where the NSC-L, NSC-M, and CC PlaceTypes are designated by the General Plan. Other areas of the City may have different use and development standards needs than the Phase 1 study area. The following table is a sample set of broader use permissions that may be applicable to a broader area outside of the UPLAN study area.

Note: Some uses that are prohibited in all areas of UPLAN Phase 1 may be permitted in this broader set of use permission.

**Table 3 Permitted Uses** [Table is color coded by permit type for ease of review]

Uses	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	RMU3	RMU4	MUC	MUN1	MUN2	C3	
Alcoholic Beverages Sales and Uses							
Off-Premise Sales, within 500ft. of district allowing residential uses	N	N	C	N	N	C	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process
Off-Premise Sales, > 500ft. from district allowing residential uses	N	N	N/A	N	N	C	
On-Premise Sales, within 500ft. of district allowing residential uses	N	C	C	C	C	C	Subject to Section 21.45.114.
On-Premise Sales, > 500ft. from district allowing residential uses	N	N/A	N/A	N/A	N/A	C	
Alcohol Beverage Manufacturing	N	N	Y	N	N	Y	
Accessory Tasting Room	N	N	A	N	N	A	
Assembly Uses, see Section 21.45.125 – Uses Listed directly from new City Council decision							
Live or Movie Theater							
≤100 Seats	N	N	Y	AP	AP	Y	AP for review of noise and gathering impacts on residential within 500 feet
101+ Seats	N	N	AP	N	N	Y	
Assembly Uses (Accessory <25% Of GFA)	Y	Y	Y	Y	Y	Y	Shall comply with applicable regulations for assembly uses, such as parking and building code requirements
Religious Assembly Uses							
≤2,500 sf GFA and ≤100 occupants	AP	AP	Y	Y	Y	Y	
2,501≤25,000 sf GFA, or ≥101 Occupants	N	N	AP	AP	AP	Y	
≥25,000 sf GFA	N	N	AP	C	C	Y	
Fitness Facility							
≤2,500 sf GFA	AP	AP	Y	Y	Y	Y	
2,501≤25,000 sf GFA	N	N	AP	AP	AP	Y	
> 25,000 sf GFA	N	N	AP	C	C	Y	
Automobile / Vehicle / Transportation Uses							
Auto Detailing	N	N	N	N	N	N	Inside parking structures or garages only
Auto Detailing, With Handheld Machines Only	N	N	Y	N	N	Y	
Car Wash	N	N	C	N	N	C	
Fleet Services and Towing	N	N	C	N	N	C/A	Single vehicle parking permitted; see Specific Use Regulations. Accessory uses

**Table 3 Permitted Uses** [Table is color coded by permit type for ease of review]

Uses	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	RMU3	RMU4	MUC	MUN1	MUN2	C3	
							limited to hotel primary use only; no auto repair
Gasoline Sales	N	C	C	N	N	Y	
Diesel Fuel Sales	N	C	AP	N	N	AP	
<b>Automotive Sales &amp; Repair</b>							
General Auto Repair	N	N	N	N	N	N	As defined in 21.15.280
Minor Auto Repair	N	N	C	N	N	C	Permitted only on the ground floor.
Motorcycle/Scooter/ Jet Ski/Vehicle Sales	N	N	N	N	N	Δ AP/C	Indoor only; conditional use permit when located above the ground floor.
Parts, with installation	N	N	N	N	N	C	
Parts, without installation	N	AP	AP	AP	N	Y	
<b>Parking Structure</b>							
Accessory Use	A	A	A	A	A	A	Subject to requirements of Section B.6.
Primary Use, Public	AP	AP	AP	AP	AP	AP	
Primary Use, Private	N	N	C	C	C	C	
Recreational Vehicle Storage	N	N	N	N	N	N	
<b>Rental Agency</b>							
Mobility Services	Y	Y	Y	Y	Y	Y	Shared, non-motorized, kiosks, dockless, and/or individual mobility solutions; subject to City regulations
Traditional Daily+ Automobile Rental	N	N	A	N	N	Y	Accessory to hotel use only; no auto repair services
Transportation Facilities	N	N	N	N	N	N	Bus terminals, bus yard, cab stands, heliports/helistops, train stations, etc.
<b>Billboards</b>							
Billboards/Off-Site Advertising	N	N	N	N	N	N	Regardless of size
<b>Civic / Institutional Uses</b>							
Adult Day Care	AP	AP	Y	Y	C	Y	Subject to pending City regulations
College, University, Business or Professional School	N	N	N	Y	Y	Y	
Community Center / Senior Center	N	Y	Y	Y	Y	Y	
Elementary or Secondary School	N	Y	Y	Y	Y	C	
Government Offices, Facilities, or Civic Uses	C	C	Y	AP	Y	Y	
Industrial Arts Trade School or Rehabilitation Workshop	N	AP	AP	AP	C	Y	
Mortuary or Funeral Home	N	N	N	N	N	AP	Minimum 600 feet from any residential zone, as defined in 21.52.211
Museum	Y	Y	Y	Y	Y	Y	
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Y	Y	Y	Y	Y	Subject to standards of 21.52.260, 21.45.155
Interim Parks							
Community Garden	IP	IP	IP	IP	IP	IP	Subject to 21.52.260
Passive Park	Y	Y	Y	Y	Y	Y	Subject to 21.45.155
Playground	IP	IP	IP	IP	IP	IP	
Recreational park	AP	AP	AP	AP	AP	AP	Subject to 21.52.260
Urban Agriculture	Y	Y	Y	Y	Y	Y	
Parsonage	A	A	A	A	A	A	Accessory to and on the same parcel as associated religious assembly use
Library, Public or Private	N	Y	Y	Y	Y	Y	

**Table 3 Permitted Uses** [Table is color coded by permit type for ease of review]

Uses	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	RMU3	RMU4	MUC	MUN1	MUN2	C3	
Social Service Office	AP	AP	Y	Y	Y	Y	As defined in 21.15.2795 w/ or w/o food distribution
<b>Commercial: Business / Retail / Professional / Personal</b>							
Animals, Kennels or Boarding	N	N	N	N	N	C	
Animals, Veterinary Clinic	N	N	Y	Y	Y	C	
ATM, Interior	N	N	Y	Y	Y	Y	
ATM, Exterior or free-standing walk up	N	N	AP	AP	AP	AP	
ATM Drive-Thru Machine	N	N	C	N	N	C	
Bail Bonds	N	N	Y	N	N	Y	Only within 600 feet of a police station, jail, or court
<b>Basic Sales and Service: Retail / Business / Professional / Personal</b>							
≤4,500 sf GFA	AP	Y	Y	Y	Y	Y	
>4,500 and ≤9,000 sf GFA	N	AP	Y	Y	Y	Y	Subject to 21.52.251 in R44 and R54 zones
>9,000 sf GFA	N	N	Y	C	N	Y	
Thrift Store, Consignment, Used Merchandise, Pawn	N	N	N	N	N	C	Regardless of size
Daycare Center or Pre-School, 15 or More	Y	Y	Y	Y	Y	Y	As defined in 21.15.730, subject to 21.52.249
Gallery / Experience / Demonstration Space	N	AP	Y	Y	N	Y	
Equipment Sales, Rental, or Repair	N	N	AP	N	N	Y	Indoor only; outdoor display or sales prohibited
<b>Financial Services</b>							
With Drive-Up Windows	N	N	C	N	N	C	
Without Drive-Up Windows	N	N	Y	Y	Y	Y	
Alternative Financial Services	N	N	C	C	C	C	Subject to Sections 21.45.130, 21.45.116 and 21.52.212
Firearms or Other Weapons, Sales or Repair	N	N	AP	N	N	AP	
Laundromat	C	C	C	C	C	C	
Manufacture of Products Sold On-Site	N	A	AP	A	A	Y	See Specific Use Standards
<b>Medical Uses / Services</b>							
Convalescent Hospital or Home	N	AP	N	N	N	C	
Medical Office or Clinic	C	AP	Y	Y	Y	Y	
Hospital	N	N	N	N	N	C	
Urgent Care Facility/Minor-Medical Services	C	C	AP	Y	Y	Y	
<b>Massage Therapy</b>							
Accessory Use	N	N	A	A	A	A	
Primary Use	N	N	AP	AP	AP	AP	
Office, non-medical	N	AP	Y	Y	Y	Y	
Outdoor Flower, Plant, Fruit, or Vegetable Sales	A	A	Y	A	A	Y	Maximum of 6,000 Sq. Ft for accessory uses
Outdoor Swap Meet, Flea Market, Sales Event	T	T	T	T	T	T	Permitted only on the ground floor
Pop-Up Shop / Stand / Itinerant Vendor	N	N	Y/T	Y/T	Y/T	Y/T	Subject to 21.45.135, except subsection B.1
<b>Recycling Collection Center for Cans and Bottles</b>							
Subject to 21.51.265, no more than four vending machines at one location							
Staff Attended	N	N	AP	N	N	AP	Permitted only on the ground floor.

**Table 3 Permitted Uses** [Table is color coded by permit type for ease of review]

Uses	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	RMU3	RMU4	MUC	MUN1	MUN2	C3	
Unattended	A	A	A	A	A	A	Accessory to a grocery store only, permitted only on the ground floor.
Repair Services	N	N	C	N	N	Y	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Self-Storage, mini-warehousing (indoor only)	N	N	N	N	N	N	Indoor or outdoor
Tattoo Parlor / Piercing Studio	N	N	Y	Y	N	Y	Subject to 21.45.166
Termite and Pest Control	N	N	N	N	N	N	
Entertainment							
Amusement Machines (≤4)	N	A	A	A	A	A	See Section 21.51.205
Banquet Room Rental, Accessory Use	N	N	A	A	A	A	Accessory to restaurant or hotel
Banquet Room Rental, Primary Use	N	N	AP	C	C	AP	
Sporting / Recreational Commercial Uses	N	N	C	C	N	AP	
Dancing, Accessory Use	N	N	A	A	A	A	Accessory to restaurant, hotel, banquet room only. City council hearing is required for new and transferred business licenses.
Private Club, Social Club, Night Club, Pool Hall	N	N	C	C	C	C	City council hearing required for new and transferred business licenses; consistent with Section 21.32
Other Entertainment Uses							
Accessory to a Restaurant or Food Service Use	C	AP	Y	Y	Y	Y	See Specific Use Regulations, Section C.4 within this chapter.
≤9,000 Sq. Ft GFA	N	C	AP	AP	AP	Y	
>9,000 Sq. Ft GFA	N	N	C	C	C	AP	
Food Uses							
Grocery and Food Market							
≤4,500 sf GFA	AP	Y	Y	Y	Y	Y	
Δ >4,500 and ≤9,000 sf GFA	N	AP	Y	Y	Y	Y	Drive-thru subject to 21.45.130
Δ >9,000 sf GFA	N	C	Y	C	C	Y	Drive-thru subject to 21.45.130
Mobile Food Trucks (Temporary)	T	T	T	T	T	T	Subject to 21.53.106
Outdoor Dining / Seating	A	A	A	A	A	A	
Restaurants & Ready-To-Eat Foods							
Without Drive-Thru	N	AP	Y	Y	Y	Y	
With Drive-Thru	N	N	C	N	N	C	Drive-thru subject to 21.45.130
With Entertainment	N	N	Y	Y	Y	Y	City council hearing required for new and transferred business licenses; AP required for mixed-use consistency verification
Vending Cart (Food Only)	AP	AP	AP	AP	AP	AP	Subject to 21.45.170 and limited operating hours
Vending Machines (Exterior)	A	A	A	A	A	A	Accessory to existing retail sales; subject to 21.51.295
Residential Uses							
Child Day Care Home, 14 or Fewer Children	A	A	A	A	A	N	Subject to 21.51.230
Emergency Shelter	C	C	C	C	C	C	Subject to 21.45.132
Group Home (1-6 Persons)	Y	Y	Y	Y	Y	N	As defined in 21.15.1200
Home Occupation	A	A	A	A	A	N	Subject to 21.51.235
Residential Units							
Restrictions on ground floor residential may apply, see Neighborhood Modification Area standards							
Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y	Y	Y	Y	N	

**Table 3 Permitted Uses** (Table is color coded by permit type for ease of review)

Uses	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	RMU3	RMU4	MUC	MUN1	MUN2	C3	
Caretaker residence	N	N	N	N	N	N	
Multi-Family	Y	Y	Y	Y	Y	N	
Senior and/or Handicapped Housing	Y	Y	Y	Y	Y	AP	
Single-Family Attached	Y	Y	Y	N	N	N	Residential development shall be limited to attached configurations (rowhomes, townhomes, etc.); single-family detached homes are prohibited.
Single-Family Detached	N	N	N	N	N	N	
Residential Historic Landmark Building	*	*	*	*	*	*	*Subject to 21.52.265.5
Room Rental	A	A	A	A	A	N	Subject to 21.51.275
Special Group Residence	N	C	C	C	N	N	As defined in 21.15.2810 subject to 21.52.271
<b>Temporary Lodging</b>							
Bed and Breakfast / Inn	N	C	AP	AP	N	N	Subject to 21.52.209; inns with fewer than seven guest rooms are exempt from AP requirement
Hotel	N	N	C	C	C	C	As defined in 21.15.1380, subject to 21.52.235
Motel	N	N	C	N	N	C	As defined in 21.15.1380
Youth Hostel	AP	AP	AP	AP	AP	Y	
<b>Miscellaneous and Other Uses</b>							
Adult Entertainment Business	N	N	Subject to 21.32.035 and 21.12.110 locational standards				
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, and The Like	T	T	T	T	T	T	Subject to 21.53.109 and 21.53.113
Cellular or Wireless Facility	C	C	C	C	C	C	Building or roof-mounted only, subject to 21.45.115 and 21.56; freestanding monopoles prohibited
Electric Distribution Station/Substation	C	C	C	C	C	C	
Medical Marijuana or Adult-Use Cannabis Dispensary	N	N	Y	Y	Y	Y	Subject to Cannabis Social Equity Program.
Unattended Donation Box	A	A	A	A	A	A	Subject to accessory use standards Section 21.51.294



## Appendix C Additional Parking Tools

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Appendix C: Potential Additional Parking Tools

The following table provides a set of potential tools that can be explored to further incentivize revitalization in the UPLAN Uptown Study Area. Tools are categorized by near- and long-term strategies and include brief background statements in the right column.

Table AA Summary of Potential Additional Parking Tools*				
*See North Long Beach Uptown Parking Study, Final Draft February 2019 for full discussion.				
Strategy	Zones			Strategy / Background Notes
	RMU3 /RMU 4	MUC/ MUN1/ MUN2	C3	
Geographic/ District Focused Approach				
Near-term Potential Strategies				
Update Long Beach Municipal Code Section 21.41.228 – In Lieu Fees	tbd			Align in-lieu fee program to enable expansion of public parking supply (i.e. build new facilities or lease parking spaces from private entities). Enable funds to be directed toward multi-modal improvements that reduce automobile parking demand (i.e. pedestrian, bicycle, transit, and streetscape improvements) within the Study Area.
Adopt an unbundled parking strategy for the Study Area	X	X		An unbundled parking strategy allows for reduction of new development construction costs, allowing tenants or residents to determine if parking is needed rather than dictated by the form of development. Require unbundled costs savings to be passed onto to tenants/residents in the form of lower rent (unbundled rent rates), which also supports shared parking strategies.
Longer-term Potential Strategies				
Parking Management Program		X	X	Partner with local Business Improvement Districts (BIDs) or the Uptown Business District as potential parking management program partners.
Install on-street parking meters and utilize revenues to pay for districtwide improvements		X	X	Explore the addition of parking meters to support walkability, ‘park-once behavior,’ and help fund neighborhood improvements. This strategy can be challenging in low- or middle-income areas. On South Lake Avenue, (outside the Study Area) meter revenues have helped to pay for streetscape improvements and maintenance identified by the BID.
Create a ‘Park-Once District’ and integrated parking plan		X	X	Current parking supply is adequate for existing development within the Study Area. Should additional parking supply become necessary through new development, designation of the Study Area as a ‘Park-Once District’ would enable collection of in-lieu fees to create shared parking supply for the district. Consider creation of strategically located small parking hubs, encouraging new development to fund and utilize these as off-site parking locations.  Well-managed on-street parking and city leasing of spaces from private entities can be incorporated into an integrated strategy along commercial corridors.
Allow an on-site valet parking or on-street parking valet zone provision		X		Consider allowing a flexible valet parking program that would be beneficial for business attraction and could potentially lower the parking cost for individual businesses, while enabling space-efficient parking layout design. Valet services would be counted toward the minimum required parking standards and could be utilized in coordination with tandem parking provisions, on-street valet zones, and designated drop-off and pick-up zones (for valet and/or ride sharing).
Expand the carpool/vanpool vehicle parking standards to include additional requirements		tbd		Consider expanding the carpool/vanpool vehicle parking standard to include additional requirements for developments under 50,000 sf and over 100,000 sf GFA.
Establish a Parking Overlay to correspond with the UPLAN Study Area		tbd		Should increased parking demand be identified, establish a Parking Overlay, and designate a Parking Overlay boundary within Uptown. The Parking Overlay area would be eligible for park-once shared strategies and/or parking in-lieu fees, which can be used to pay for centralized parking for all business, or travel demand management programs.
Reductions to Parking Requirements				
Near-term Potential Strategies				
Reduce parking requirements for land uses that are more stringent than comparison cities and ITE	X	X	X	Initial recommendations provided herein.
Organize parking requirements by development size and reduce and/or waive parking for buildings of a specific size or use	X	X	X	Initial recommendations provided herein.
Create reduced parking standards for affordable housing developments	X	X	X	By-right reductions for affordable housing are recommended to bring the City in line with state law Assembly Bill 744, including reductions for senior and other affordable housing developments or projects.
Incentivize change of use and adaptive	X	X		Initial recommendations provided herein.

Table AA Summary of Potential Additional Parking Tools*				
*See North Long Beach Uptown Parking Study, Final Draft February 2019 for full discussion.				
Strategy	Zones			Strategy / Background Notes
	RMU3 /RMU 4	MUC/ MUN1/ MUN2	C3	
reuse by waiving parking requirements for historic buildings and those of a certain age, relaxing parking ratios, expanding off-site parking requirements				
Promote shared parking by amending the existing “Joint Use of Parking Facilities” provision		X	X	Expand the existing joint-use parking regulations to businesses that front on-street parking, on a 2-block rolling basis. This would enable land use types that operate at different times (or with small window of overlapping business hours) to share on-street parking spaces. A 2-block distance is suggested, so that the existing City standard of providing parking within 600 feet for off-site parking can be maintained and applied to joint uses.
Longer-Term Potential Strategies				
Conduct further analysis to eliminate parking minimums in commercial areas		X	X	Initial recommendations for LC/N1/N2 Zones provided herein. For more traditional commercial zones, consider further studies to analyze maximums and minimums associated with specific land uses, while also allowing a high level of flexibility for developments to promote viability and innovation in design. This strategy may help to reduce hurdles and encourage revitalization.
New Parking Requirements				
Create specific parking standards for health, gymnasium, and grocery land use categories	X	X	X	Initial recommendations provided herein.
Create reduced parking requirements for uses that the City would like to encourage in North Long Beach	X	X	X	Initial recommendations provided herein.
Establish detailed bicycle parking requirements for non-residential and residential uses	X	X	X	To be developed for final submittal.
Establish an automobile parking credit provision	X	X	X	This approach would incentivize additional bicycle parking and bicycle travel by reducing the total number of required off-street automobile parking spaces at a specific ratio based on bicycle parking provided. Further analysis is needed to establish specific ratios. For example, the total number of required off-street automobile parking spaces may be reduced at the ratio of one automobile space for each six (6) bicycle spaces provided in excess of the requirements and cannot be reduced by more than five percent (5%) of the total parking requirement.