Overview of Zoning Regulations Modernization

ZONING CODE MODERNIZATION

WHAT IS THE ZONING CODE?

Zoning is the way local governments guide the physical development of land, the kinds of uses that are allowed and the other standards that have to be met such as height, parking, yards, landscaping as well as the process for reviewing and approving projects.

The Zoning Code specify the areas in which residential, industrial, recreational or commercial activities may take place and establish standards (e.g. lot coverage, building height, setbacks, etc.) that determine the size of a building.

HOW IS THE ZONING CODE RELATED TO THE GENERAL PLAN?

The General Plan establishes broad, long-term policies that guide future development. The Zoning Code implements general plan policies by specifying detailed development regulations that accomplish the General Plan's goals. These include specific use types that are allowed and not allowed by zoning district, and building development standards.

State law requires that zoning be consistent with maps and policies in the General Plan. Uses and densities/intensities may be permitted if they are consistent with both the General Plan land use designation and the zoning of the property.

WHY MODERNIZE THE ZONING CODE?

The Zoning Code guides the types of uses allowed within certain areas, the required development standards, and the process for reviewing and approving projects. New uses emerge in response to economic, social, and technological changes both locally and globally.

The Zoning Code should be updated periodically to respond to new land use trends, evolving community needs and priorities as well as to simplify and improve the code.

In Long Beach, the Zoning Code has not been comprehensively updated since **1989**. Since then, the invention of the internet has changed the way people shop and conduct business. Locally in Long Beach, our community and economy has changed significantly.

SOME OF THESE CHANGES INCLUDE:

- Adding over 44,000 new residents since 1989
- Closure of the former Long Beach Navy Base
- Tripling of throughput from the Port
- Opening and operation of the Metro Blue Line
- Expansion of the Metro system throughout Los Angeles County
- Major investments in bike and pedestrian infrastructure citywide

LB CODE CHANGE

LONGBEACH DEVELOPMENT SERVICES

Defining the Zoning Regulations

ZONING CODE MODERNIZATION

WHAT ARE DEVELOPMENT STANDARDS?

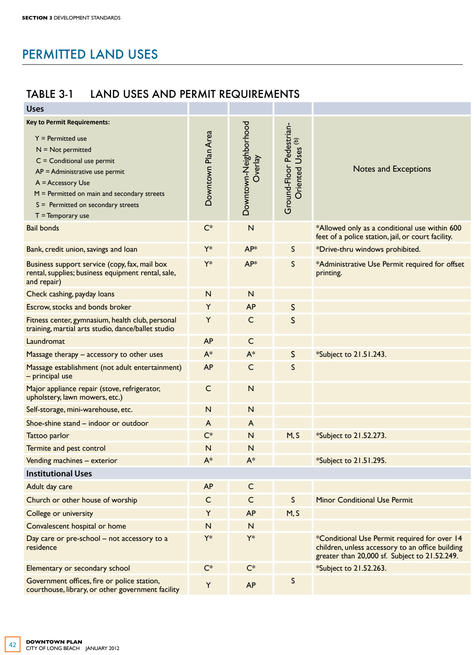
Development standards in the Zoning Code guides building height, setbacks/placement, density and intensity, as well as provide rules for parking, landscaping, and fences, among other considerations.

Development standards ensure that new development or alterations to existing properties support functional and sustainable neighborhoods and safeguard the character of places that are unique to Long features (i.e. architecture, street patterns, public facilities).

WHAT ARE LAND USE REGULATIONS?

Land use regulations in the Zoning Code specify whether a certain use of a given property is permitted, prohibited, or permitted if a special permit is granted.

While the General Plan Land Use Element generally defines commercial uses versus residential uses, for example, the Zoning Regulations more specifically define the types of commercial uses, such as retail versus office.



SECTION 3 DEVELOPMENT STANDARDS

PERMITTED LAND USES

TABLE 3-1 LAND USES AND PERMIT REQUIREMENTS

Uses				
Key to Permit Requirements: Y = Permitted use N = Not permitted C = Conditional use permit AP = Administrative use permit A = Accessory Use M = Permitted on main and secondary streets S = Permitted on secondary streets T = Temporary use	Downtown Plan Area	Downtown-Neighborhood Overlay	Ground-Floor Pedestrian-Oriented Uses (5)	Notes and Exceptions
Bail bonds	C*	N		*Allowed only as a conditional use within 600 feet of a police station, jail, or court facility.
Bank, credit union, savings and loan	Y*	AP*	S	*Drive-thru windows prohibited.
Business support service (copy, fax, mail box rental, supplies; business equipment rental, sale, and repair)	Y*	AP*	S	*Administrative Use Permit required for offset printing.
Check cashing, payday loans	N	N		
Escrow, stocks and bonds broker	Y	AP	S	
Fitness center, gymnasium, health club, personal training, martial arts studio, dance/ballet studio	Y	C	S	
Laundromat	AP	C		
Massage therapy – accessory to other uses	A*	A*	S	*Subject to 21.51.243.
Massage establishment (not adult entertainment) – principal use	AP	C	S	
Major appliance repair (stove, refrigerator, upholstery, lawn mowers, etc.)	C	N		
Self-storage, mini-warehouse, etc.	N	N		
Shoe-shine stand – indoor or outdoor	A	A		
Tattoo parlor	C*	N	M, S	*Subject to 21.52.273.
Termite and pest control	N	N		
Vending machines – exterior	A*	A*		*Subject to 21.51.295.
Institutional Uses				
Adult day care	AP	C		
Church or other house of worship	C	C	S	Minor Conditional Use Permit
College or university	Y	AP	M, S	
Convalescent hospital or home	N	N		
Day care or pre-school – not accessory to a residence	Y*	Y*		*Conditional Use Permit required for over 14 children, unless accessory to an office building greater than 20,000 sf. Subject to 21.52.249.
Elementary or secondary school	C*	C*		*Subject to 21.52.263.
Government offices, fire or police station, courthouse, library, or other government facility	Y	AP	S	

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CITY OF LONG BEACH JANUARY 2012

WHAT ARE ADMINISTRATIVE PROCEDURES?

The Zoning Code establishes the procedures and processes for all types of projects, known as "administrative procedures".

Some projects are small and consistent with their zone and are reviewed by City staff; Others require site plan and/or design review, special permits or relief from Zoning Code requirements and require a public hearing. The Zoning Code specifies requirements and timeframes for public noticing, who holds required public hearings and who the decision makers are (the Zoning Administrator, an appointed Commission and/or City Council, for example.)

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LONG BEACH DEVELOPMENT SERVICES

Related Long Beach Planning Efforts

ZONING CODE MODERNIZATION

GENERAL PLAN LAND USE ELEMENT UPDATE AND URBAN DESIGN ELEMENT

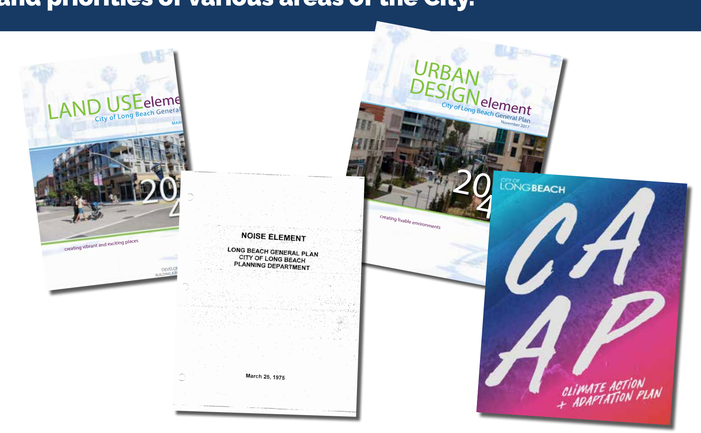
The city is updating its general plan Land Use Element which provides long-range policy direction as to what can be built where in the City.

This will provide direction for a future comprehensive Zoning Code update. The Urban Design Element addresses building form, space between buildings, pedestrian spaces and connections, public open space, and a building's relationships to the street. In March 2018, the City Council has adopted a final set of Place Type and Height maps to support this general plan update.

DEVELOPMENT OF NEW ZONING DISTRICTS TO IMPLEMENT THE GENERAL PLAN UPDATE

In addition to quarterly "tune ups" to the existing Zoning Regulations, the City is also developing new zoning districts that will implement the General Plan Land Use Element update. This work has begun in North Long Beach through the Uptown Planning and Land Use Neighborhood Strategy (UPLAN) effort.

In consultation with the community, five (5) new zoning districts have been developed for Atlantic and Artesia Blvd north of Del Amo Ave. Additional new zoning districts will be developed to implement additional PlaceTypes of the Land Use Element update and customized to reflect the unique needs, character and priorities of various areas of the City.



CLIMATE ACTION AND ADAPTATION PLAN (CAAP)

The City of Long Beach is developing its first-ever Climate Action and Adaptation Plan (CAAP) as a mitigation of the Land Use Element update.

The CAAP will provide a roadmap for reducing citywide greenhouse gas (GHG) emissions and preparing the community for the impacts of climate change, all while improving quality of life and enhancing economic vitality in Long Beach. Long Beach strives to be a more sustainable and resilient city in the face of climate change impacts such as, air pollution, extreme heat, drought, coastal storm surge, and sea level rise.

Storage Attics in Accessory Structures

LAND USE IN THE ZONING CODE | ZONING CODE MODERNIZATION

WHAT IS THIS CHANGE?

Eliminate prohibitions on attics within accessory structures in residential districts.

WHY MAKE THIS CHANGE?

Currently, attics are not allowed within accessory structures. The City recognizes the need to allow attics within accessory structures, including garages to be used for storage. The proposed change would not result in new habitable square footage, nor will it increase the existing maximum height restriction of 13 feet for all accessory structures.

DETAILS FOR THE PROPOSED CHANGES

CURRENT

Attics are currently not allowed within limited accessory structures.

PROPOSED

- Eliminate zoning code prohibitions on attics within accessory structures in residential districts to allow attics for storage purposes.
- Retain the existing 13 foot maximum height limit for accessory structures.

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LONG BEACH DEVELOPMENT SERVICES

Technical Fixes & Clarifications

MUNICIPAL CODE CLARIFICATIONS | ZONING CODE MODERNIZATION

WHAT ARE THESE CHANGES?

- Clarify use regulations for the remnant Office Commercial (CO) and Highway Commercial (CH) zones that were phased out in 1992 (see map on right for more details).
- Clarify how new uses and unspecified development standards adopted into the code are applicable in specific plans and planned development districts; this update will codify the process for interpreting how these regulations are applied to specific plans and planned development districts.
- Clarify in which industrial zones personal and commercial storage uses are permitted by listing them separately in the appropriate industrial zoning districts.
- Clarify that certain fabric canopies can be exempted from height limitations for the purposes of creating shade for rooftop open space.
- Clarify existing state regulations allowing for personal cannabis cultivation which allows individuals to grow a maximum of six plants.

WHY MAKE THESE CHANGES?

These updates address confusing language or lack of clarity in the code. This board includes five changes being made either to clarify or add more detail to existing regulations and to address quality-of-life considerations to improve usability of rooftop open space.

DETAILS FOR THE PROPOSED CO & CH USES CLARIFICATIONS

CURRENT

CO and CH zone properties are limited and are concentrated on Atlantic Avenue and PCH.

PROPOSED

Uses in these zones will defer to those allowed in the most similar existing commercial zone.

LB CODE CHANGE

LONGBEACH DEVELOPMENT SERVICES

Temporary Activating Uses

DEVELOPMENT STANDARDS | ZONING CODE MODERNIZATION

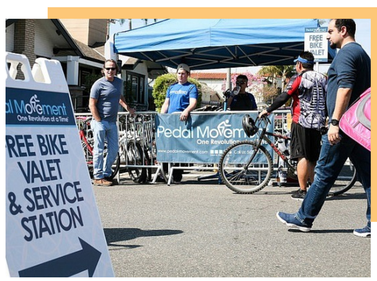
WHAT IS THIS CHANGE?

Allow the temporary use of vacant lots with uses that are compatible with the surrounding area, offer community benefits, and further the goals of the General Plan. This regulation is intended largely for commercial and industrial areas. Residentially zoned lots on major streets are also eligible.

The amendment defines and sets parameters for "temporary activating uses," including establishing what kinds of uses would be permitted, who can apply, applicable time limits and renewal processes. Some examples of eligible temporary uses include cultural and community events, bike kitchens and urban agriculture.

WHY MAKE THIS CHANGE?

Activating vacant lots with compatible, community-serving uses curtails the blight, debris, and other nuisances often associated with vacant lots. Applicants of temporary uses will be required to clean up and maintain their sites—keeping them free of weeds, debris, and graffiti.



DETAILS FOR THE PROPOSED CHANGES

CURRENT

Typical Zoning Code regulations hinder the temporary use of vacant lots. As a result, vacant lots often remain unused for extended periods of time and can become blighted.

PROPOSED

Allowing temporary use of vacant lots can bring activity and services to neighborhoods, foster place-making and identity, and minimize nuisances.

APPLICABILITY

This change would only affect vacant lots. The Zoning Administrator (ZA) will have decision-making authority to issue permits for such uses and to condition them to ensure neighborhood compatibility. The ZA will also have the authority to allow up to two renewals.

LB CODE CHANGE

LONG BEACH DEVELOPMENT SERVICES

Exempt Satellite Public Post-Secondary Uses in Existing Buildings from Change of Use Parking Requirements

DEVELOPMENT STANDARDS | ZONING CODE MODERNIZATION

WHAT IS THIS CHANGE?

Exempt changes of use to publicly run, post-secondary educational institutions from additional parking requirements when proposed in existing buildings on commercially zoned properties located within ½ mile of public transit.

WHY MAKE THIS CHANGE?

The City seeks to expand access to education by permitting satellite public post-secondary educational uses in commercial areas. This change will also encourage reuse and activation of vacant storefronts. This parking exemption would not apply to school campuses.

WHEN IS PARKING REQUIRED FOR THIS USE?

Parking would still be required for the change of use if the proposed public post-secondary educational use is not within ½ mile of public transit, or if new construction associated with the use is proposed.

DETAILS FOR THE PROPOSED CHANGES

CURRENT

Changes of use proposed in existing buildings can trigger additional parking requirements that create barriers to siting satellite public post-secondary education services that can improve access to education and help activate vacant storefronts.

PROPOSED

Exempt change of use parking requirements to facilitate the siting of off-campus, publicly run post-secondary education uses.

APPLICABILITY

Change would only apply to such uses proposed in privately owned buildings located in commercial zoning districts. Private educational institutions would not be eligible for this exemption.

LB CODE CHANGE

LONG BEACH DEVELOPMENT SERVICES

Aerospace Uses in Industrial Zones

LAND USE IN THE ZONING CODE | ZONING CODE MODERNIZATION

WHAT ARE THESE CHANGES?

Amend Chapter 21.33 (Industrial Districts) of the Zoning Regulations and industrial-character Planned Development Districts ("PDs") / Specific Plans to allow aerospace manufacturing by-right within enclosed buildings.

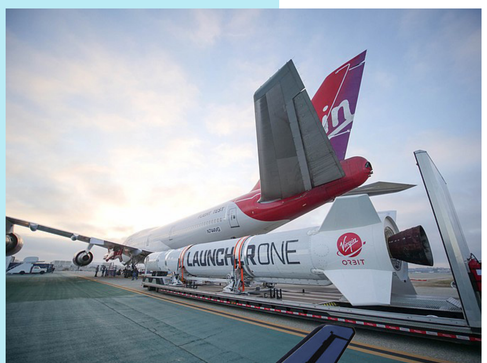
WHY MAKE THESE CHANGES?

These changes encourage the establishment of aerospace manufacturing uses (such as rocket and satellite production) in Industrial Zones and the Planned Development Districts immediately surrounding the Long Beach Airport, creating a historic connection to Long Beach's role as an aircraft manufacturing hub during the war years.

DETAILS FOR THE PROPOSED CHANGES

CURRENT

Several Planned Development Districts ("PDs") close to the airport are silent on or do not allow aircraft/aerospace manufacturing as a by-right use. Likewise Chapter 21.33 (Industrial Districts) of the Zoning Regulations is silent on aircraft/aerospace manufacturing uses.

PROPOSED

Proposed changes will incorporate aircraft/aerospace manufacturing into Chapter 21.33 (Industrial Districts) as a by-right use. For all Planned Districts close to the airport that do not allow aircraft/aerospace manufacturing, they will be amended to either refer to the Chapter 21.33 regulations (particularly the requirements of the General Industrial (IG) zoning district) or to allow aircraft/aerospace manufacturing uses by-right.