ORDINANCE NO. ORD-24-0015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY REPEALING AND REPLACING THE SUBDIVISION REGULATIONS OF THE CITY OF LONG BEACH (TITLE 22) IN ITS ENTIRETY

The City Council of the City of Long Beach ordains as follows:

Section 1. Title 22 of the Long Beach Municipal Code is hereby repealed in its entirety and replaced as shown on Exhibit "A", which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

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OFFICE OF THE CITY ATTORNEY
DAWN MCINTOSH, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of October 1, 2024 by the following vote:

Ayes: Councilmembers: Zendejas, Duggan, Supernaw, Kerr, Saro, Uranga, Austin, Ricks-Oddie, Allen.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Recusal(s): Councilmembers: None.

City Clerk

Approved: 10/03/2024
(Date)

Mayor

OFFICE OF THE CITY ATTORNEY
DAWN MCINTOSH, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

TITLE 22 – TRANSITIONAL ZONING CODE: ZONE IN SPECIFIED AREAS

Chapter 22.10 General Provisions

22.10.010 Title.

This Title is being established in order to facilitate a substantial update to the City's Zoning Regulations. The intention is to fully transition from Title 21 (Zoning) to Title 22 (Zoning) for areas outside of the Coastal Zone. During the transition period, all regulations contained within Title 22 apply to zones established in Title 22. In the case of a regulation not specified in Title 22, the regulations contained in Title 21, including those set forth in Section 21.10.080, "Penalty for violation," shall apply. If uncertainty arises concerning the content or application of Title 22, the Zoning Administrator is authorized to determine all pertinent facts, interpret the Title 22 regulations, and, where appropriate, determine which provisions of either Title 21 or Title 22 are applicable. The Classification of Use procedure, which is set forth in Chapter 21.25 of Title 21, shall be used to resolve discrepancies.

22.10.020 Purpose and Intent

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

Chapter 22.11 Definitions

22.11.010 Purpose.

The purpose of this Chapter is to establish definitions for words, phrases and terms used in this Title, and unless the context clearly requires a different meaning, the following words, phrases and terms shall be defined as set forth in this Chapter. During the transition period, all regulations contained within Title 22 apply to zones established in Title 22. In the case of a definition not specified in Title 22, the regulations contained in Title 21 shall apply.

1. **Anerobic Digestion.** A facility that uses the controlled biological decomposition of organic material in the absence of oxygen or in an oxygen-starved environment to produce biogas and a residual digestate considered to be a composting operation.

2. **Composting Facility.** A facility that is operated for the purpose of producing compost and includes, but is not limited to:

    a. Green material composting facilities that have greater than 1,000 cubic yards of feedstock and active compost at any one time;
    b. Animal material composting facilities;
    c. Sewage sludge composting facilities; or
    d. Mixed solid waste composting facilities.

3. **Composting Operation.** An operation that is operated for the purpose of producing compost, Division 30, Part 1, Chapter 2, Section 40116 of the Public Resources Code. A Composting operation is a solid waste handling operation that does not constitute a composting facility that would require a solid waste facilities permit. Composting operations include

a. Windrow composting;
b. Aerated or non-aerated static pile composting; and
c. Enclosed or within-vessel composting

4. **Food and Drink Manufacturing**. Any facility in which processed livestock and agricultural products are transformed into food or drink products for eventual consumption. Examples include, but are not limited to, animal food manufacturing; beverage manufacturing; dairy product manufacturing, ice manufacturing; fruit and vegetable preserving, grain and oilseed milling; specialty food manufacturing, seafood product preparation and packaging, and sugar and confectionery product manufacturing. This excludes breweries, distilleries, and wineries which are included in the Alcoholic Beverage Manufacturing use category.

5. **Heavy Manufacturing.** An establishment engaged in manufacturing, assembly, fabrication, packaging, or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having the potential to produce noise, dust, glare, odors, smoke or vibration beyond its property line. This term includes but is not limited to: (a) processing and packaging of alcoholic beverages; (b) chemical manufacturing; (c) stonework or concrete product manufacturing; (d) fabrication of metal products; (e) manufacturing of agricultural, construction, o mining machinery; (f) motor vehicle manufacturing; (g) lumber milling; (h) ship or boat construction (i) permanent concrete/batch plant. Manufacturing uses that do not have the potential to produce these impacts are considered Light Manufacturing.

6. **Mixed Organics Composting Facilities.** Mixed organics composting facilities are centers that produce a humus-like material under a process of managed biological decomposition from green materials, leaves, tree trimmings, untreated wood, shrubbery cuttings, kelp, other plant material, manure, or urea that has been source-separated from the municipal solid waste stream.

7. **Green Materials or Mixed Organic Composting Facility.** Any facility in which processes source-separated organic materials to a stabilized state through controlled biological decomposition where the resultant material is beneficial to plant growth or soil structure when used as a soil amendment. Materials may initially be chipped, shredded, and/or screened on site prior to being composted. Composting may be conducted in an in-vessel system or in the open.

8. **Artisan Manufacturing, production and industrial service.** Artisan manufacturing includes products where the direct manual contribution of the artisan or worker remain the most substantial component of the finished product.

9. **Light Manufacturing.** Light manufacturing includes the fabrication, manufacturing, assembly or processing of materials that are in already processed form.

10. **Technological Support Services.** Includes research, development, and application of digital technologies, such as server hosting, telework centers, and end-of-line product testing.

11. **Scooter and motorcycles.** Scooter and motorcycles are those two-wheeled vehicles requiring an M1 or M2 driver's license.

Chapter 22.12 Districts Established

22.12.010 Districts designated

The incorporated territory of the City of Long Beach is divided into the land use districts indicated in Subsections 22.12.040.A through 22.12.040.D in order to regulate the location of residences, businesses and industries; the location of buildings and structures; the uses of land; the height and bulk of buildings; the area of yards and other open space facilities; and off-street parking facilities.

22.12.020 - Regulations for all districts.
These Zoning Regulations divide the City into districts within which the location, height and bulk of buildings or structures and the uses of buildings, structures or land are regulated as specified.

22.12.030 Use District Map Adopted.
Pursuant to Long Beach Municipal Code (LBMC) Section 21.30.030, the use districts and the boundaries of such districts are shown upon a map consisting of thirty (30) parts, being numbered consecutively from 1 to 30, containing the districts which are established by this Chapter. The use district map is on file in the Office of the Community Development Department, and said map and all notations, references and other information shown on it, including the index map and the chart showing the symbols and legends employed, are incorporated by reference and shall be deemed as much a part of this Title as if the matters and information set forth by the map were fully described in this Chapter.

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

A. The following zones are established to foster and support 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 and RMU3-A) zones are residentially focused and permit 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 and RMU4-A) zones are residentially focused and permit higher density residential uses in areas where multi-family housing is currently the dominant use. These zones permit intensification of existing residential areas to increase housing opportunities and introduce neighborhood-serving, non-residential uses in proximity to residents.

3. Mixed-Use 1 (MU-1 and MU-1-A) zones provide for medium-scale, mixed-use development as a transition between residential and mixed-use nodes. These zones permit mixed residential and non-residential uses in a wide variety of configurations.

4. Mixed-Use 2 (MU-2 and MU-2-A) zones provide for neighborhood activity centers in proximity to bus routes and multi-modal corridors. These zones permit horizontal and vertical mixed-use appropriately scaled for adjacent neighborhoods.

5. Mixed-Use 3 (MU-3 and MU-3-A) zones provide for the highest intensity neighborhood activity centers in proximity to bus routes and multi-modal corridors. These zones permit horizontal and

vertical mixed-use scaled for the highest intensity uses that benefit from transit proximity and pedestrian activity.

B. The following commercial zones are established to implement the transition from the City's Title 21 Zoning Code to more community-serving commercial uses within Title 22.

1. Commercial 3 (C3 and C3-A) zones are non-residential zones that support the transition of larger format industrial/light industrial development to neighborhood services. These zones permit non-residential development, scaled to the neighborhood setting, with a range of services and employment uses and intensities.

C. The following multi-family zones are established to provide highly desirable housing options for a range of needs and encourage a wide variety of multi-family housing products.

1. Multi-Family Residential – Low (MFR-L) zones allow for a variety of lower-density residential configurations with very limited small neighborhood-serving non-residential uses along residential corridors.

2. Multi-Family Residential – Moderate (MFR-M) zones are residential zones that encourage moderate density infill development and limited small neighborhood-serving non-residential uses along residential corridors.

D. The following zones are established to implement the Neo-Industrial PlaceType in the General Plan. The neo-industrial zones are intended to allow innovative start-up businesses, light industrial, small and evolving incubator industries, co-working spaces, commercial manufacturing, clean non-nuisance industries, and office uses that supports these industries. The following zones are established to foster and support an area for industrial uses that includes a mix of uses that support emerging, innovative and clean non-nuisance industrial businesses.

1. Neo-Industrial 1 (NI-1) zones are intended to allow primarily light industrial uses such as manufacturing, small and incubator businesses, research and development, technology and support uses to promote transition to cleaner industries.

2. Neo-Industrial 2 (NI-2) zones are intended to allow a mix of light industrial and commercial uses to support clean industry and a broad economic base. light industrial uses would be permitted throughout the zone. Commercial uses are allowed in conjunction with industrial uses. Commercial uses would include office, retail stores, eating and drinking establishments and other accessory uses.

Chapter 22.13 Specific Procedures

22.13.100 – Site Plan Review

The site plan review process is established to meet certain community goals which are, among others, to ensure that the highest quality of land planning and design are incorporated into development projects, to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials, and to ensure the maintenance, restoration, enhancement and protection of the environment.

Chapter 22.15 Uses.

A. **Standard.** The following projects shall require site plan review:

1. **Residential.** The following residential projects require site plan review:

a. Ten (10) or more units as one (1) project. This includes both new construction, as well as additions or adaptive reuse projects. This includes side by side projects by the same applicant where the total of new plus existing units equals ten (10) or more;
b. Any project proposing to utilize the incentive program established for very low and low income households; and

2. **Commercial.** The following commercial projects require site plan review:
    a. New buildings of one thousand (1,000) square feet or more;
    b. Additions of one thousand (1,000) square feet or more to an existing commercial building. However, an addition of up to five thousand (5,000) square feet may be permitted without site plan review if the addition is less than twenty-five percent (25%) of the floor area of the existing building and is not visible from a public way;
    c. Exterior remodeling of a building where the affected area consists of fifty feet (50') or more of building frontage in the C3 district.
    d. Commercial storage uses; and
    e. Attached/roof-mounted cellular and personal communication services.

3. **Public assembly use.** Industrial or public assembly use projects with five thousand (5,000) square feet or more of floor area of new construction.

4. **Neo-Industrial Zoning District.** Properties within the NI zones shall be subject to Site Plan Review based on the following:
    a. New buildings or additions to existing buildings located on **a lot** totaling fifteen thousand (15,000) square feet or more.
    b. Parking threshold. Any off-street parking area addition or reconfiguration of more than ten (10) parking spaces or more than 2,500 square feet of surface area.

5. **Adaptive Reuse.** Projects involving the reuse of existing spaces, structures or buildings as allowed under California Health and Safety Code Section 17958.11 for joint living and work quarters (live-work) or as allowed in Chapter 18.63, and subject to the Special Development Standards in Section 22.15.010.B.

6. **Project on City land.** All new construction projects with building floor area of five hundred (500) square feet or greater except roadway and utility maintenance or improvements.

7. **Sign standards waiver requests.** The City recognizes the visual and aesthetic importance that signage has on a development. Signage plays a crucial role in not only identifying the tenants of a particular space, but also in defining and shaping the unique architectural character and identity of a project, and ultimately, the streetscape. To this end, this sign standards waiver section has been introduced. The intent of this provision is to allow a greater amount of creativity and flexibility in the creation, design, and application of signage on developments beyond the established sign standards. The following sign projects shall require site plan review:
    a. Individual sign review requests for waiver of established sign standards;
    b. Sign programs as defined in Subsection 21.44.035.C; and
    c. Changeable copy signs.

B. **Conceptual Site Plan Review.** The following projects shall also be required to apply for conceptual site plan review prior to filing for site plan review:

1. **Residential.** Residential projects of fifty (50) or more units;
2. **Commercial, Neo-Industrial, industrial or public assembly.** Projects of fifty thousand (50,000) square feet or more of new construction;
3. **Project on City land.** Projects of one thousand (1,000) square feet or more of new construction.

22.13.104 -Adjustment Process

This Section establishes procedures for conducting review and approval of the Adjustment Process established by Title 22 of the Zoning Code.

A. **Purpose**. If a project cannot comply with one or more of the development standards of the applicable zoning district, an Adjustment may be granted when an applicant proposes a modification to the project that substantially conforms with the intent of the regulation.

B. **Adjustment**. Authority of the Zoning Administrator with Appeals to the Planning Commission. If an application fails to conform to one or more of the development standards of the applicable zoning district, the Zoning Administrator shall have initial decision-making authority to grant an Adjustment in accordance with the Chapter 21.21, Administrative Procedures, of this Code.

C. **Application**. An adjustment procedure provided for in this Title 22 may be initiated by application of the owner of any real property in the City directly affected by the procedure, or their authorized agent. Applications and fees for the Adjustment Process shall be submitted in accordance with the provisions set forth in Chapter 21.21.201 of the Zoning Code. The Zoning Administrator may request that the Adjustment Process application be accompanied by a written narrative, plans, and other related materials necessary to show that the proposed development, alteration, or use of the site complies with the intent of the regulation.

D. **Filing Fee**. A filing fee shall accompany each application as required by Section 21.21.701 of the Zoning Code.

E. **Complete Application**. No application shall be considered complete until applicable forms are filed, the required fee is paid, and additional information as required by the Director of Community Development, is received. The Director of Community Development shall determine when an application is complete, and the determination of the Director shall be final.

F. **Determination**. If the Zoning Administrator determines that the requested adjustment conforms with the intent of the regulation, the Director shall issue written notice of the Adjustment Process determination within 30 days of the date of receipt of a completed application. An approved Adjustment may include attachments of other written or graphic information, including but not limited to, statements, numeric data, site plans, floor plans and building elevations and sections, as a record of the proposal's conformity with the intent this Code.

1. Limitations. An Adjustment shall be limited to deviations from regulations which do not substantially alter the execution or intent of those regulations as applicable to a proposed Project. An Adjustment shall be limited to 20 percent of the established development standard or as specified in Title 22.
2. Conditions for Approval. In approving an Adjustment, the Zoning Administrator may impose those conditions they deem necessary to remedy a disparity of privileges and that are necessary to protect the public health, safety or welfare and assure compliance with the objectives of the General Plan and the purpose and intent of the regulations of the applicable Zoning District.

3. Findings. The determination by the Zoning Administrator shall include written findings in support or denial of the determination. In order to approve a proposed project pursuant to this Section, the Zoning Administrator must find that:
    a. There are special circumstances applicable to the project or project site which make the strict application of the subject development standard(s) impractical;
    b. In granting the Adjustment, the Zoning Administrator has imposed project requirements and/or decided that the proposed project will substantially comply with the purpose and intent of all applicable regulations;
    c. In granting the Adjustment, the Zoning Administrator has considered and found no detrimental effects of the Adjustment on surrounding properties and public rights-of-way;
    d. The project is compatible with the neighborhood character of the surrounding district; and
    e. The project is consistent with relevant policies of the General Plan.

G. **Appeals**. Adjustment Process decisions are subject to the appeal provisions of Chapter 21.21, Appeals.

H. Effective Date. A decision that an Adjustment has been granted shall be effective when such a decision is made by the Zoning Administrator, or their designee, unless the decision is appealed within 10 days of the decision.

Chapter 22.15 Uses.

22.15.010 General Provisions.

A. Permitted Uses. The Permitted Use tables establish the land use permissions applicable to the zones identified within this Section. Use permissions shall be applicable to all existing and new uses, structures, and activities within the identified zone.

Prior to the establishment of any land use identified in the tables of this Chapter, the applicant shall obtain all necessary approvals and permits in compliance with all applicable requirements of this Zoning Code.

B. Adaptive Reuse Projects. The application of the regulations of this Section and interpretation of standards should support adaptive reuse projects, to the extent practical, to meet the development, economic, parking, access, and mobility needs of the community. The intent of the adaptive reuse is to allow conversion of existing structures to new land uses that maintain or enhance the character of a neighborhood or district, extend the life of the building, reduce use of new construction materials and reduce construction waste generated, and provide additional employment or housing opportunities in appropriate and compatible locations.

1. **Land Use**. Any residential or non-residential use permitted in the MU-1, MU-2, or MU-3 zone (or the A-Series version of these zones, as applicable) shall be permitted in adaptive reuse projects as of the effective date of the zone change, with the following exceptions:
    a. No new residential uses shall be introduced through adaptive reuse into any industrial zone.
    b. Any discretionary review, including an Administrative Use Permit or Conditional Use Permit required within the MU-1, MU-2, or MU-3 zone (or the A-Series version of these zones, as applicable) for a particular use, is required for an adaptive reuse project.

c. Existing buildings within the NI-1 or NI-2 zoning districts, shall be permitted to be adaptively reused to any use permitted within the NI-1 or NI-2 Zones.

d. Any request for a land use not explicitly allowed within the specified zones as part of an adaptive reuse project shall require an Administrative Use Permit. subject to the procedures of Section 21.25 (Specific Procedures) of the Title 21 Zoning Regulations

2. **Setbacks**. Existing principal structures with non-conforming setbacks may remain. Any additions or facade changes involving greater than twenty-five (25) continuous linear feet of exterior wall facing a public right-of-way shall comply with zoning setbacks, unless waived with written findings of fact by the Site Plan Review Committee.
3. **Heights**. Heights of existing buildings shall be exempt from established height limits. The addition of parapets or roof structures, equipment or other enclosures or non-habitable space is allowed. Any new or additional habitable space or floors shall comply with height limits of the underlying zoning district, unless waived with written findings of fact by the Site Plan Review Committee.
4. **Residential Density**. Density limitations are not applicable to adaptive reuse projects.
5. **Floor Area Ratio (FAR).** Adaptive reuse projects are exempt from the FAR limitations of the underlying zoning.
6. **Existing Parking**. The overall number of existing parking spaces on-site shall be maintained. An exception for a reduction in existing parking for purposes of providing required ADA parking and access or to accommodate Electric Vehicle (EV) charging equipment shall be allowed by right.
7. **Required Parking in General**. No additional on-site parking shall be required for conversion to residential or commercial uses. Parking for all other uses shall be provided at the rate of 25% of the parking required in Table 30-3, for adaptive reuse projects in designated parking impacted areas. The following shall also apply:
    a. In mixed use adaptive reuse projects, the first six thousand (6,000) square feet of non-residential space shall be exempt from parking requirements.
    b. Tandem parking is allowed up to fifty percent (50%) of provided spaces.
    c. Shared parking arrangements shall conform to LBMC Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint Use of Parking Facility.
    d. Any reduction in provided parking beyond the minimums above shall be approved by the Site Plan Review Committee.
8. **Parking Incentives**. Additional parking reductions for incentivized uses and conversion of historic landmark buildings, as set forth in Section 22.15.010.B.7 and Table 30-3, shall also apply.
9. **Other provisions**. Landscaping, Open Space, and any other applicable development standards of the underlying zone would have to be complied with, unless infeasible for a proposed project or waived by the Site Plan Review Committee.

C. Prohibited Uses. Uses not listed in this chapter are prohibited, unless determined to be similar compatible uses, consistent with Section 22.15.010.D below.

D. Unlisted or Similar Compatible Uses. Any land use that is not specifically listed in this chapter for the applicable zone shall not be permitted within the zone. However, the Zoning Administrator shall have the authority to determine whether the proposed use may be permitted 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 intensity than the permitted uses.
2. The proposed use is substantially similar to a listed permitted use.
3. The proposed use is compatible with the purpose and intent of the applicable zone.
4. The proposed use has similar traffic, noise, light, odor, and other operational impacts as a listed permitted use.
5. The operation of the proposed use will not be detrimental to existing uses in the area of influence.

E. Temporary Uses. Any temporary use not specifically regulated by this Chapter shall be governed by the applicable regulations as set forth elsewhere in the Long Beach Municipal Code.

22.15.020 Land Use Operations.

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

1. No operations conducted on any property shall create objectionable and/or noxious dust, light, matter, mud, noise, odor, refuse, smoke, steam, vibration, maintenance needs of grounds or buildings, or other nuisance(s).

2. 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.

22.15.030 Permit Requirements. Permitted Uses. All permitted land uses are identified by a permit type consistent with Table 15-1. City Municipal Code section references are provided for applicable permit types.

Table 15-1 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 21.25 Div. II/Chapter 21.52 Div. II
AP	Administrative use permit required.	Chapter 21.25 Div. IV/Chapter 21.52 Div. II
A	Accessory use subject to special development standards.	This Chapter and Chapter 21.51
T	Temporary use subject to provisions.	Chapter 21.53
IP	Interim Park Use Permit	Chapter 21.25 Div. XII/Chapter 21.52
N/A	Not applicable to the zone.	

Table 15-2 Through Table 15-6: Permitted Uses

Table 15-2: Permitted Uses in Mixed Use (RMU/MU) Zones

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
Alcoholic Beverages Sales and Uses						
Off-Premise Sales	N	C	C	N	C	Subject to Section 21.52.201 For alcoholic beverage sales exempted from the CUP process, see Section 22.20.010
On-Premise Sales	C	C	C	C	C	
Alcohol Beverage Manufacturing	C	AP	Y	C	AP	Subject to Section 21.45.114.
Accessory Tasting Room	C	A	A	A	A	
Assembly Uses						
Live or Movie Theater						
≤100 Seats	N	AP	Y	AP	Y	AP for review of noise and gathering impacts on residential within 500 feet.
101+ Seats	N	N	AP	AP	AP	
Assembly Uses (Accessory <25% Of GFA)	Y	Y	Y	Y	Y	
Religious Assembly Uses						
≤2,500 Sq. Ft. GFA and ≤100 occupants	AP	Y	Y	Y	Y	
2,501≤25,000 Sq. Ft. GFA, or ≥101 Occupants	AP	AP	Y	AP	Y	
≥25,000 Sq. Ft. GFA	C	C	AP	AP	AP	
Fitness Facility						
≤2,500 Sq. Ft. GFA	AP	Y	Y	Y	Y	
2,501≤25,000 Sq. Ft. GFA	AP	AP	Y	AP	Y	
> 25,000 Sq. Ft. GFA	C	C	AP	AP	AP	
Automobile / Vehicle / Transportation Uses						
Auto Detailing	N	N	N	N	N	
Auto Detailing, With Handheld Machines Only	N	N	Y	N	Y	Inside parking structures or garages only.
Car Wash	N	N	C	N	N	
Fleet Services and Towing	N	N	C	N	N	Single vehicle parking permitted; see Specific Use Standards. Accessory uses limited to hotel primary use only; no auto repair.
Gasoline/Diesel Fuel Sales						
Gasoline and/or Ethanol Sales	N	N	N	N	N	
Diesel Fuel	N	N	C	N	N	
Electric Vehicle Charging	A	A	A	A	A	

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
Hydrogen and Alternative Fuel	N	N	N	N	N	
Automotive Sales & Repair						
General Auto Repair	N	N	N	N	N	As defined in 21.15.280.
Minor Auto Repair	N	N	C	N	C	Permitted only on the ground floor, as defined in 21.15.290.
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	N	N	N	N	N	
Parts, with installation	N	N	N	N	N	
Parts, without installation	N	N	AP	AP	N	
Parking Structure						
Accessory Use	A	A	A	A	A	
Primary Use, Public	AP	AP	AP	AP	AP	
Primary Use, Private	N	N	C	C	C	
Recreational Vehicle Storage	N	N	N	N	N	
Rental Agency						
Mobility Services	Y	Y	Y	Y	Y	Shared, micro-mobility kiosks, dock-less, and/or individual mobility solutions; subject to City regulations.
Traditional Daily+ Automobile Rental	N	N	A	N	N	Accessory to hotel use only; no auto repair services.
Transportation Facilities	N	N	N	N	N	Bus terminals, bus yard, cab stands, heliports/helistops, train stations, etc.
Billboards						
Billboards/Off-Site Advertising	N	N	N	N	N	Regardless of size.
Civic / Institutional Uses						
Adult Day Care	AP	AP	Y	Y	C	Subject to pending City regulations.
College, University, Business or Professional School	N	N	N	Y	Y	
Community Center / Senior Center	N	Y	Y	Y	Y	
Elementary or Secondary School	N	N	Y	Y	Y	Subject to standards of 21.52.263
Government Offices, Facilities, or Civic Uses	C	C	Y	AP	Y	
Industrial Arts Trade School or Rehabilitation Workshop	N	N	AP	AP	AP	

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
Mortuary or Funeral Home	N	N	C	N	N	
Museum	Y	Y	Y	Y	Y	
Parsonage	A	A	A	A	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	AP	AP	Y	Y	Y	
Social Service Office w/o food distribution	N	AP	Y	AP	AP	As defined in 21.15.2795; See Development Incentives for A series zones.
Social Service Office with food distribution	N	N	AP	N	C	
Tutoring center up to 2,500 sq. ft.	AP	AP	Y	Y	Y	Subject to standards of section 21.52.280.
Tutoring center greater than 2,500 sq. ft.	N	C	AP	AP	AP	Subject to standards of section 21.52.280.
Interim Parks						
Community Garden	IP	IP	IP	IP	IP	Subject to 21.52.260.
Passive Park	Y	Y	Y	Y	Y	Subject to 21.45.155.
Playground	IP	IP	IP	IP	IP	Subject to 21.52.260.
Recreational Park	AP	AP	AP	AP	AP	
Urban Agriculture	Y	Y	Y	Y	Y	
Commercial: Business / Retail / Professional / Personal						
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	Y	Y	Y	Y	Y	Subject to special development standards for indoor and outdoor animal adoption and boarding 21.45.133 Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.133.
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	AP	AP	AP	AP	AP	
Outdoor animal daycare	AP	AP	AP	AP	AP	
Bail Bonds	N	N	N	N	N	
Firearms or Other Weapons, Sales or Repair	N	N	N	N	N	
Laundromat	C	C	C	N	C	

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
Manufacture of Products Sold On-Site	N	N	AP	A	A	See Specific Use Standards, Section 22.20.050 within this Chapter.
Basic Sales and Service: Retail / Business / Professional / Personal						
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	Subject to 21.52.251 in RMU3 and RMU4 zones.
>4,500 and ≤9,000 Sq. Ft. GFA	N	Y	Y	Y	Y	
>9,000 Sq. Ft. GFA	N	N	Y	AP	AP	
Thrift Store, Used Merchandise	N	N	Y	Y	N	
Pawn Shop	N	N	N	N	N	
Daycare Center or Pre-School, 15 or More	Y	Y	Y	Y	Y	As defined in 21.15.730, subject to 21.52.249.
Gallery / Experience / Demonstration Space	N	N	Y	Y	Y	
Equipment Sales, Rental, or Repair	N	N	AP	N	N	Indoor only; outdoor display or sales prohibited.
Self-Storage, mini-warehouse	N	N	N	N	N	Indoor or outdoor.
Tattoo Parlor / Piercing Studio	AP	AP	Y	Y	Y	Subject to 21.45.166.
Termite and Pest Control	N	N	N	N	N	
Financial Services						
With Drive-Through Windows/ATM	N	N	C	C	C	Subject to Sections 21.45.130, 21.45.116 and 21.52.212.
Without Drive-Through Windows	Y	Y	Y	Y	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	N	N	N	
ATM, Interior	N	N	Y	Y	Y	
ATM, Exterior or free-standing walk up	AP	AP	AP	AP	AP	
ATM Drive-Through Machine	N	N	N	N	N	
Medical Uses / Services						
Convalescent Hospital or Home	N	N	N	N	N	
Medical Office or Clinic	AP	Y	Y	Y	Y	
Hospital	N	N	N	N	N	
Urgent Care Facility	C	AP	AP	Y	Y	

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
Massage Therapy	AP	AP	AP	AP	AP	Allowed in all zones when provided as an accessory use only
Office, non-medical	N	N	Y	Y	Y	
Outdoor or Temporary Sales						
Outdoor Flower, Plant, Fruit, or Vegetable Sales	Y	A	Y	A	A	Maximum of 6,000 sq. ft. for accessory uses.
Outdoor Swap Meet, Flea Market, Sales Event	T	T	T	T	T	Permitted only on the ground floor.
Pop-Up Shop / Stand / Itinerant Vendor	T	T	Y/T	Y/T	Y/T	Subject to Section 22.20.080 of this Chapter and 21.45.135, except Subsection B.1.
Recycling Collection Center for Cans and Bottles, Subject to 21.51.265						
Staff Attended	N	N	AP	N	N	Permitted only on the ground floor.
Unattended	A	A	A	A	A	Accessory to a grocery store only, permitted only on the ground floor.
Repair Services	N	N	C	N	N	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Entertainment						
Amusement Machines (≤4)	N	A	A	A	A	See 21.51.205.
Banquet Room Rental, Accessory Use	N	N	A	A	A	Accessory to restaurant or hotel.
Banquet Room Rental, Primary Use	N	N	AP	C	C	
Indoor Amusement/Entertainment Facility	N	Y	Y	AP	AP	See 21.45.115.5, 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Outdoor Amusement/Entertainment Facility	N	N	AP	N	AP	
Dancing, Accessory Use	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	City Council hearing required for new and transferred business licenses; consistent with Chapter 21.32.
Other Entertainment Uses						

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
Accessory to a Restaurant or Food Service Use	AP	AP	Y	Y	Y	See Specific Use Standards, Section 22.20.030 within this Chapter.
≤9,000 Sq. Ft GFA	C	C	AP	AP	AP	
>9,000 Sq. Ft GFA	N	N	C	C	C	
Food Uses						
Grocery and Food Market						
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	
>4,500 and ≤9,000 Sq. Ft. GFA	AP	Y	Y	Y	Y	
>9,000 Sq. Ft. GFA	AP	Y	Y	Y	Y	
Mobile Food Trucks (Temporary)	T	T	T	T	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	A	A	A	A	
Restaurants & Ready-To-Eat Foods						
Restaurant	Y	Y	Y	Y	Y	
Ready-to-Eat Without Drive-Through	AP	Y	Y	Y	Y	
Ready-to-Eat With Drive-Through	N	N	N	N	N	
With Entertainment	N	C	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	Subject to 21.45.170 and limited operating hours.
Vending Machines (Exterior)	N	N	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	Subject to 21.51.230.
Safe Parking Site	A	A	A	A	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Subject to 21.45.163.
Emergency Shelter	C	C	C	C	C	Subject to 21.45.132.
Transitional Housing	Y	Y	Y	Y	Y	
Supportive Housing	Y	Y	Y	Y	Y	
Group Home (1-6 Persons)	Y	Y	Y	Y	Y	
Home Occupation	A	A	A	A	A	Subject to 21.51.235.
Residential Units						

Table 15-2: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y	Y	Y	Y	
Caretaker residence	N	N	N	N	N	
Multi-Family	Y	Y	Y	Y	Y	Residential development shall be limited to attached configurations (rowhomes, townhomes) and detached courtyard-style multifamily development such as bungalows; single-family detached homes are prohibited.
Senior and/or Handicapped Housing	Y	Y	Y	Y	Y	
Accessory Dwelling Unit	Y	Y	Y	Y	Y	
Single-Family Detached	N	N	N	N	N	
Residential Historic Landmark Building	Y*	Y*	Y*	Y*	Y*	*Subject to 21.52.265.5.
Room Rental	A	A	A	A	A	
Special Group Residence	C	C	C	C	C	Subject to 21.52.271.
Temporary Lodging						
Bed and Breakfast / Inn	N	C	N	N	N	Subject to 21.52.209; inns with fewer than seven guest rooms are exempt from CUP requirement.
Hotel	N	N	C	C	C	
Motel	N	N	C	N	N	
Youth Hostel	AP	AP	AP	AP	AP	
Miscellaneous and Other Uses						
Temporary Activating Use	T	T	T	T	T	Subject to 21.53.115
Adult Entertainment Business	N	N	N	N	N	
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	T	T	T	Subject to 21.53.109 and 21.53.113.
Wireless Telecommunications Facility	C	C	C	C	C	Building or roof-mounted only, subject to 21.56.
Electric Distribution Station/Substation	C	C	C	C	C	
Unattended Donation Box	A	A	A	A	A	Subject to accessory use standards Section 21.51.294.

Table 15-3: Permitted Uses in Commercial Zones

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
Alcoholic Beverages Sales and Uses		
Off-Premise Sales	C	Subject to Section 21.52.201, For alcoholic beverage sales exempted from the CUP process, see Section 22.20.010
On-Premise Sales	C	
Alcohol Beverage Manufacturing	AP	Subject to Section 21.45.114.
Accessory Tasting Room	A	
Assembly Uses		
Live or Movie Theater		
≤100 Seats	Y	AP for review of noise and gathering impacts on residential within 500 feet.
101+ Seats	Y	
Religious Assembly Uses		
≤2,500 Sq. Ft. GFA and ≤100 occupants	Y	
2,501≤25,000 Sq. Ft. GFA, or ≥101 Occupants	Y	
≥25,000 Sq. Ft. GFA	Y	
Fitness Facility		
≤2,500 Sq. Ft. GFA	Y	
2,501≤25,000 Sq. Ft. GFA	Y	
> 25,000 Sq. Ft. GFA	Y	
Automobile / Vehicle / Transportation Uses		
Auto Detailing	Y	
Auto Detailing, With Handheld Machines Only	Y	Inside parking structures or garages only.
Car Wash	C	
Fleet Services and Towing	C/A	Single vehicle parking permitted; see Specific Use Standards. Accessory uses limited to hotel primary use only; no auto repair.
Gasoline/Diesel Fuel Sales		
Gasoline and/or Ethanol Sales	N	
Diesel Fuel	N	

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code.
	C3	All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
Electric Vehicle Charging	A	
Hydrogen Fuel	C	
Automotive Sales & Repair		
General Auto Repair	N	As defined in 21.15.280.
Minor Auto Repair	C	Permitted only on the ground floor. Subject to 21.52.206, as defined in 21.15.290.
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	AP/C	Indoor only; conditional use permit when located above the ground floor.
Auto Sales	C	
Parts, with installation	N	
Parts, without installation	Y	
Parking Structure		
Accessory Use	A	Subject to requirements of Section 22.15.020 within this Chapter.
Primary Use, Public	AP	
Primary Use, Private	C	
Recreational Vehicle Storage	N	
Rental Agency		
Mobility Services	Y	Shared, micro-mobility kiosks, dock-less, and/or individual mobility solutions; subject to City regulations. Accessory to hotel use only; no auto repair services.
Traditional Daily+ Automobile Rental	Y	
Transportation Facilities	N	Bus terminals, bus yard, cab stands, heliports/helistops, train stations, etc.
Billboards		
Billboards/Off-Site Advertising	N	Regardless of size.
Civic / Institutional Uses		
Adult Day Care	Y	
College, University, Business or Professional	Y	
School	Y	
Community Center / Senior Center	Y	
Elementary or Secondary School	C	Subject to standards of 21.52.263 and 21.52.249.

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code.
	C3	All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
Government Offices, Facilities, or Civic Uses	Y	
Industrial Arts Trade School or Rehabilitation	Y	
Workshop	Y	
Mortuary or Funeral Home	AP	Minimum 600 feet from any residential zone, as defined in 21.52.211.
Museum	Y	
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Subject to standards of 21.52.260, 21.45.155.
Tutoring center up to 2,500 sq. ft.	Y	Subject to standards of section 21.52.280.
Tutoring center greater than 2,500 sq. ft.	AP	Subject to standards of section 21.52.280.
Parsonage	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	Y	
Social Service Office without food distribution	Y	As defined in 21.15.2795. See Development Incentives for A series zones.
Social Service Office with food distribution	AP	As defined in 21.15.2795. See Development Incentives for A series zones.
Interim Parks		
Community Garden	IP	Subject to 21.52.260.
Passive Park	Y	Subject to 21.45.155.
Playground	IP	Subject to 21.52.260.
Recreational park	AP	Subject to 21.45.155.
Urban Agriculture	Y	Subject to 21.52.260.
Commercial: Business / Retail / Professional / Personal		
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	Y	Subject to special development standards for indoor and outdoor animal adoption and boarding 21.45.133. Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.133.

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	AP	As defined in 21.15.2795, AUP required only for food distribution; See Development Incentives for A series zones. q
Outdoor animal daycare	AP	Subject to special development standards for indoor and outdoor animal adoption and boarding 21.45.133. Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.133.
Bail Bonds	C	Only within 600 feet of a police station, jail, or court.
Firearms or Other Weapons, Sales or Repair	N	
Laundromat	AP	
Manufacture of Products Sold On-Site	Y	See Specific Use Standards, Section 22.20.050 within this Chapter.
Basic Sales and Service: Retail / Business / Professional / Personal		
≤4,500 Sq. Ft. GFA	Y	Subject to 21.52.251 in RMU3 and RMU4 zones.
>4,500 and ≤9,000 Sq. Ft. GFA	Y	
>9,000 Sq. Ft. GFA	Y	Subject to 21.52.251 in RMU3 and RMU4 zones. Subject to 21.52.270.1.
Thrift Store, Used Merchandise	Y	
Pawn Shop	C	
Daycare Center or Pre-School, 15 or More	Y	As defined in 21.15.730, subject to 21.52.249.
Gallery / Experience / Demonstration Space	Y	
Equipment Sales, Rental, or Repair	Y	Indoor only; outdoor display or sales prohibited.
Self-Storage, mini-warehouse (indoor only)	Y	
Tattoo Parlor / Piercing Studio	Y	Indoor or outdoor.
Termite and Pest Control	Y	Subject to 21.45.166.
Financial Services		

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
With Drive-Through Windows	C	Subject to Sections 21.45.130, 21.45.116 and 21.52.212.
Without Drive-Through Windows	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	Check Cashing, Payday Loans, Cash for Gold, etc. subject to 21.45.116.
ATM, Interior	Y	
ATM, Exterior or free-standing walk up	AP	
ATM Drive-Through Machine	N	
Medical Uses / Services		
Convalescent Hospital or Home	C	See Specific Use Standards, Section 22.20.050 within this Chapter.
Medical Office or Clinic	Y	
Hospital	Y	
Urgent Care Facility	Y	
Massage Therapy	Y	
Office, non-medical	Y	
Outdoor or Temporary Sales		
Outdoor Flower, Plant, Fruit, or Vegetable Sales	Y	
Outdoor Swap Meet, Flea Market, Sales Event	Y	Maximum of 6,000 sq.ft. for accessory uses.
Pop-Up Shop / Stand / Itinerant Vendor	T	
Recycling Collection Center for Cans and Bottles, Subject to 21.51.265		
Staff Attended	Y/T	Subject to Section 22.20.080 of this Chapter and 21.45.135, except Subsection B.1.
Unattended	AP	Permitted only on the ground floor.
Repair Services	Y	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Entertainment		
Amusement Machines (≤4)	C	
Banquet Room Rental, Accessory Use	A	See Section 21.51.205.
Banquet Room Rental, Primary Use	A	Accessory to restaurant or hotel.

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	C3	
Indoor Amusement/Entertainment Facility	AP	
Outdoor Amusement/Entertainment Facility	Y	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Dancing, Accessory Use	AP	
Private Club, Social Club, Night Club, Pool Hall	A	Accessory to restaurant, hotel, banquet room only. City council hearing is required for new and transferred business licenses. 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	See Specific Use Standards, Section 22.20.030 within this Chapter. City Council hearing required for new and transferred business licenses; consistent with Section 21.32.
≤9,000 Sq. Ft GFA	Y	
>9,000 Sq. Ft GFA	Y	
Food Uses		
Grocery and Food Market		
≤4,500 Sq. Ft GFA	Y	
>4,500 and ≤9,000 Sq. Ft GFA	Y	
>9,000 Sq. Ft GFA	Y	
Mobile Food Trucks (Temporary)	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	
Restaurants & Ready-To-Eat Foods		
Restaurant	Y	
Ready-to-Eat Without Drive-Through	Y	
Ready-to-Eat With Drive-Through	C	
With Entertainment	Y	City Council hearing required for new and transferred business licenses; AP required for mixed-use consistency verification.
Vending Cart (Food Only)	AP	Subject to 21.45.170 and limited operating hours.
Vending Machines (Exterior)	A	Accessory to existing retail sales; subject to 21.51.295.
Residential Uses		
Child Day Care Home, 14 or Fewer Children	N	Subject to 21.51.230.
Safe Parking Site	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Subject to 21.45.163.

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
Emergency Shelter	C	Subject to 21.45.132.
Transitional Housing	N	
Supportive Housing	N	
Group Home (1-6 Persons)	N	
Home Occupation	N	Subject to 21.51.235.
Residential Units		
Live-Work Units / Artist Studio with Residence / Shopkeeper	N	
Caretaker residence	N	
Multi-Family	N	
Senior and/or Handicapped Housing	N	
Single-Family Attached	N	
Single-Family Detached	N	
Residential Historic Landmark Building	Y*	*Subject to 21.52.265.5.
Room Rental	A	Subject to 21.52.270.
Special Group Residence	N	Subject to 21.52.271.
Temporary Lodging		
Bed and Breakfast / Inn	N	
Hotel	C	
Motel	N	
Youth Hostel	Y	
Miscellaneous and Other Uses		
Temporary activating use	T	Subject to 21.53.115
Adult Entertainment Business	N	
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	Subject to 21.53.109 and 21.53.113.

Table 15-3: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code.
	C3	All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
Wireless Telecommunications Facility	C	Building or roof-mounted only, subject to 21.56.
Electric Distribution Station/Substation	C	
Unattended Donation Box	A	Subject to accessory use standards Section 21.51.294.

Table 15-4: Permitted Uses in Multi-Family (MF) Zones

Table 15-4: Permitted Uses in Multi-Family Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code.
	MFR-L	**MFR-M**	All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
Assembly Uses			
Religious Assembly Uses			
≤3,000 Sq. Ft. GFA	AP	Y	
>3,000 Sq. Ft. GFA	C	C	
Fitness Facility			
≤3,000 Sq. Ft. GFA	AP	Y	
>3,000 Sq. Ft. GFA	N	N	
Automobile / Vehicle / Transportation Uses			
Fuel Sales			
Electric Vehicle Charging	A	A	
Parking Structure			
Accessory Use	A	A	Accessory to a separate primary use only; subject to requirements of Section 22.15.020.
Primary Use, Public	N	AP	
Primary Use, Private	N	N	
Recreational Vehicle Storage	N	N	
Courtesy parking for nonresidential use	C	C	Subject to requirements of Section 21.52.221.
Rental Agency			
Mobility Services	Y	Y	Shared, micro-mobility kiosks, dock-less, and/or individual mobility solutions; consultation with Public Works is required prior to approval.

Table 15-4: Permitted Uses in Multi-Family Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Civic / Institutional Uses			
Adult Day Care	AP	AP	
College, University, Business or Professional School	N	N	See Development Incentives for A series zones.
Community Center / Senior Center	N	N	
Elementary or Secondary School	C	C	
Government Offices, Facilities, or Civic Uses	C	C	
Museum	N	Y	
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Y	Subject to standards of 21.52.260, 21.45.155.
Parsonage	A	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	N	Y	See Development Incentives for A series zones.
Tutoring center up to 3,000 sq. ft.	N	AP	
Tutoring center greater than 3,000 sq. ft.	N	N	
Interim Parks			
Community Garden	IP	IP	Subject to 21.52.260.
Passive Park	Y	Y	Subject to 21.45.155.
Playground	IP	IP	Subject to 21.52.260.
Recreational park	AP	AP	
Urban Agriculture	Y	Y	
Commercial: Business / Retail / Professional / Personal			
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	N	N	

Table 15-4: Permitted Uses in Multi-Family Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	N	N	
Outdoor animal daycare	N	N	
ATM, Interior	N	AP	
ATM, Exterior or free-standing walk up	N	Y	
ATM Drive-Through Machine	N	N	
Bail Bonds	N	N	
Basic Sales and Service: Retail / Business / Professional / Personal			
Personal or Professional Services ≤3,000 Sq. Ft. GFA	AP	Y	Subject to 21.52.251; includes personal and professional services in Table 32-1 and other services not otherwise listed
Personal or Professional Services >3,000 Sq. Ft. GFA	N	N	
Thrift Store, Used Merchandise	N	N	
Pawn Shop	N	N	
Daycare Center or Pre-School, 15 or More	Y	Y	As defined in 21.15.730, subject to 21.52.249.
Gallery / Experience / Demonstration Space	N	N	
Equipment Sales, Rental, or Repair	N	N	Indoor only; outdoor display or sales prohibited.
Financial Services			
With Drive-Through Windows	N	N	
Without Drive-Through Windows	N	N	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	
Miscellaneous Retail and Personal Services			
Firearms or Other Weapons, Sales or Repair	N	N	

Table 15-4: Permitted Uses in Multi-Family Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Laundromat	N	N	
Manufacture of Products Sold On-Site	N	N	
Self-Storage, mini-warehouse (indoor only)	N	N	
Tattoo Parlor / Piercing Studio	N	AP	Subject to 21.45.166 and 21.52.251. 3,000 GFA maximum size
Repair Services	N	N	
Termite and Pest Control	N	N	
Medical Uses / Services			
Convalescent Hospital or Home	N	N	
Medical Office or Clinic	AP	Y	3,000 GFA maximum size
Hospital	N	N	
Urgent Care Facility	AP	Y	3,000 GFA maximum size
Massage Therapy			
Accessory Use	N	A	
Primary Use	N	N	
Outdoor Sales			
Outdoor Flower, Plant, Fruit, or Vegetable Sales	A	A	Maximum of 3,000 sq.ft. for accessory uses.
Outdoor Swap Meet, Flea Market, Sales Event	T	T	
Pop-Up Shop / Stand / Itinerant Vendor	N	N	
Recycling Collection Center for Cans and Bottles, Subject to 21.51.265			
Staff Attended	N	N	
Unattended	A	A	Accessory to a grocery store only, permitted only on the ground floor.
Entertainment			
Amusement Machines (≤4)	N	N	
Banquet Room Rental, Accessory Use	N	N	
Banquet Room Rental, Primary Use	N	N	

Table 15-4: Permitted Uses in Multi-Family Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Indoor Amusement/Entertainment Facility	N	N	
Outdoor Amusement/Entertainment Facility	N	N	
Dancing, Accessory Use	N	N	
Private Club, Social Club, Night Club, Pool Hall	N	N	
Other Entertainment Uses			
Accessory to a Restaurant or Food Service Use	N	N	
≤9,000 Sq. Ft GFA	N	N	
>9,000 Sq. Ft GFA	N	N	
Food Uses			
Grocery and Food Market			
≤3,00 Sq. Ft. GFA	AP	Y	
>3,000 Sq. Ft. GFA	N	N	
Mobile Food Trucks (Temporary)	T	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	A	For outdoor dining within the public right of way, a Public Walkways Occupancy Permit will be required.
Restaurants & Ready-To-Eat Foods			
Restaurant	AP	Y	Limited to 3,000 square feet maximum size
Ready-To-Eat Without Drive-Through	AP	Y	
Ready-To-Eat With Drive-Through	N	N	
With Entertainment	N	N	

Table 15-4: Permitted Uses in Multi-Family Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Vending Cart (Food Only)	AP	AP	Subject to 21.45.170.
Vending Machines (Exterior)	N	N	
Residential Uses			
Child Day Care Home, 14 or Fewer Children	A	A	Subject to 21.51.230.
Safe Parking Site	A	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Subject to 21.45.163.
Emergency Shelter	N	C	Subject to 21.45.132.
Transitional Housing	Y	Y	
Supporting Housing	Y	Y	
Group Home (1-6 Persons)	Y	Y	
Home Occupation	A	A	Subject to 21.51.235.
Residential Units			
Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y	
Caretaker residence	N	N	
Multi-Family	Y	Y	Residential development shall be limited to attached configurations (rowhomes, townhomes) and detached courtyard style multifamily development such as bungalows;
Senior and/or Handicapped Housing	Y	Y	
Accessory Dwelling Unit	Y	Y	
Single-Family Detached	N	N	Single-family detached homes are prohibited unless developed to a minimum density threshold of 30 dwelling units per acre.
Residential Historic Landmark Building	Y*	Y*	*Subject to 21.52.265.5.
Room Rental	A	A	Subject to 21.51.270.
Special Group Residence	C	C	Subject to 21.52.271.
Temporary Lodging			
Bed and Breakfast / Inn	N	C	Subject to 21.52.209.
Hotel	N	N	

Table 15-4: Permitted Uses in Multi-Family Zones			
Uses	**Multi-Family Residential Zones**		**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	MFR-L	**MFR-M**	
Motel	N	N	
Youth Hostel	N	AP	
Miscellaneous and Other Uses			
Temporary Activating Use	T	T	
Adult Entertainment Business	N	N	
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	Subject to 21.53.109 and 21.53.113.
Wireless Telecommunications Facility	C	C	Building or roof-mounted only, subject to 21.56.
Electric Distribution Station/Substation	C	C	
Unattended Donation Box	A	A	Subject to accessory use standards Section 21.51.294.

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	**NI-2 (Flexible Designation: Neo-Industrial + Commercial)**	
Agriculture and Related			
Animal Specialty Services, Boarding, Kennels, Shelters	Y	AP	Subject to Section 21.45.133
Aquaculture Facilities	AP	N	
Horticulture, Urban Agriculture, Nurseries & Greenhouses (excludes cannabis)	Y	AP	
Landscape and Horticultural Services	Y	Y	
Alcoholic Beverages Sales and Uses			
Off-Premise Sales	C	C	Subject to Section 21.52.201 For alcoholic beverage sales exempted from the CUP process, see
On-Premise Sales	C	C	

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Alcohol Beverage Manufacturing	Y	Y	Subject to Section 21.45.114
Accessory Tasting Room	A	A	
Assembly Uses			
Live or Movie Theater			
≤100 Seats	N	N	
101+ Seats	N	N	
Assembly Uses (Accessory <25% Of GFA)	N	AP	
Religious Assembly Uses			
≤2,500 sf GFA and ≤100 occupants	N	Y	
2,501≤25,000 sf GFA, or ≥101 Occupants	N	AP	
≥25,000 sf GFA	N	AP	
Fitness Facility			
≤2,500 sf GFA	N	Y	
2,501≤25,000 sf GFA	N	AP	
> 25,000 sf GFA	N	AP	
Automobile / Vehicle / Transportation Uses			
Auto Detailing	N	N	
Auto Detailing, With Handheld Machines Only	N	N	
Car Wash	N	N	
Fleet Services and Towing	N	N	
Fuel Sales			
Gasoline and/or Ethanol	N	N	
Diesel Fuel	N	N	
Electric Vehicle Charging	A	A	
Hydrogen Fuel	N	N	
Automotive Sales & Repair			
General Auto Repair	C	N	
Minor Auto Repair	AP	N	
Motorcycle/Scooter/ Jet Ski/Vehicle Sales	N	N	
Auto parts sales, with installation (includes, but not limited to tire store, stereo, vinyl wrap, tinting)	AP	N	Not allowed as a primary use, AUP required for accessory use
Auto parts sales, without installation (includes, but not limited to tire store, stereo, vinyl wrap, tinting)	AP/A	A	
Parking Structures and Lots			
Accessory Use	A	A	Subject to Section 21.52.219
Principal Use, Public-owned	AP	AP	
Principal Use, Private	N	N	
Recreational Vehicle Storage	N	N	

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Rental Agency			
Bicycle and scooter rentals (including electric, no gasoline motors)	Y	Y	Shared, non-motorized, kiosks, dock-less, and/or individual mobility solutions; subject to City regulations
Retail/consumer rental of personal automobiles	AP	N	
Retail/consumer rental of trucks and other utility vehicles	C	N	
Wholesale/commercial rental of trucks and other utility vehicles	C	N	
Car share rental facility or hub	AP	AP	
Publicly-owned Transportation Facilities	AP	AP	
Billboards			
Billboards/Off-Site Advertising	C	N	Subject to Section 21.54
Civic / Institutional Uses			
College or University,	AP	AP	
Business or Professional School	AP	AP	
Community Center / Senior Center	Y	Y	
Elementary or Secondary School	N	N	
Government Offices, Facilities, or Civic Uses	Y	Y	
Industrial Arts Trade School or Rehabilitation Workshop	AP	AP	
Job Training and Vocational Rehabilitation	AP	AP	
Mortuary or Funeral Home	AP	C	
Crematoriums	C	N	
Parks, Plazas, Playgrounds, Open Space	Y	Y	
Parsonage	N	A	Subject to 21. .52.257
Public Library	AP	AP	
Social Service Office with or without food distribution	C	AP	
Tutoring center ≤2,500 sq. ft.	N	Y	
Tutoring center >2,500 sq. ft.	N	AP	Subject to 21.52.280
Interim Parks			
Community Garden	IP	IP	Subject to 21.52.260
Passive Park	IP	IP	Subject to 21.45.155
Playground	IP	IP	Subject to 21.52.260
Recreational park	IP	IP	Subject to 21.52.260
Urban Agriculture	IP	IP	Subject to 21.52.260
Commercial: Business / Retail / Professional / Personal			

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Indoor animal related uses with animal adoption and boarding ≤25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	N	Y	Subject to 21.45.133
Indoor animal related uses with animal adoption and boarding >25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	N	AP	Subject to 21.45.133
Outdoor animal daycare	N	AP	Subject to 21.45.134
Sales and Service: Retail / Business / Professional / Personal			
Retail, Business, Professional, and Personal Services ≤4,500 sf GFA	Y	Y	
Retail, Business, Professional, and Personal Services >4,500 sf GFA	N	Y	
Thrift Store, Used Merchandise	N	AP	
Pawn Shop	N	N	
Daycare Center or Pre-School, 15 or More	N	C	As defined in 21.15.720, subject to 21.52.249
Adult or Child Day Care	N	N	
Equipment Sales, Rental, or Repair	N	Y	Indoor only; outdoor display or sales prohibited
Firearms or Other Weapons, Sales or Repair	N	N	
Laundromat	N	N	
Office, non-medical	Y	Y	Subject to maximum percent of GFA; refer to Section 22.41 Special Development Standards
Sale of Product Manufactured On-Site	Y	Y	
Tattoo Parlor / Piercing Studio	N	N	
Termite and Pest Control	N	Y	
Financial Services			
With Drive-Through Windows	N	N	
Without Drive-Through Windows	N	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	
ATM, Interior	N	Y	
ATM, Exterior or free-standing walk up	N	Y	
ATM Drive-Through Machine	N	N	

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Bail Bonds	N	N	
Massage Services			
Massage Therapy			
Accessory Use	N	N	
Primary Use	N	N	
Medical Uses / Services			
Convalescent Hospital or Home	N	N	
Medical Office or Clinic	AP	AP	Examples include chiropractors, dentistry, diet/nutrition center, medicine, medical laboratory, professional care providers, psychiatry, psychology, or veterinary clinic (without boarding).
Accessory on-site medical equipment supplies manufacturing	A	A	Co-located on-site with medical office and clinic
Hospital	C	C	
Urgent Care Facility	C	AP	
Outdoor Sales			
Outdoor Flower, Plant, Fruit, or Vegetable Sales	N	A	Subject to 21.51.255. Maximum of 6,000 sq.ft. for accessory uses
Outdoor Swap Meet, Flea Market, Sales Event	N	T	Permitted only on the ground floor
Pop-Up Shop / Stand / Itinerant Vendor	T	T	Subject to 21.45.135, except Subsection B.1. See also Section 22.20.080 of this Chapter.
Entertainment			
Amusement Machines (≤4)	Y	Y	Subject to Section 21.51.205
Banquet Room Rental, Accessory Use	N	N	
Banquet Room Rental, Primary Use	N	N	
Indoor Amusement/Entertainment Facility	N	Y	Subject to Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Outdoor Amusement/Entertainment Facility	N	N	
Dancing, Accessory Use	N	N	
Private Club, Social Club, Night Club, Pool Hall	N	N	
Museum, Art Gallery, or Exhibition space	N	Y	
Other Entertainment Uses			
Accessory to a Restaurant or Food Service Use	N	AP	
≤9,000 Sq. Ft GFA	N	C	
>9,000 Sq. Ft GFA	N	N	

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Food Uses			
Grocery and Food Market			
≤4,500 sf GFA	AP	Y	
>4,500 and ≤9,000 sf GFA	N	AP	
>9,000 sf GFA	N	C	Drive-through subject to 21.45.130
Restaurants & Ready-To-Eat Foods			
Outdoor Dining / Seating	A	A	For outdoor dining within the public right of way, a Public Walkways Occupancy Permit will be required.
Restaurant	AP/A	Y	For NI-1: Permitted only as by-right accessory to separate co-located primary use such as office, manufacturing, etc. Not to exceed 25% of site GFA. Primary use requires an AUP.
Ready-To-Eat Without Drive-Through	N	A	Permitted only as by-right accessory to separate co-located primary use such as office, manufacturing, etc. Not to exceed 25% of site GFA.
Ready-To-Eat with Drive-Through	N	N	
Vending Cart (Food Only)	AP	AP	Subject to 21.45.170
Vending Machines (Exterior)	N	N	
Residential			
Interim Housing			
Safe Parking Site	Y	AP	
Emergency Shelter	Y	AP	
Transitional Housing	C	C	
Supportive Housing	N	N	
Residential Units			
Single-Family	N	N	
Multi-Family	N	N	
Industrial			
Businesses engaged in processing, fabrication, assembly, treatment, and packaging	Y	Y	
Medical Cannabis Businesses			
Medical cannabis businesses (dispensary, cultivation, manufacturing, distribution, self-distribution, and testing)	Y	Y	Subject to buffer requirements in LBMC 5.90
Adult-Use Cannabis Business			
Dispensary ≤4,500 sf GFA	Y	Y	Subject to 5.92
Dispensary >4,500 sf GFA	N	Y	
Cannabis cultivation	Y	Y	

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Cannabis distribution	AP	AP	
Cannabis Self-distribution	Y	Y	
Cannabis manufacturing/processing	Y	Y	
Cannabis testing	Y	Y	
Construction			
Building construction – general contractors and operative builders	Y	Y	
Construction – special trade contractors	Y	Y	
Contractor's office with limited outdoor accessory storage	Y	Y	
Manufacturing			
Artisan manufacturing, production and industrial service	Y	Y	Refer to 22.11 Definitions
Light manufacturing	Y	Y	Refer to 22.11 Definitions
Food and drink manufacturing (except alcohol beverage manufacturing)	Y	Y	Refer to 22.20 Specific Use Standards
Furniture and related products manufacturing	Y	Y	
Medical equipment supplies manufacturing	AP/Y	AP/Y	Permitted by-right when co-located on-site with medical office and clinic. Standalone primary use requires an AUP.
Textiles and apparel manufacturing	Y	Y	
Heavy manufacturing	C	N	Refer to 22.11 Definitions
Recycling Operations			
Recycling Collection Center for Cans and Bottles			Subject to 21.52.265, no more than four vending machines at one location
Staff Attended	N	N	
Unattended	N	A	Accessory to a grocery store only, permitted only on the ground floor.
Anaerobic Digestion Facility	AP	C	Refer to 22.11 Definitions
Green Materials Composting Facility	AP	C	Refer to 22.20 Specific Use Standards
Mixed Organic Composting Facility	AP	C	Refer to 22.20 Specific Use Standards
Chipping, Grinding and Mulching Facility	AP	C	Refer to 22.11 Definitions
Tire Processing Facility	C	C	
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.)	Y	Y	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Self-Storage, mini-warehouse (indoor only)	N	N	
Industrial Support Services			

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Maintenance and repair services	Y	Y	
Support services associated with manufacturing and industrial uses	Y	Y	
Technology			
Biotechnology firms and manufacturers of nontoxic computer components	Y	Y	
Computer and electronic product assembly	Y	Y	
Data center	Y	Y	
Research & development	Y	Y	
Testing labs	Y	Y	
Technological support services	Y	Y	Refer to 22.11 Definitions
Transportation and Utilities			
Transportation Related Uses			
Freight or trucking terminal with no outdoor container storage	C	N	Subject to Section 21.45.168; uses with 50% or more square footage allocated to trucking will be considered to have freight as its primary use
Freight or trucking terminal with outdoor container storage	N	N	Subject to Section 21.45.168; uses with 50% or more square footage allocated to trucking will be considered to have freight as its primary use
Air transportation	N	N	
Helipads	C	C	Subject to Section 21.45.168
Electric, gas and sanitary services	C	C	
Transportation equipment storage; indoors only	C	N	Use allowed only within enclosed structures
Transportation equipment outdoor storage or operations	N	N	
Public utilities and services	C	N	
Electric Distribution Station/Substation	C	N	
Warehousing and Wholesale			
Warehousing and wholesale trade (Less than 50,000 SF of Building Area and less than five (5) large truck doors)	Y	C	Does not include personal storage or commercial storage/self-storage including recreational vehicle, and/or mini-warehouse defined in Section 21.15.570
Warehousing and wholesale trade (More than 50,001 SF of Building Area or five (5) or more large truck doors)	C	C	Refer to 22.41 Special Development Standards
Miscellaneous and Other Uses			
Adult Entertainment Business	N	N	
Wireless Facility	C	C	Subject to Chapter 21.56

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones			
	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Unattended Donation Box	N	A	Subject to accessory use standards Section 21.51.294
Temporary Uses			
Construction Trailer	T	T	Subject to 21.53.103
Mobile Food Truck	T	T	Subject to 21.53.106
Special Events (Carnivals, Fiesta, Outdoor Exhibition, Fairs, Circuses, Grand prix Events, Trade shows, Seasonal Sales and the like)	T	T	Subject to 21.53.109 and 21.53.113
Trailer for Real Estate Sales or Lease	T	T	Subject to 21.53.119
Trailer for Temporary Business Office	T	T	Subject to 21.53.123

Chapter 22.20 Specific Use Standards

22.20.010 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.

B. Grocery stores with accessory sale of alcoholic beverages. For the purposes of this provision, grocery stores are defined as retail establishments for which more than seventy percent (70%) of the floor area is dedicated to selling food, and no more than thirty percent (30%) of the floor area is dedicated to selling alcohol.

C. Existing legal, nonconforming uses.

22.20.020 Car Wash.

A. Washing area (machine/drive-through area) shall be located away from the Primary Street Frontage. The primary building, or area of the building intended for occupancy or sales, shall be located between the washing area and the Primary Street 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 twenty (20) feet from an existing residential property line.

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 one (1) per street frontage and a maximum width of twenty-four (24) feet.

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

A. Size limitations.
   1. Accessory entertainment use shall be limited to forty percent (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 nine thousand (9,000) Sq. Ft GFA and shall be limited to a ground floor or subterranean use. Greater than nine thousand (9,000) Sq. Ft. 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 five hundred (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.

22.20.040 Fleet Services and Towing.

A. All the following standards shall apply to the storage or operation of two (2) 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 Street 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 (10) 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 (2) 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 Tables 15-2,15-3, and 15-4.

22.20.45 Food and Drink Manufacturing.

A food and drink manufacturing facility shall be subject to the following standards:

- **A.** Accessory retail sales are permitted.
- **B.** All storage shall be within an enclosed building, tank, or silo, or screened from the public right-of-way by fences, walls, or landscaping.
- **C.** Stored items shall not be stacked to a height that exceeds the height of the screening.
- **D.** If the establishment is adjacent to residential development, Sales, service, product consumptions, and outdoor activities shall only occur between 6:00 a.m. and 10:00 p.m..
- **E.** Shipping and receiving activities shall only occur between 6:00 a.m. and 10:00 p.m.
- **F.** Facilities must adhere to the operational performance standards contained in this Chapter.

22.20.050 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 these zones and do not interfere with the daily operation of adjacent residential and non-residential uses subject to the following standards.

A. Manufacturing 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 seventy percent (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 twenty (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.

22.20.060 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.

E. Sales facilities must comply with all requirements of the Long Beach Municipal Code.

22.20.050 - Green Materials or Mixed Organic Composting Facility.

A green materials or mixed organic composting facility may be permitted subject to the following

standards:

A. Operational Standards

1. All materials shall be stored in an on-site enclosed building or in self-contained moveable bins (roll off or steel bins).
2. All materials stored outdoors shall be screened from public view. If the facility is located adjacent to contiguous industrial property, screening is only necessary along the street frontages.
3. Facility operator shall, at all times, maintain accurate and complete records of the amounts and types of recyclable material delivered to the facility, the amounts and types of composting material shipped offsite, and the amount of residual material bound for disposal.
4. Facility owner/operator shall be continually responsible for removal of all litter generated by the composting operation. The facility shall be swept at the end of each business day.
5. Facility owner/operator shall be responsible for any litter blowing from the recycling facility to neighboring properties.
6. Facility owner/operator shall control dust generated from the facility to the maximum extent feasible. Dust control measures may include, but are not limited to, misting systems, water trucks, manual or mechanical sweeping and use of negative ventilation.
7. Operating hours, including the collection and transportation of receptacles, shall not exceed 6:00 a.m. to 8:00 p.m. when located within 500 feet of the boundary of a residential zoned or occupied property.
8. Every operator of a composting facility shall provide written proof of legal access to on-site restroom facilities for employees and customers and must be posted inside of the building.
9. Heavy machinery used to move materials on the subject property, shall only occur within the permitted business hours.
10. All facilities shall display on the exterior a notice stating that no material shall be left outside the facility.
11. No processing of materials is permitted outside of enclosed buildings.
12. Materials (processed or unprocessed) cannot be unloaded directly on the ground and must be unloaded indoors for processing or directly into self-contained movable bins.

22.20.060 Office, Non-Medical in Neo-Industrial Zones.

Area limitation. Office use may constitute up to 50 percent of the gross floor area of a business in the NI Zones; this is intended to allow for flexibility of use and a higher concentration of employees on-site than traditional industrial zones.

22.20.070 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 six (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. Outdoor dining shall not be fully enclosed.

Parking standards shall be based on the square footage of the indoor restaurant use; no additional parking shall be required related to outdoor dining.

22.20.080 Pop-Up Shop / Itinerant Vendor.

A. This use 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.

22.20.090 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.

Chapter 22.25 Special Use Incentives (A-series zones)

As of the effective date of this ordinance, the following economic development and healthy communities incentives shall be applicable to new development on properties in A-series zoning districts in the 90805 zip code. In all other areas of the City, the Special Use Incentives of the A-series zoning districts may only be applicable in areas that have been designated as Community Development Block Grant Areas by the Department of Housing and Urban Development. If a project utilizes multiple incentive options, the maximum cumulative parking reduction allowed for a project cannot exceed more than thirty percent (30%) of the total required parking for said project.

22.25.010 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 nine thousand (9,000) Sq. Ft. 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 Sections 22.30.060.A and 22.30.060.B.

22.25.020 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 thirty percent (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.

B. Intensity Incentive. The total gross square footage (GFA) of a grocery market shall not count toward the maximum FAR of a parcel or project.

C. Parking Incentives if not within a high-quality transit area per AB 2097. Grocery market required parking spaces:
   1. Shall be counted as guest spaces for any residential units developed as part of a horizontal or vertical mixed-use project;
   2. Shall reduce by one (1) space per one thousand (1,000) Sq. Ft. if located within a one quarter (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;
   3. The two incentives listed above may be used individually or together where the configuration requirements are met.

22.25.040 Community Benefits

Projects that provide the following community benefits may qualify for development incentives:

A. Commercial space incentives for workforce development employment strategies. Projects which provide commercial space for enterprises that employ through a local workforce development organization, including the Pacific Gateway Workforce Innovation and Opportunity Network (PGWIN), shall qualify for incentives, subject to the following:
   1. Employment of PGWIN trainees will be a requirement of the occupier of qualified commercial space for a minimum of five (5) years.
   2. Annual certification of compliance with the above shall be completed through PGWIN and provided to the Planning Bureau.

B. Historic market commercial rents for community businesses. Projects which provide commercial rents at a historic market rate to existing local businesses shall qualify for the corresponding incentives, subject to the following:
   1. “Historic market rate” rents shall be defined as the average per-square-foot market rent for the local market for the last three (3) years prior to the proposed lease agreement. Maximum annual rent increase shall be limited to four percent (4%);
   2. An existing local business shall provide evidence of business history, including business license history, with the City of Long Beach of at least five (5) years in the corresponding local market, to the satisfaction of the Department of Community Development; and
   3. Submit annual certification of the lease agreement rate to the City of Long Beach Department of Community Development; a minimum commercial lease length of five (5) years is required to qualify.

C. For projects that comply with either or both of the community benefit requirements, said projects will qualify to have the corresponding commercial space(s) exempted from maximum floor area limitations and parking requirements.

22.25.050 Climate Mitigation and Adaptation Incentives

A. The City of Long Beach seeks to minimize future greenhouse gas emissions from the building sector while lessening the impact of climate change stressors on the local community, including extreme heat, air quality, drought and flooding. In addition to meeting all Green Building Standards contained in Section 21.45.400, parking incentives may be provided to one hundred percent (100%) non-residential projects that demonstrate additional strategies to reduce GHG emissions or to lessen the impact of documented climate stressors on the local community.

B. Projects may qualify for reduction in parking requirements in exchange for providing on-site or off-site climate mitigation or adaptation measures commensurate with the savings associated with the requested parking reduction, up to a maximum parking reduction of thirty five percent (35%). Measures must meet the geographic needs of the local community as demonstrated in the City's Climate Action and Adaptation Plan. Eligible measures include but are not limited to:
   1. Tree planting.
   2. Photocatalytic tiles to improve air quality.
   3. Cool roof and/or cool wall materials.
   4. On-site solar installations (for example as shade structures over parking spaces).
   5. Bus shelter amenity improvements.
   6. Additional bicycle amenities.

22.25.060 Permitted Uses in A-Series Zones

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones

Uses	Residential Mixed-Use Zones		Mixed-Use Zones			Commercial Zones	Notes and Exceptions
	RMU3-A	RMU4-A	MU-1-A	MU-2-A	MU-3-A	C3-A	Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
Alcoholic Beverages Sales and Uses							
Off-Premise Sales	N	N	N	N	N	N	Subject to Section 21.52.201 For alcoholic beverage sales exempted from the CUP process, see Section 22.20.010
On-Premise Sales	N	C	C	C	C	C	
Alcohol Beverage Manufacturing	C	AP	Y	C	AP	AP	Subject to Section 21.45.114.
Accessory Tasting Room	C	A	A	A	A	A	
Assembly Uses							
Live or Movie Theater							
≤100 Seats	N	N	Y	AP	Y	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	
Religious Assembly Uses							
≤2,500 Sq. Ft. GFA and ≤100 occupants	Y	Y	Y	Y	Y	Y	
2,501≤25,000 Sq. Ft. GFA, or ≥101 Occupants	AP	AP	Y	AP	Y	Y	
≥25,000 Sq. Ft. GFA	C	C	AP	AP	AP	Y	
Fitness Facility							
≤2,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	
2,501≤25,000 Sq. Ft. GFA	AP	AP	Y	AP	Y	Y	
> 25,000 Sq. Ft. GFA	N	N	AP	AP	AP	Y	
Automobile / Vehicle / Transportation Uses							
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.
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 Standards. Accessory uses limited to hotel primary use only; no auto repair.
Gasoline/Diesel Fuel Sales							
Gasoline and/or Ethanol Sales	N	N	N	N	N	N	
Diesel Fuel	N	N	N	N	N	N	
Electric Vehicle Charging	A	A	A	A	A	A	
Hydrogen Fuel	N	N	N	N	N	N	
Automotive Sales & Repair							

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
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, as defined in 21.15.290.
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	N	N	N	N	N	AP/C	
Parts, with installation	N	N	N	N	N	N	
Parts, without installation	N	N	AP	AP	N	Y	
Parking Structure							
Accessory Use	A	A	A	A	A	A	
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	
Rental Agency							
Mobility Services	Y	Y	Y	Y	Y	Y	Shared, micro-mobility 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.
Billboards							
Billboards/Off-Site Advertising	N	N	N	N	N	N	Regardless of size.
Civic / Institutional Uses							
Adult Day Care	AP	AP	Y	Y	C	Y	Subject to pending City regulations.
College, University, Business or Professional School	N	AP	N	Y	Y	Y	See Development Incentives for A series zones.
Community Center / Senior Center	N	Y	Y	Y	Y	Y	
Elementary or Secondary School	N	Y	Y	Y	Y	C	Subject to standards of 21.52.263
Government Offices, Facilities, or Civic Uses	C	C	Y	AP	Y	Y	
Industrial Arts Trade School or Rehabilitation Workshop	N	AP	AP	AP	AP	Y	

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
Mortuary or Funeral Home	N	N	N	N	N	AP	
Museum	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	AP	AP	Y	Y	Y	Y	
Social Service Office w/o food distribution	N	AP	Y	AP	Y	Y	As defined in 21.15.2795; See Development Incentives for A series zones.
Social Service Office with food distribution	N	N	AP	C	AP	AP	
Tutoring center up to 2,500 sq. ft.	AP	Y	Y	Y	Y	Y	Subject to standards of section 21.52.280.
Tutoring center greater than 2,500 sq. ft.	N	AP	AP	AP	AP	AP	Subject to standards of section 21.52.280.
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	Subject to 21.52.260.
Recreational park	AP	AP	AP	AP	AP	AP	
Urban Agriculture	Y	Y	Y	Y	Y	Y	
Commercial: Business / Retail / Professional / Personal							
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	Y	Y	Y	Y	Y	Y	Subject to special development standards for indoor and outdoor animal adoption and boarding 21.45.133 Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.133.
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	AP	AP	AP	AP	AP	AP	

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
Outdoor animal daycare	AP	AP	AP	AP	AP	AP	
Bail Bonds	N	N	N	N	N	Y	
Firearms or Other Weapons, Sales or Repair	N	N	N	N	N	AP	
Laundromat	C	AP	C	N	AP	N	
Manufacture of Products Sold On-Site	N	N	AP	A	A	N	See Specific Use Standards, Section 22.20.050 within this Chapter.
Basic Sales and Service: Retail / Business / Professional / Personal							
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	Subject to 21.52.251 in RMU3 and RMU4 zones.
>4,500 and ≤9,000 Sq. Ft. GFA	N	N	Y	Y	Y	Y	
>9,000 Sq. Ft. GFA	N	N	Y	AP	AP	Y	
Thrift Store, Used Merchandise	Y	Y	Y	Y	Y	Y	
Pawn Shop	N	N	N	N	N	C	
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	N	Y	Y	Y	Y	
Equipment Sales, Rental, or Repair	N	N	AP	N	N	Y	Indoor only; outdoor display or sales prohibited.
Self-Storage, mini-warehouse	N	N	N	N	N	N	Indoor or outdoor.
Tattoo Parlor / Piercing Studio	N	AP	Y	Y	Y	Y	Subject to 21.45.166.
Termite and Pest Control	N	N	N	N	N	N	
Financial Services							
With Drive-Through Windows	N	N	C	N	N	C	Subject to Sections 21.45.130, 21.45.116 and 21.52.212.
Without Drive-Through Windows	N	Y	Y	Y	Y	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	N	N	N	N	
ATM, Interior	N	N	Y	Y	Y	Y	
ATM, Exterior or free-standing walk up	N	AP	AP	AP	AP	AP	
ATM Drive-Through Machine	N	N	N	N	N	N	

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
Medical Uses / Services							
Convalescent Hospital or Home	N	N	N	N	N	C	
Medical Office or Clinic	AP	Y	Y	Y	Y	Y	
Hospital	N	N	C	N	C	C	
Urgent Care Facility/Minor-Medical Services	C	AP	AP	Y	Y	Y	
Massage Therapy	N	N	AP	AP	AP	AP	Allowed in all zones when provided as an accessory use only
Office, non-medical	N	N	Y	Y	Y	Y	
Outdoor or Temporary Sales							
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	T	T	Y/T	Y/T	Y/T	Y/T	Subject to Section 22.20.080 of this Chapter and 21.45.135, except Subsection B.1.
Recycling Collection Center for Cans and Bottles, Subject to 21.51.265							
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.
Entertainment							
Amusement Machines (≤4)	N	A	A	A	A	A	See 21.51.205.
Banquet Room Rental, Accessory Use	N	A	A	A	A	A	Accessory to restaurant or hotel.
Banquet Room Rental, Primary Use	N	N	AP	C	C	AP	
Indoor Amusement/Entertainment Facility	N	Y	Y	AP	Y	Y	See 21.45.115.5, 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Outdoor Amusement/Entertainment Facility	N	N	AP	N	AP	AP	

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
Dancing, Accessory Use	N	A	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	N	C	C	City Council hearing required for new and transferred business licenses; consistent with Chapter 21.32.
Other Entertainment Uses							
Accessory to a Restaurant or Food Service Use	AP	AP	Y	Y	Y	Y	See Specific Use Standards, Section 22.20.030 within this Chapter.
≤9,000 Sq. Ft GFA	C	C	AP	AP	AP	Y	
>9,000 Sq. Ft GFA	N	N	C	C	C	AP	
Food Uses							
Grocery and Food Market							
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	
>4,500 and ≤9,000 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	
>9,000 Sq. Ft. GFA	AP	AP	Y	AP	Y	Y	
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							
Restaurant	Y	Y	Y	Y	Y	Y	
Ready-to-Eat Without Drive-Through	AP	AP	Y	Y	Y	Y	
Ready-to-Eat With Drive-Through	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.
Safe Parking Site	A	A	A	A	A	A	Allowed only as an accessory use to an existing institutional use where all lots are owned

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
							and operated by the same entity. Subject to 21.45.163.
Emergency Shelter	C	C	C	C	C	C	Subject to 21.45.132.
Transitional Housing	Y	Y	Y	Y	Y	N	
Supporting Housing	Y	Y	Y	Y	Y	N	
Group Home (1-6 Persons)	Y	Y	Y	Y	Y	N	
Home Occupation	A	A	A	A	A	N	Subject to 21.51.235.
Residential Units							
Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y	Y	Y	Y	N	
Caretaker residence	N	N	N	N	N	N	
Multi-Family	Y	Y	Y	Y	Y	N	Residential development shall be limited to attached configurations (rowhomes, townhomes) and detached courtyard-style multifamily development such as bungalows; single-family detached homes are prohibited.
Senior and/or Handicapped Housing	Y	Y	Y	Y	Y	N	
Accessory Dwelling Unit	Y	Y	Y	Y	Y	N	
Single-Family Detached	N	N	N	N	N	N	
Residential Historic Landmark Building	Y*	Y*	Y*	Y*	Y*	Y*	*Subject to 21.52.265.5.
Room Rental	A	A	A	A	A	N	
Special Group Residence	C	C	C	C	C	N	Subject to 21.52.271.
Temporary Lodging							
Bed and Breakfast / Inn	N	N	N	N	N	N	Subject to 21.52.209; inns with fewer than seven guest rooms are exempt from CUP requirement.
Hotel	N	N	C	C	C	C	
Motel	N	N	N	N	N	N	
Youth Hostel	AP	AP	AP	AP	AP	AP	
Miscellaneous and Other Uses							
Temporary Activating Use	T	T	T	T	T	T	Subject to 21.53.115
Adult Entertainment Business	N	N	N	N	N	N	

Table 25-1: Permitted Uses in Special Use Incentives (A-Series) Zones							
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	
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	
Unattended Donation Box	A	A	A	A	A	A	Subject to accessory use standards Section 21.51.294.

Chapter 22.30 General Provisions – Development Standards (RMU, MU, C Zones)

22.30.010 Tables 30-1 through 30-6 of this Title establish development standards.

A. Applicability. Tables 30-1 through 30-6 denote development standards for all RMU, MU and C zones. Regulations in these tables also apply to all sub-zones. For example, RMU3 regulations apply to RMU3, RMU3-A and any future RMU3 sub-zones.

B. 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 uses shall not be included in the FAR calculation.
2. Mixed-use development shall not be subject to the minimum FAR requirement of Table 30-1.

C. Density (residential). Residential development density is not designated by any single standard but is calculated based on meeting the development standards delineated in Chapter 22.30, including but not limited to building height, setbacks, parking, open space. Density levels correlate to the General Plan in the aggregate and may vary from individual lot to lot.

D. 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:
    a. Vertical architectural projections (building elements added for architectural interest without adding interior floor area, such as towers and cupolas), not to exceed ten (10) feet above parapet height.
    b. Horizontal architectural projections which cantilever five (5) feet or less from the exterior wall (or rooftop feature) shall not be included as part of the exterior wall line.
    c. Rooftop guard rails or parapet walls of up to 42 inches in height.
    d. Permanent unenclosed roof deck features located two (2) feet or more from the exterior wall plane (including shade or partial covering structures, or similar features) up to fifty percent (50%) of the principle building footprint.
    e. All mechanical equipment (including solar panels or other alternative energy equipment/infrastructure, elevator and mechanical equipment penthouses, and all associated screening features) up to 12 feet in vertical projection.
    f. Subterranean and semi-subterranean parking.

22.30.020 Frontage Requirements.

A. In addition to the development standards of Table 30-2, the building character and building frontage requirements of Sections 22.30.050 and 22.30.060 shall apply to all development.
B. Active Ground Floor Urban Design Standards, Activating Uses, and Pedestrian-Oriented Uses are regulated as a minimum required percentage of block length. Standards are established in Table 30-2.

22.30.030 Development Sites.

A. Development created through lot consolidation shall be developed as a unified site.
B. Consolidation of sites is permitted in accordance with the regulations of Title 20.
C. At the time of lot consolidation, the new development site shall identify primary and secondary (if applicable) frontages.

22.30.040 Screening Required.

A. Screening per Section 21.32.225 shall be required for non-residential and mixed-use development.

22.30.050 General Building Character.

Potential street frontage conditions are based on the following standards.

A. New construction and renovations shall be subject to the requirements of Section 21.45.400 (Green Building Standards) based on project type and gross square footage thresholds as outlined by Section 21.45.400.

B. Continuous blank walls, without windows, doors, or any other architectural articulation, shall be limited to fifty (50) feet, measured horizontally. Architectural articulation may include:

1. Use variation and expression of building details, form, line, colors, and materials to create visual interest.
2. 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.

22.30.060 Active Ground Floor Urban Design Standards and Active Use Requirements

Primary and Secondary building frontages (frontage definition, 22.30.140) shall incorporate urban design standards that can accommodate active retail and pedestrian-oriented ground floor uses per the percentage requirements of Table 30-2.
For the purposes of this section land uses that generate environments that are engaging to visit and that have pedestrian access are uses that are “active.” Activating uses are required to be incorporated into ground floor building designs. Activating uses may include those in Section 22.30.060.B, and determination of a use being “active” or not and alternative uses not listed may be determined at the discretion of the Zoning Administrator or Planning Manager.

A. Frontage Standards. The following conditions and standards shall apply to all Primary and Secondary Frontage setbacks:
   1. A minimum of fifty percent (50%) of a building’s linear street frontage at the ground floor shall be built to the minimum required setback established in Table 30-2.
   2. Additional standards for a required corner cut-off apply in accordance with Sections 21.31.215 and 21.32.220 of the Long Beach Municipal Code.
   3. All non-residential or mixed-use buildings shall have the first habitable floor level be within three (3) feet of sidewalk grade.
   4. Residential uses may have a ground floor level above sidewalk grade, when creating a stoop or porch frontage directly accessible from the sidewalk. The above grade entrance may be applied to individual unit entrances and multi-family residential units with a shared entrance, accessibility standards will still be applicable.
   5. Blank Walls. Continuous blank walls, without windows, doors, or any other architectural articulation, shall be limited to twenty (20) feet, measured horizontally.

B. Active Ground Floor Requirements. Active ground floor condition requirements are established in Table 30-2 which can be satisfied by inclusion of the following pedestrian-oriented activating uses and/or the incorporation of the urban design standards of this Section.

   Activating uses include active uses that are accessible to the public and contribute to a high level of pedestrian activity in the public realm. Activating uses may include but are not limited to the following and may be determined at the discretion of the Zoning Administrator or Planning Manager.
   1. Publicly accessible open space.
   2. Restaurants and food service (not drive through).
   3. Outdoor dining areas.
   4. Entertainment.

5. Civic and community services (library, museum, non-profit, services, etc.).
6. Commercial personal and convenience services.
7. Commercial professional or business support services (walk-in).
8. Commercial retail sales.
9. Neighborhood-serving commercial multipurpose space.
10. Grocery or food market.
11. Medical office or clinic.
12. Veterinary clinic.
13. Urgent care facility/minor-medical services.
14. Assembly or religious assembly.
15. College, university, business or professional school.
16. Community Center / Senior Center, and other related recreation or neighborhood serving facilities.
17. Leasing or property management office.
18. Live or movie theater.
19. Daycare center or pre-school.
20. Gallery / experience / demonstration space.
21. Fitness or health facility.
22. Hotel.
23. Building lobby or building common area.
24. Bed and breakfast inn.
25. Youth hostel.

C. The following residential uses qualify as activating uses.
1. Residential use with patio, stoop, porch or other architectural entrance feature facing primary and secondary frontages on the ground floor.
2. Live-work / artist studio with residence / shopkeeper.
3. Residential lobbies, amenity spaces, recreation rooms, and community rooms, designed per Section 22.30.070.

22.30.070 Ground Floor Urban Design Standards for Retail, Activating, and Pedestrian-Oriented Uses.

General Standards.

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

A. Plate Height. Ground-floor height (floor-to-ceiling) for commercial uses (commercial or mixed use zoning) shall be a minimum of twelve (12) feet, however fifteen (15) feet is encouraged. Ground-floor residential uses may implement alternative plate heights.

B. Ground Floor Elevation. Non-residential uses shall have a floor elevation that is level with the elevation of the adjacent sidewalk.

C. Primary Entries. The primary entrance to each commercial space on the ground floor shall be located on the front façade and open onto the primary and secondary frontages.

D. 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 thirty (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 eight (80) inches above the adjacent walkway.

E. Ground Floor Design. Ground-floor uses, including residential uses such as, lobbies, recreation and community rooms, shall provide entries or windows at the ground floor to activate the street. Facades facing primary arterials and/or where entrances are placed shall provide windows for 20% of the first floor building façade and shall be made of transparent materials, meaning glass, or other similar materials that possess a minimum sixty percent transmittance factor and a reflectance factor of not greater than 0.25, or otherwise designed to allow pedestrians to view activities inside the buildings.
   1. Pedestrian Paseos. Where blocks are longer than two hundred (200) feet or where a destination, view, or circulation path warrants a mid-block pedestrian connection, publicly accessible paseos shall be provided. Paseos shall be a minimum of twenty (20) feet in width. Existing mid-block alleys and paseos must be preserved and/or replaced with new development.
   2. Pedestrian paseos shall be considered open space and include elements such as shade, seating, and water features.
   3. Pedestrian lighting shall be incorporated to provide comfort and safety.

F. Orientation (all uses). Where courtyards, paseos, or greenways are proposed, restaurant, retail, or other uses shall face these spaces with windows, front doors, and outdoor patios, and be designed to the standards of this Section. The courtyard frontage will be in addition to façade expectations along Primary and Secondary frontages facing roadways.

G. Pedestrian Features. Awnings, signs, and other features shall be located at least 8 feet above the adjacent sidewalk and may project onto the public right-of-way with approval of the Department of Public Works. Awnings shall only cover individual storefronts and openings. Larger project-wide awnings, such as one that wraps a building, may be permitted at the discretion of the Zoning Administrator

See Section 22.20.070 for additional standards related to Outdoor Dining.

Table 30-1 Development Standards: Intensity

Table 30-1 Development Standards: Intensity							
	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3 /RMU 3-A	RMU4/RMU4-A	MU-1/ MU-1-A	MU-2/ MU-2-A	MU-3/ MU-3-A	C3/C3-A	
Minimum Lot Size	3,000 sq. ft.					10,000 sq.ft.	Minimum only applies to new subdivision of existing lots
Maximum Building Height	Consistent with the General Plan; see Citywide District Height Map						Measured from existing grade; subterranean and semi-subterranean parking shall not be counted toward building height. Individual

Table 30-1 Development Standards: Intensity							
	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3 /RMU 3-A	RMU4/RMU4-A	MU-1/ MU-1-A	MU-2/ MU-2-A	MU-3/ MU-3-A	C3/C3-A	
							stories cannot exceed 15 feet in height.
Commercial Floor Area Ratio (FAR) Requirements							
Minimum Required	0.0	0.0	0.25	0.5	0.5	0.25	FAR requirements apply to non-residential component only
Maximum Permitted	1.0	1.5	1.0	1.5	1.5	1.75	

Table 30-2 Development Standards: Building Placement and Activation

Table 30-2 Development Standards: Building Placement & Activation								
		Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
		RMU3/ RMU3-A	RMU4/RMU4-A	MU-1/ MU-1-A	MU-2/ MU-2-A	MU-3/ MU-3-A	C3/C3-A	
Minimum Required Setback ***Building Setback - Measured from minimum property line to Building Face (Feet)[1]***								
Primary Frontage See 22.30.140 for Primary and Secondary Frontage definitions								
A	Residential stories	5 ft.	3 ft.	3 ft.	5 ft.	3 ft.	Not Permitted	
B	Non-residential Stories	5ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	
C	Secondary/All Other Street Frontages	5 ft.	3 ft.	3 ft.	3 ft.	2 ft.	2 ft.	
D	Balconies	10 ft.						From face of curb, from any street. Balconies cannot encroach into public right-of-way
Interior Building Setbacks *(Feet)*								
E	Alley	12 ft. from centerline of the alley						
Adjacent to existing single-family homes within R1 zones, where not separated by an alley								
F	Stories 1-2	4 ft.						Balconies and other open space projection cannot exceed 3 feet into required setback area on upper stories. No projection permitted at stories 1-2.
	Stories 3 and above	9 ft						
G	All Other Circumstances	0 ft.						
Active Ground Floor Condition, *Minimum Required Per Lot/Development*								

Table 30-2 Development Standards: Building Placement & Activation							
	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3/ RMU3-A	RMU4/RMU4-A	MU-1/ MU-1-A	MU-2/ MU-2-A	MU-3/ MU-3-A	C3/C3-A	
Primary Frontage	25%	25%	25%	25%	50%	25%	See Map Atlas, and Section 8 of this Chapter for standards
Secondary Frontage	-	-	-	25%	50%	-	

Notes:
1. Projections are permitted in the required setbacks in accordance with Section 21.32.220(C).

22.30.090 Parking and Vehicular Access Standards

A. General Provisions – Parking.

Intent and Outcomes. Parking standards are intended to allow for infill development and adaptive reuse through flexibility of off-street parking location and minimum number of spaces.

B. Parking Requirements.

Table 30-3 establishes minimum vehicle parking requirements by use. No parking will be required if within a high-quality transit area per AB 2097 unless it is a hotel 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.
4. 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.
5. Change of Use. No new parking shall be required for changes of use of any existing square footage within a building more than ten (10) years old. This Section shall not apply to the following uses: hotel, motel, inn, bed and breakfast inn, inn, and event center.
6. Residential parking for all Title 22 zones shall not be required to comply with the garage requirement in Section 21.41.214 of Title 21. Required parking may be provided with enclosed garage, covered and uncovered parking. Covered parking may include parking provided under a carport or in an enclosed garage. Uncovered parking may comprise up to 50% of the required parking of a development project. Uncovered parking may include parking such as surface parking.

Table 30-3 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; RMU3-A / RMU4; RMU4-A	MU-1; MU-1-A / MU-2; MU-2-A / MU-3; MU-3-A	C3/C3-A	
Residential				
0-1 Bedroom	0.75	0.5	N/A	Per unit; See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing
2 Bedrooms	1.25	1		
3 or more bedrooms	1.5	1.25		
Special group residence, assisted living, congregate care	0.33	0.25		Per bed
Senior housing	0.5	0.33		Per bed See parking incentives for inclusion of affordable housing

Table 30-3 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; RMU3-A / RMU4; RMU4-A	MU-1; MU-1-A / MU-2; MU-2-A / MU-3; MU-3-A	C3/C3-A	
Live-work units / artist studio with residence / shopkeeper	1.5	1		Per unit; See parking incentives for inclusion of affordable housing
Guest parking	1.0 per 6 units	1.0 per 8 units		See parking incentives for inclusion of affordable housing
Non-Residential (including within mixed-use projects)				
Basic Sales and Service				
≤6,000 Sq. Ft. GFA	1	-	2	Per 1,000 Sq. Ft. Waived MU Zones
>6,000 Sq. Ft. GFA	2	2	3	Per 1,000 Sq. Ft.
Grocery and Food Market				
≤6,000 Sq. Ft. GFA	2	-	2	Requirement waived if developed as part of a mixed-use development; see Parking Incentives for A series zones
>6,000 Sq. Ft. GFA	2	2	2	Requirement lowered if the standards of Section 2. 22.25.020 of this Title are met; see Parking Incentives for A series zones.
Restaurant & Ready-To-Eat Foods, without drive-through or entertainment				
≤2,500 Sq. Ft. GFA	-	-	-	Parking requirements waived
2,501≤10,000 Sq. Ft. GFA	2	2	2	Per 1,000 Sq. Ft.
>10,000 Sq. Ft. GFA	4	2	4	Per 1,000 Sq. Ft.
Outdoor Dining	-	-	-	No additional parking required
Religious Assembly				
≤2,500 Sq. Ft. GFA	-	-	-	Per 1,000 Sq. Ft.; only applicable in UPLAN Phase 1 area
2,501≤25,000 Sq. Ft. GFA	3.33	3.33	3.33	Per 1,000 Sq. Ft.
> 25,000 Sq. Ft. GFA	4	4	4	Per 1,000 Sq. Ft.
Fitness Studios				
≤2,500 Sq. Ft. GFA	-	-	-	Per 1,000 Sq. Ft.; only applicable in UPLAN Phase 1 area
2,501≤10,000 Sq. Ft. GFA	3.33	3.33	3.33	Per 1,000 Sq. Ft.
>10,000 Sq. Ft. GFA	4	4	4	Per 1,000 Sq. Ft.
Medical Office or Clinic / Veterinary Clinic	2	2	2	Per 1,000 Sq. Ft.
Office, non-medical				
≤20,000 Sq. Ft. GFA	2	2	2	Per 1,000 Sq. Ft.
>20,000 Sq. Ft. GFA	2	2	*	Per 1,000 Sq. Ft.
Hotel	1	0.75	*	Spaces per room
Urgent Care Facility/Minor-Medical Services	2	2	2	Per 1,000 Sq. Ft.
Pop-Up Shop / Stand / Itinerant Vendor	-	-	-	Parking requirements waived
Historic Buildings & Adaptive Reuse of Non-Designated Structures				
Converted historic landmark buildings	1. No additional parking. 2. An exception for a reduction of existing parking for purposes of providing disabled access parking may be considered.			

C. Parking Setback Standards

Requirements. Table 30-4 establishes minimum required parking setbacks.

Table 30-4 Parking Setback Standards

	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3/RMU3-A	RMU4/RMU4-A	MU-1/MU-1-A	MU-2/MU-2-A	MU-3/MU-3-A	C3/C3-A	
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 This standard may be waived for lots with less than a 120 ft depth, subject to the Screening Requirements contained within Section 22.30.090.
Primary Frontage, Parking Structure	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.	10 ft.	Not applicable when usable/livable/leasable space located between curb and parking This standard may be waived for lots with less than a 120 ft depth, subject to Section 22.30.090.E (Design of Parking Structures). See Section 22.30.090 for parking structure design guidelines.
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.						

D. Parking Location and Access.

1. Surface parking is not permitted between the building and the Primary Frontage for projects that require Site Plan Review.
2. Surface parking must be located behind the building, internal to the block, wrapped with active uses along the public frontages, or below-grade. Alterations to parking location may be reviewed by the Zoning Administrator through the Adjustment process per Section 22.30.080.
3. Access to parking shall be from side streets or alleys. If access from side streets is not possible due to lot location and/or configuration, the Primary Frontages may be used if pedestrian access and safety are incorporated into the design, as per City Standards.

E. Design of Parking Structures.

1. Screening Requirements
    a. Subject to the following standards, ground story and upper story parking structures and parking garages non-alley frontages must be screened.
    b. Screened Parking Standards-semi-subterranean, ground floor story, and upper story parking screening:
        1) Must be, on average, no less than sixty (60) percent opaque for any individual tier of parking.
        2) Openings in screens must be four inches or less in at least one (1) dimension.
        3) Upper story parking screening, when viewed from the sidewalk below, must not be less than sixty percent (60%) opaque.
2. Measurement
    a. Opacity of screening is calculated separately for each tier of parking on each building facade.
    b. Minimum opacity is measured as a percentage calculated as the sum of all open areas on a parking screen facade area divided by the total parking screen facade area.
    c. Exceptions- Openings, of the minimum practical width, providing vehicular or pedestrian access are exempt from the above parking standards.
    d. Relief- These standards can be relieved at the discretion of the Site Plan Review Committee.

F. Architectural Character. Whether public or private, freestanding parking structures and integrated parking podiums will be treated as buildings and follow the same principles as good building design.
1. Parking structure facades visible from the public right-of-way shall employ the same architectural style as the primary building it serves, or a complimentary architectural style that shall be reviewed and approved by the Zoning Administrator.

2. 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.
3. 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.
4. On retail-oriented streets or building frontages, parking structures shall incorporate active ground-floor uses along the street frontage of the garage.

G. Signage. Signage and wayfinding should be integrated with the architecture of the parking structure.

1. Sustainability. Parking structures shall 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.
2. 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 Section 22.30.110 of the Title for additional standards.

22.30.100 Joint Use and Parking Agreements.

New and adaptive reuse developments shall utilize joint use and parking agreements when available, subject to Section 21.41.223.

22.30.110 Lighting Design for Safety.

A. 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.
B. 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.
   1. Integrate pedestrian lighting along the length of the street and within public realm areas to facilitate visibility for “eyes on the street.”
   2. 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.
C. Building design shall integrate building-mounted lighting, consistent with the design and character of the structure, to aid in lighting the following areas:
   1. The pedestrian way, including areas along primary or side streets.
   2. Pedestrian paths, including mid-block connections, from parking lot areas to the building or street.
   3. Parking structure entryways and lobbies.

22.30.120 Open Space Standards.

The following open space and privacy standards apply in combination with the requirements of Table 30-5.

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

Table 30-5 Open Space Standards

Type of Open Space	Requirements			Notes
For Residential and Mixed-Use Projects: Common Open Space, by lot size	Residential Lot Size	Amount of Lot to be Provided as Outdoor Open Space		1. Each project shall provide common open space that can be provided as a combination of indoor and outdoor open space. Open space is not required to be provided at the ground floor level; however, projects that provide at least 50% of the required
		Projects with 21+	Projects of 20 or fewer	

		Res. Units	residential units	open space at the ground floor and make it publicly accessible shall be allowed a 30% reduction in the open space required. For lots larger than 10,000 square feet, in no cases shall this reduction result in less than 500 square feet of common open space. Publicly accessible space shall have unimpeded access to the public during daytime hours, with onsite signage stating public access hours. 2. Public open spaces directly accessible and visible from the public right-of-way are highly encouraged. 3. Minimum dimensions of at least one portion of the open space shall measure 16 ft x 30 ft or greater. 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.
	<4,500 Sq. Ft.	500 Sq. Ft.		
	4,501Sq. Ft. – 10,000 Sq. Ft.	1,000 Sq. Ft.	500 Sq. Ft.	
	10,001 Sq. Ft. – 30,000 Sq. Ft.	10%		
	>30,000 Sq. Ft.	5% or a minimum of 3,000 Sq. Ft., whichever is greater		
Additional Standards for Projects of 50,000 square feet or more of Buildable Area				
Common Indoor Open Space	Each project shall provide at least one community room of at least 500 Sq. Ft.			1. The area shall be located adjacent to, and accessible from the common outdoor open space. 2. Area may contain active or passive recreational facilities, meeting space, exercise rooms, or other activity space accessible through a common corridor.

22.30.130 Fence Regulations.

Fences and garden walls are permitted accessory structures in all zones, subject to the conditions and requirements set forth in this Section.

A. Height limits.

Fence and garden wall heights shall not exceed the maximum heights set forth in Table 30-6. Fence heights shall be measured from grade adjoining the fence on the public right-of-way side of the fence (for fences adjoining the public right-of-way) and the average grade of both sides of the fence (for fences between two (2) private properties). For fences in flood hazard zones where the Building Code requires the finish floor of a building to be constructed at or above the top of the flood plain, fence height shall be measured from the top of the flood plain.

B. Prohibited fence and wall materials.

Barbed wire or similar fencing with sharp, protruding objects capable of cutting or puncturing a person is prohibited. Such objects shall not be attached to, imbedded in, or laid upon any fence or wall. This restriction does not include decorative wrought iron.

Table 30-6 Fence Height Limits

	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3/RMU3-A	RMU4/RMU4-A	MU-1/MU-1-A	MU-2/ MU-2-A	MU-3/ MU-3-A	C3/ C3-A	
Fence Vertical Height Limit							

Table 30-6 Fence Height Limits							
	Zones						Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3/RMU3-A	RMU4/RMU4-A	MU-1/MU-1-A	MU-2/ MU-2-A	MU-3/ MU-3-A	C3/ C3-A	
Within required street frontage setback	3 ft	3 ft	3 ft	3 ft	6 ft	6 ft	
Abutting residential front yard	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	6 ft.	
Abutting residential side or rear yard	8 ft.						
Other yard	12 ft.						

C. Fence Height Limitations. The limitations in Table 30-6 shall not apply in the following instances:

1. Where a greater height is required by any other City ordinance.
2. Where a greater height is required by a conditional approval of a permit pursuant to this Title or is required by State or Federal law.
3. Where a wall return of greater height is allowed.
4. In corner cutoff areas, chain link and wrought iron/metal tubing fences more than three feet (3′) in height are allowed if they do not obstruct visibility.

22.30.140 Frontage Locations

Primary and Secondary frontages shall be defined in accordance with the Long Beach General Plan Mobility Element as shown in Table 30-7. For parcels located on multiple streets, the Primary frontage shall be the higher of whichever street classification is designated for a given parcel; in instances where two streets have the same designation the Primary and Secondary frontage shall be determined by the Zoning Administrator through the Adjustment process per Section 22.13.104. In all instances where a street is designated as Neighborhood Connector or higher classification the Primary frontage parking requirements shall apply regardless of street hierarchy.

Table 30-7 Street Classification

Street Classification	System Definition	Frontage Type	Special Considerations
Regional Corridor	Designed for intraregional and intercommunity mobility, these corridors emphasize traffic movement and include signalized pedestrian crossings. The adjacent land uses should provide continuous mixed-use and commercial land uses with adequate off-street parking to minimize dependency on on-street parking.	Primary	Streets are classified as primary, even when intersecting with one another.
Boulevard	Characterized by a long-distance, medium-speed corridor that traverses an urbanized area, boulevards consist of four or fewer vehicle travel lanes, a balanced multimodal function, landscaped medians, on-street parking, narrower travel lanes, more intensive land use oriented to the street, and wide sidewalks. Buildings uniformly line the edges. Multiway boulevards, a variation of the boulevard characteristic of post war neighborhoods, contain a central roadway for through traffic and parallel roadways for access to abutting property parking, and pedestrian and bicycle facilities. Parallel roadways are separated from the through-lane by curbed, landscaped islands that may also provide transit stops and pedestrian facilities.	Primary	
Major Avenue	A major avenue serves as the major route for the movement of traffic within the City as well as a connector to neighboring cities. Most traffic using a major avenue will end the trip within the City (as opposed to through-traffic). As such, design treatment and traffic operation should give preference to this type of traffic. Long corridors with typically four or more lanes, avenues may be high transit ridership corridors. Goods movement is typically limited to local routes and deliveries.	Primary	
Minor Avenue	A minor avenue provides for the movement of traffic to neighborhood activity centers and serves as a route between neighborhoods. Avenues serve as a primary bicycle route and may serve local transit routes as well.	Primary (A)	Classified secondary when intersecting with Neighborhood connector if Neighborhood Connector Street has high volumes of exiting active transportation.
Neighborhood Connector	A neighborhood connector street serves trips generated in surrounding or adjacent neighborhoods and should discourage through-trips that do not end within the neighborhood. Goods movement is restricted to local deliveries only.	Primary (A)	Classified as secondary when intersecting with Minor Avenue except for

			Neighborhood Connectors with high volumes of active transportation that can benefit from enhanced design.
Local Street	Local streets primarily provide access to individual residential parcels. The streets are generally two lanes with on-street parking, tree planting strips, and sidewalks. Traffic on a local street should have a trip end on that street, or on a connecting local street, or to a connector.	Secondary (A)	

Notes: (A) For parcels located on multiple streets, the Primary frontage shall be the higher of whichever street classification is designated for a given parcel with the exception of Regional Corridor, Boulevard, and Major Avenue which are to always be designated as primary frontage.

22.20.035 Temporary Suspension of Certain Provisions of Title 22 During a Proclaimed Local Emergency Caused by Homelessness. – REVERSED

22.35.010 - Purpose.

In order to protect the public safety, health and welfare within the City of Long Beach, this Chapter provides a temporary suspension of rules related to Title 22 of the Long Beach Municipal Code for the duration of a proclaimed local emergency caused by a dramatic increase in homelessness, a dramatic increase in the number of deaths of persons experiencing homelessness, an incredible and unprecedented strain on the City's ability to provide appropriate shelter and housing and public safety concerns due to violence and severe mental and physical health issues.

22.35.020 - Suspensions.

A. Suspend provisions of Title 22 that pertain to construction of emergency shelters, transitional housing, supportive housing, affordable housing, and any other physical improvements to address the City's proclaimed local emergency caused by homelessness, in any location, as reviewed and approved by the Directors of Development Services and Health and Human Services, and subject to any conditions imposed by these departments. All project reviews shall be completed within 60 days from the filing of project application.

B. Suspend provisions of Title 22 that pertain to the construction of social service facilities, social service facilities with food distribution, personal storage facilities and related uses that facilitate services to address the City's proclaimed local emergency caused by homelessness, in any location, as reviewed and approved by the Directors of Development Services and Health and Human Services, and subject to any conditions imposed by these departments. All project reviews shall be completed within 60 days from the filing of project application.

C. Suspend provisions of Title 22 that pertain to the construction and operation of safe parking sites, Recreational Vehicle (RV) parking, and other temporary or semi-temporary uses of space for services to address the City's proclaimed local emergency caused by homelessness, in any location, as reviewed and approved by the Directors of Development Services and Health and Human Services, and subject to any conditions imposed by these departments. All project reviews shall be completed within 60 days from the filing of the project application.

D. Suspend provisions of Title 22 that pertain to the construction and operation of mental health care facilities, hospitals, clinics, offices and otherwise, in any location, as reviewed and approved by the Directors of Development Services and Health and Human Services, and subject to any conditions imposed by these departments. All project reviews shall occur during a 60-day period from filing.

E. Suspend provisions of Title 22 that pertain to the construction and operation of substance abuse facilities, hospitals, clinics, offices and otherwise, in any location, as reviewed and approved by the Directors of Development Services and Health and Human Services, and subject to any conditions imposed by these departments. All project reviews shall be completed within 60 days from the filing of project application.

F. Suspend provisions of Title 22 that pertain to the construction of fencing, including fencing that deviates from the height and material requirements of the municipal code, to secure buildings, lots and facilities to prevent trespassing or encampment, in any location, as reviewed and approved by the Directors of Development Services and Health and Human Services, and subject to any conditions imposed by these departments.

G. Suspend rules within Title 22 that pertain to Accessory Dwelling Units in the limited circumstances of an existing unpermitted unit occupied by tenant(s). Upon receipt of an application, and subject to discretion of the Director of Development Services, allow for the legalization of any existing structure occupied by tenant(s), as an Accessory Dwelling Unit, despite conflicting provisions of other local laws.

22.35.030 - Expiration.

This Chapter 22.35 shall expire One Hundred Eighty (180) days after its effective date, unless further extended by the City Council in its discretion by an amendment to this Chapter.

Chapter 22.40 General Provisions – Development Standards (MFR Zones)

22.40.010 Tables 40-1 and 40-2 of this chapter establish development standards.

A. Applicability. All development in the MFR districts shall comply with the development standards set forth in Tables 40-1 and 40-2. Refer to Table 40-1 that establishes the maximum intensity standards such as Floor Area Ratio (FAR) and maximum building heights. Refer to Table 40-2 that establishes the development standards that includes setbacks, stepbacks, open space, and storage. Below is an overview of each of the development standards.

B. Site Plan Review. Site Plan Review shall be required for all projects with ten (10) or more units in the MFR zoning districts. This includes both new construction and additions to projects that result in a total ten (10) or more units on the subject lot.

C. Density. Residential development density is not designated by any single standard but is calculated based on meeting the development standards delineated in Chapter 22.40, including but not limited to building height, setbacks, parking, open space. Density levels correlate to the General Plan in the aggregate and may vary from individual lot to lot.

C. **Floor Area Ratio (FAR).** The intensity of non-residential uses allowed within MFR zones shall be limited by the maximum FAR established by the General Plan as reflected in Table 40-1.

a. For mixed-use projects the FAR maximum shall only apply to the non-residential gross floor area of the project.

b. Residential gross floor area of the project shall be limited by maximum density and shall be exempt from the FAR limit.

c. FAR calculations shall adhere to the requirement of Section 21.31.235.

D. **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:
    a. Vertical architectural projections (building elements added for architectural interest without adding interior floor area, such as towers and cupolas), not to exceed ten (10) feet above parapet height.
    b. Horizontal architectural projections which cantilever five (5) feet or less from the exterior wall (or rooftop feature) shall not be included as part of the exterior wall line.
    c. Rooftop guard rails.
    d. Permanent unenclosed roof deck features located two (2) feet or more from the exterior wall plane (including shade or partial covering structures, or similar features) up to fifty percent (50%) of the principle building footprint.
    e. All mechanical equipment (including solar panels or other alternative energy equipment/infrastructure, elevator and mechanical equipment penthouses, and all associated screening features) up to 12 feet in vertical projection.
    g. Subterranean and semi-subterranean parking.

Table 40-1
Development Standards: Intensity

Legend: Acre=ac Feet = ft. Dwelling unit = du Square feet = sf. Maximum= Max Minimum=Min	Zones		Notes and Exceptions:
	MFR-L Zone	MFR-M Zone	
Density			
Maximum non-residential FAR	0.5	0.75	
Lot Dimensions			
Min Lot Width (ft.)	25 ft.	50 ft.	
Min Lot Width (corner) (ft.)	25 ft.	55 ft.	
Height/Stories			

Table 40-1 Development Standards: Intensity			
Legend: Acre=ac Feet = ft. Dwelling unit = du Square feet = sf. Maximum= Max Minimum=Min	Zones		Notes and Exceptions:
	MFR-L Zone	MFR-M Zone	
Maximum Number of Stories	Consistent with the General Plan; see Citywide District Height Map		Measured from existing grade; subterranean and semi-subterranean parking shall not be counted toward building height. Individual stories cannot exceed 15 feet in height.

22.40.020 Yard Requirements.

Yards (Building setbacks) shall be provided as set forth in Table 40-2. Yards are regulated by establishing minimum setback requirements from property line to building for street frontage, and from interior and rear lot lines. The following standards apply to the measurement of required yard areas:

A. Measurement of required setbacks shall be taken after dedications and reservations for required rights-of-way consistent with Section 21.31.215.a.

B. Required Setback areas shall be free of any projections, structures and architectural features except as permitted herein or in Table 31-3 in Section 21.31

C. Building placement adjacent to alleys shall not obstruct vehicular or delivery access through the alley. Building setback dimensions have been established to prevent illegal parking of vehicles in the alley. If covered or uncovered parking access is provided from the alley, the minimum requirements shall apply:

1. Parallel parking shall be prohibited within any building setback of less than 10 feet.
2. Angled or perpendicular parking shall be prohibited within any building setback of less than 18 feet.

Table 40-2 Development Standards: Building Placement			
Legend: Acre=ac Feet = ft. Dwelling unit = du Square feet = sf. Maximum= Max Minimum=Min	Zones		Notes and Exceptions:
	MFR-L Zone	MFR-M Zone	
Minimum Setbacks			
Street Setback (ft)	8 ft.	5 ft.	
Interior Side Setback (ft)	4 ft.	4 ft.	
Interior Rear Setback (ft)	7 ft.	5 ft.	
Open Space			
Types of Open Space	Requirements		Notes

Table 40-2 Development Standards: Building Placement			
Legend: Acre=ac Feet = ft. Dwelling unit = du Square feet = sf. Maximum= Max Minimum=Min	Zones		Notes and Exceptions:
	MFR-L Zone	MFR-M Zone	
Common Usable Outdoor Open Space – as a percentage of the lot area	Number of Residential Dwelling Units	% of Common Outdoor Open Space	• Common open space may include rooftop decks, court game areas, tot lots, swimming pools, landscaped areas, community gardens, and courtyards. Minimum 10% of open space area shall be planting8 ft. minimum dimension for common outdoor open space
	10 units or less	Exempt	
	11 units or more	5% of the lot area	
Private Usable Open Space	36 sf. minimum private open space area; 6 ft. minimum width dimension		• For projects with 20 units or greater at least 50% of all residential dwelling units shall provide private open space on a balcony, patio or roof terrace unless waived by the Zoning Administrator through the Adjustment process per 22.13.104
Notes			

22.40.030 Fence Regulations.

Fences and garden walls are permitted accessory structures in all Multi-Family Residential zones, subject to the conditions and requirements set forth in this Section.

A. Height limits.

Fence and garden wall heights shall not exceed the maximum heights set forth in Table 40-3. Fence heights shall be measured from grade adjoining the fence on the public right-of-way side of the fence (for fences adjoining the public right-of-way) and the average grade of both sides of the fence (for fences between two (2) private properties). For fences in flood hazard zones where the Building Code requires the finish floor of a building to be constructed at or above the top of the flood plain, fence height shall be measured from the top of the flood plain.

B. Prohibited fence and wall materials.

Barbed wire or similar fencing with sharp, protruding objects capable of cutting or puncturing a person is prohibited. Such objects shall not be attached to, imbedded in, or laid upon any fence or wall. This restriction does not include decorative wrought iron.

C. Fence Height Limitations. The limitations in Table 40-3 shall not apply in the following instances:

1. Where a greater height is required by any other City ordinance.
2. Where a greater height is required by a conditional approval of a permit pursuant to this Title or is required by State or Federal law.
3. Where a wall return of greater height is allowed.

4. In corner cutoff areas, chain link and wrought iron/metal tubing fences more than three feet (3′) in height are allowed if they do not obstruct visibility.

Table 40-3 Fence Standards MFR-L and MFR-M Zones

Legend: Feet = ft. Square feet = sf.	Standard		Notes and Exceptions See LBMC Section 21.43.020 for additional regulations on fence height limits; corner cutoffs must be provided in all required instances.
Property Line (Location)	Setback (Minimum)	Height (Maximum)	
Front	0 ft.	A. 4 ft.	
	8 ft.	B. 6 ft. 6 in.	≥50% transparency required
Side Street	0 ft.	C. *6 ft. 6 in.*	
Interior Side and Rear	0 ft.	6 ft.6 inches; 8 ft. adjacent to non-residential districts	
Side and Rear adjacent to alley, flood control channel, or other public right-of-way other than a street	0 ft.	8 ft.	
Side and rear adjacent to Neighborhood Connector or greater street classification	0 ft.	8 ft.	

22.40.050 Accessory Buildings

The following are the applicable regulations for accessory buildings in residential zones. These regulations do not apply to Accessory Dwelling Units.

A. Multiple accessory buildings are permitted on a lot. The square footage of all accessory buildings, excluding garages, shall not exceed 25% of the gross floor area of the primary building(s).

B. Accessory buildings and garages shall not be used for living area, habitation or sleeping purposes. An accessory building or garage is permitted to have electrical, gas, water, and sewer connections to provide the following activities:

1. Lighting, laundry machines, laundry tubs, and a hot water heater.
2. A half bathroom, limited to a water closet (toilet) and a lavatory sink

22.40.060 Parking and Vehicular Access Standards

A. General Provisions – Parking.

The provisions of this Section shall apply to all proposed and established land uses, buildings and structures and shall be the minimum standards for all off-street parking and loading. Table 40-4 establishes minimum vehicle parking requirements by use. Where the standards of this chapter are silent, all other requirements of Chapter 21.41 shall apply.

B. Calculations. In the calculation of parking requirements, fractional numbers of parking spaces, 0.5 or greater, shall be rounded up to the nearest whole number.

C. Types of Parking. Required parking may be provided with enclosed garage, covered and uncovered parking. Covered parking may include parking provided under a carport or in an enclosed garage. Uncovered parking may comprise up to 50% of the required parking of a development project. Uncovered parking may include parking such as surface parking.

D. Guest Parking. On-street parking abutting the lot shall be considered as guest parking according to the standards for parallel parking spaces when all access to on-site parking is taken from an alley or located on a corner lot and the site is outside of the parking-impacted area. On-street parking abutting the site shall not be considered as guest parking when the street is a major, minor or secondary highway as defined by the Long Beach Mobility Element.

E. Access. Street curb cuts to access parking or circulation shall be limited to one (1) per lot. Where alley access is available garages and circulation shall be access from the alley.

F. Required number of spaces. Table 40-4 establishes minimum vehicle parking requirements by use. Parking spaces required for multiple uses on a lot shall be calculated separately for each use, and the parking required shall be the sum of all that required for all such uses, unless otherwise permitted by this Section or Section 21.41.223 of the Municipal Code.

G. Shared parking. Required off-street parking facilities may be shared between two separate land uses upon demonstrating through a signed affidavit that the uses utilize the parking spaces at different times. Shared parking must be provided on the same parcel or integrated as part of the development site.

H. Garage Requirements. Refer to Table 40-5 for Garage Standards. Additionally, garages shall adhere to the following:
   a. Garage access shall be limited to centralized driveways and/or alleys.
   b. Dwelling units may be located above a garage provided the minimum setbacks for living space are met.
   c. Internal garage height dimensions shall be consistent with the building code, and the other garage dimensions shall be sufficient to accommodate standard and compact parking stalls as defined in Title 21.
   d. Parking stalls provided in Stacked and/or car-lift, automated garages, and tandem parking configurations shall all count toward required number of parking stalls.

I. Bicycle Parking Requirements. Refer to Table 40-4 for required bicycle parking ratio. Bicycle parking shall be provided on site and shall not encroach into the public right-of-way. Additionally, bicycle parking shall adhere to the following:
   a. Bicycle parking located within buildings, garages, or private yard spaces that are not accessible to the public shall be considered secure spaces and do not require additional security devices.
   b. Bicycle parking provided within a unit may be a dedicated space or an anchored way to secure the bicycle to a wall or ceiling.
   c. All other bicycle parking that does not meet the requirements of Subsections a or b above shall be permanently anchored with the ability to secure both the wheels and the frame and shall meet the requirements of CALGreen.

Table 40-4 Parking Standards				
Legend: Acre=ac Feet = ft Dwelling unit = du Square feet = sf Maximum= Max Minimum=Min	Zones		Metric (Per Unit or Bed)	Notes and Exceptions See LBMC Section 22.40.060.B for regulations on rounding fractional numbers.
	MFR-L Zone	MFR-M Zone		
Minimum Vehicle Parking Requirements				
0 to 1 bedroom	0.75		Per unit	
2 bedrooms	1.25		Per unit	
3 bedrooms or more	1.5		Per unit	
Special group residence, assisted living, congregate care	0.33		Per bed	
Senior housing	0.5		Per bed	
Live/Work	1.5		Per unit	
Guest parking	1		Per every 6 units	
Minimum Bicycle Parking Requirements				
Bicycle parking space	1		Per every 5 units	50 percent of bicycle parking shall be secure spaces. Bicycle parking spaces shall be located near main entrance with good visibility, not to obstruct auto or pedestrian movement.

Table 40-5 Garage Standards		
Type of Garage	**Street Setback**	**Interior/Rear/Alley Setback**
On grade	18 ft. from property line to exterior face of garage door (individual or shared, at or below grade); garage structure (not door) same as front or side street setback to building	*D.* Consistent with Building Setback per zone
Semi-subterranean	Consistent with Building Setback per zone	*E.* Consistent with Building Setback per zone
Subterranean	*F.* 0 ft.; adequate queuing required, drive access must comply with Building code requirements	

Chapter 22.41 General Provisions – Development Standards (NI Zones)

22.41.010 Tables 41-1 through 41-5 of this Chapter establish development standards

1. Applicability. This Chapter establishes development standards applicable to all new

construction and additions to existing development in the neo-industrial districts. **Tables 41-1 through 41-5** denote development standards for NI-1 and NI-2 zones.

2. **Intensity (FAR).** The intensity of neo-industrial development shall not exceed the maximum FAR.
   a. Gross floor area dedicated to parking structures shall not be included in the FAR calculation.

3. **Building Height.** Building height shall be regulated by maximum number of stories and the dimensional height of the structure.
   a. Building height shall be measured as defined by Section 21.15.1190 (Grade) and 21.15.1330 (Height of Building).
   b. Measurement of building height in the NI-1 and NI-2 districts shall exclude the following features:
      i. 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.
      ii. 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.
      iii. Rooftop guard rails.
      iv. 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.
      v. All mechanical equipment (including solar panels or other alternative energy equipment/infrastructure, elevator and mechanical equipment penthouses, and all associated screening features).

4. **Development Sites.**
   a. Development created through lot consolidation shall be developed as a unified site.
   b. Consolidation of sites is permitted and encouraged, consistent with subdivision regulations, however consolidation shall avoid creating isolated parcels that are not part of the development site.
   c. At the time of lot consolidation, the new development site shall identify primary and secondary (if applicable) frontages as defined in 22.30.140.

5. **Green Building Standards** New construction and renovations shall be subject to the requirements of 21.45.400 (Green Building Standards) based on project type and gross square footage thresholds as outlined by 21.45.400.

6. **Outdoor storage and activities**. Outdoor storage and activities for NI zones shall be permitted subject to the following standards contained herein:
   a. **Outdoor storage.** Accessory outdoor storage of goods, materials, or equipment shall be permitted only in the side and rear yards. However, no materials shall be stored within any required street side yard setback. All outdoor storage areas shall be completely screened from view from public rights-of-way and adjacent properties with screening the same height as the materials being stored. Stored goods and materials shall not exceed a stacking height of eight feet (8′) unless a permit is approved through Subsection 22.41.020.5.e.
   b. **Activities.** No outdoor production, processing, or manufacturing activities associated with a

business shall be permitted at any time. All such activities must be conducted within an entirely enclosed structure. This restriction shall not apply to loading operations or other necessary support functions of a business.

c. **Screening Required**. Screening shall be required for all outdoor storage and activities associated with industrial use development as identified herein subject to Subsection 22.41.020.5.

Table 41-1 Development Standards: Intensity

	Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Lot Size			
Minimum Lot Size	5,000 square feet		Only applies to subdivision actions under Title 20.
Height/Stories			
Maximum Building Height	40 ft. to 65 ft.		Refer to Figure 3 (Citywide Height District Map)
Floor Area Ratio			
Maximum Permitted Floor Area Ratio	1.0	1.0	Sections 21.15.1070 and 21.15.1090

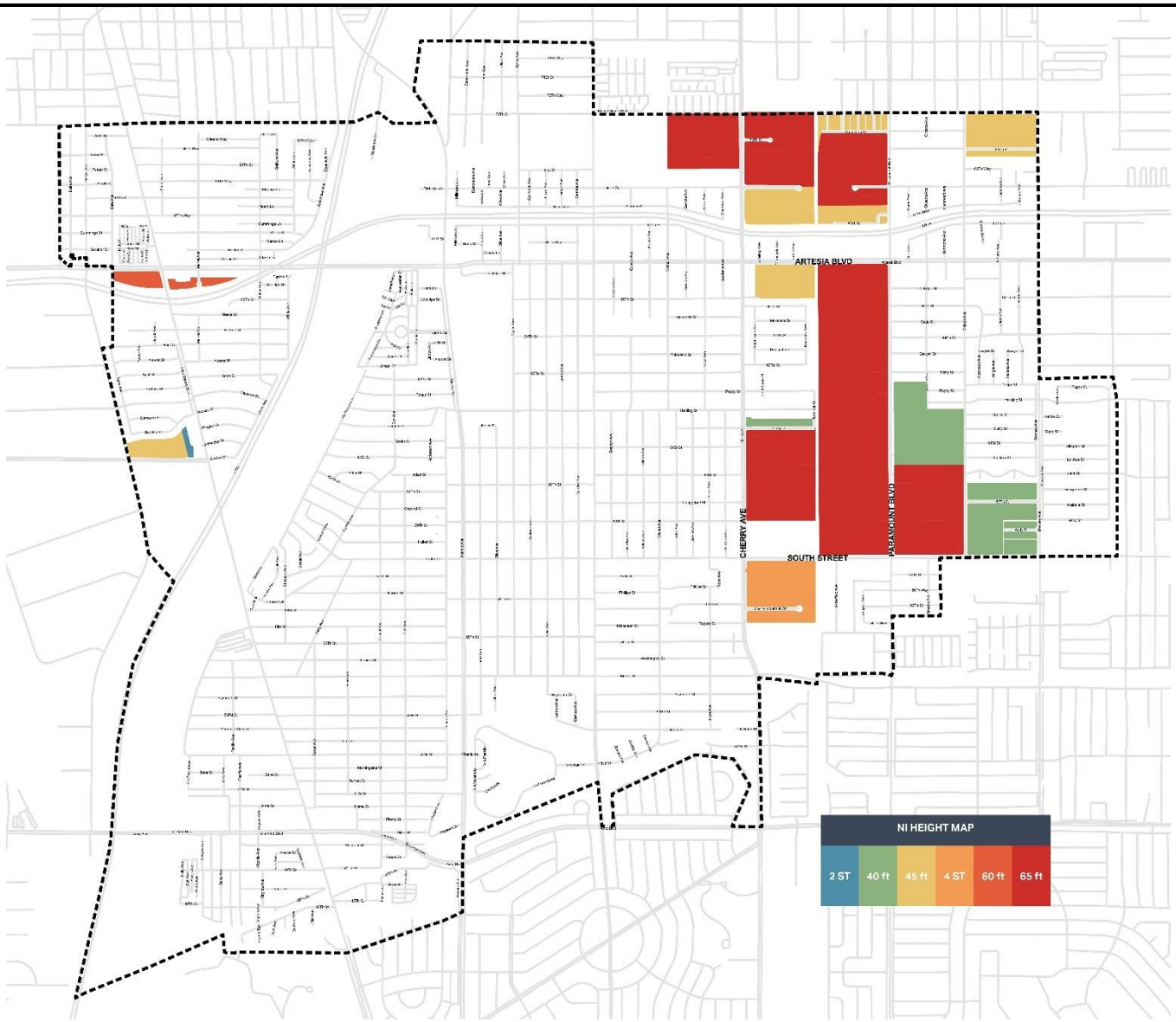

Figure 3 Height Development Standards – Refer to Table 41-2

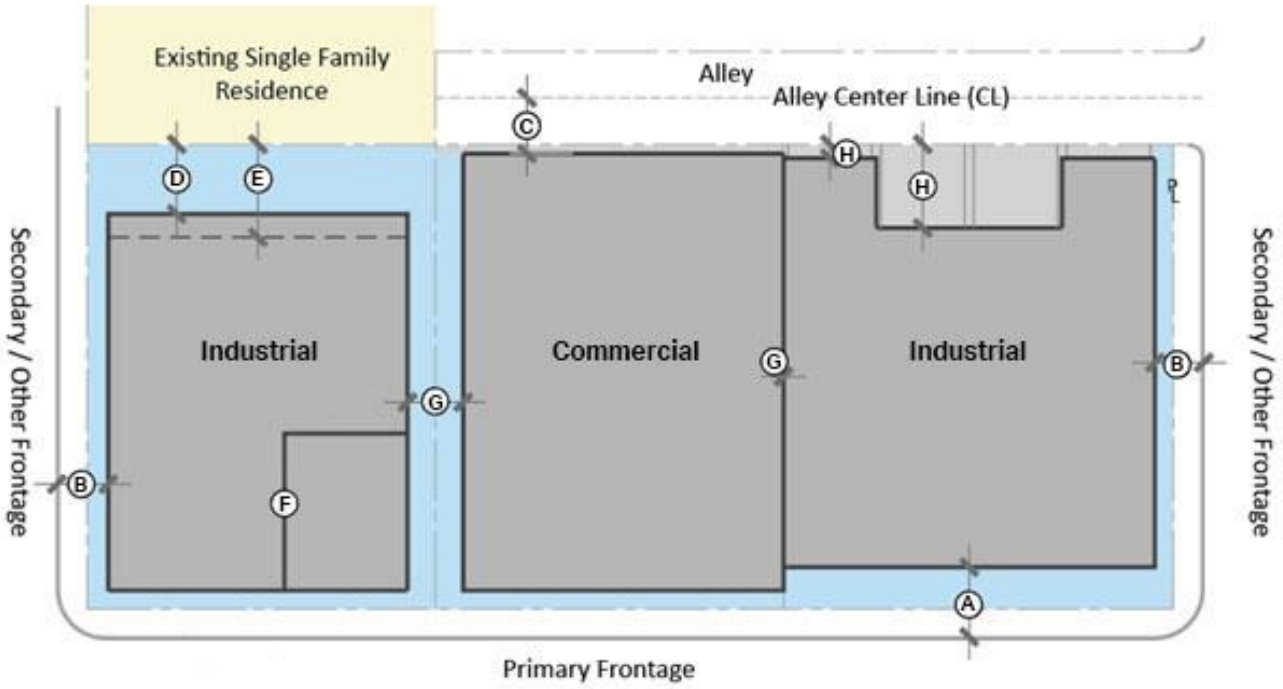

Figure 4 Setback Development Standards – Refer to Table 41-2

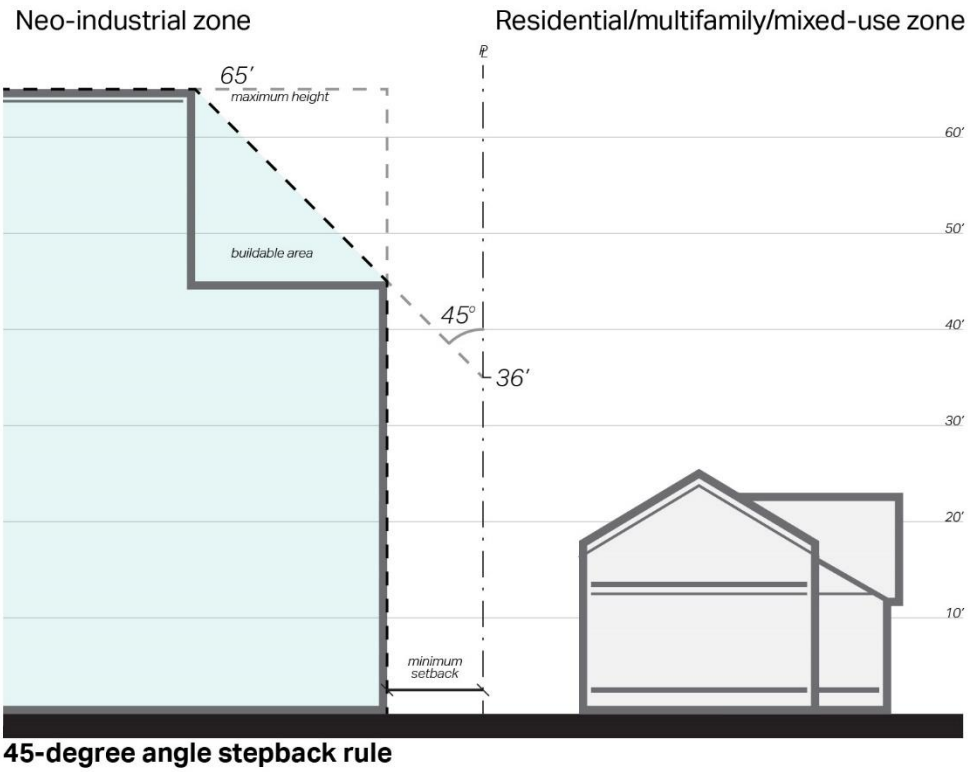

Figure 5 Stepback Development Standards – Refer to Table 41-2

Table 41-2 Development Standards: Building Placement & Activation				
		Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
		NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Minimum Required ***Measured Property Line to Building Face Setbacks (Feet)[1]***				
STREET SETBACKS				
Buildings with Height up to 36 Feet				
A	Building Setback on a Primary Street	10 ft.	12 ft.	Refer to Figure 4 & 5
B	Building Setback on a Secondary Street	6 ft	6 ft.	Refer to Figure 4
Buildings with Height greater than 36 Feet				
A	Building Setback on a Primary Street	15 ft.	15 ft.	Refer to Figure 4 & 5
B	Building Setback on a Secondary Street	16 ft.	16 ft.	Refer to Figure 4
INTERIOR BUILDING SETBACKS (FEET)[1]				
C	Alley	6 ft.; 32 ft.minimum building to building dimension across an alley		Minimum alley dimension shall not be less than 20 ft.
Adjacent to existing zones where residential uses are permitted, where not separated by an alley				
D	Ground Floor	20 ft.	20 ft.	
E	Upper Floors	Above 36 ft. from finished grade, stepbacks shall apply consistent with Figure 4 (45-degree angle diagram) Measured parcel line to building face		
Adjacent to existing zones where residential uses are prohibited, where not separated by an alley				
F	All Other Adjacencies	0 ft.	0 ft.	Measured parcel line to building face
Setbacks between buildings on the same site				
G	Building to building	As required by Fire Code and Uniform Building Code		Separation measured building face to building face
REAR PARKING STANDARDS				
H	Rear Parking	24 feet minimum		From edge of centerline of alley to garage or roll-up door face
LOADING DOCKS STANDARDS				
I	Loading Docks	Shall be provided for all uses that require truck loading spaces per LBMC 21.41.345 or that contain more than forty thousand (40,000) square feet of GFA in a single lease over ownership area.		Refer to Section 21.41.310-370
J	Loading Space Standards	Passenger = 9 feet by 19 feet, 10-foot clearance Large Truck 14 feet by 60 feet, 15-foot clearance Reduced Truck = 12 feet by 25 feet, 12-foot clearance		
K	Loading Sizes	2 sizes of loading spaces		

Table 41-2 Development Standards: Building Placement & Activation				
		Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
		NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
L	Loading Location	Outside of required aisles, circulation areas or within required setback areas adjacent to residential use or zoned properties.		
M	Loading Backing into street	Loading areas may be designed to allow trucks to back into the local or collector street subject to approval from Director of Public Works		
N	Loading Turning Radius	Loading areas shall be located to provide an adequate turning radius. Adequate turning radius means one which allows a vehicle to maneuver without backing into a street or without backing into the loading space from a street.		
O	Loading Spaces Screening	Loading spaces shall be separated from adjoining, abutting or adjacent residential districts by a building or masonry wall not less than six feet (6′) in height.		
Notes: 1. Projections are permitted in the required setbacks in accordance with Section 21.32.220(C) of the Zoning Regulations.				

22.41.020 Site Design & Layout

1. **Blank Walls.**
   - **a.** A blank wall is a continuous blank wall, without windows, doors, or any other architectural articulation.
   - **b.** All blank walls over 20 feet shall be screened with landscaping appropriate to the height of the wall. The landscaping shall have a minimum landscape strip of 5 feet in depth.
   - **c.** Buildings with ground-floor above 15 feet shall have landscaping to grow to a height of maturity of 10 feet to provide sufficient screening.
   - **d.** Required landscaping areas required by section 22.41.040 must include trees or shrubs of a spacing of 20 feet or less. The landscaping must achieve a height of 10 feet at maturity.
   - **e.** Interruptions in landscaping screening are permitted at building entrances and plazas to accommodate employee amenities.

2. **Modulation.**
   - a. Modulation refers to creating variations in the facade (outer wall) of a building as a means of breaking up the apparent bulk of the continuous exterior walls. Modulation includes, but is not limited to, projections or recessions in the façade of at least 2 feet in depth.
   - **b.** Building facades over 80 feet in length and over 2 stories in height shall provide modulation at a minimum of 15% of the Primary Façade Plane.
   - **c.** The Primary Façade Plane is defined as the vertical plane with the greatest surface area above the ground floor.
   - **d.** Modulation is not required to be continuous or open to the sky and may be recessed or projected.
   - **e.** Additional façade breaks beyond the minimum required may count towards the modulation requirement.

3. **Transparency.** At least 15% of each façade facing a public street should be comprised of transparent openings unless otherwise prohibited by use-specific regulations.
   - **a.** Transparent openings may include windows and doors with clear glass or façade openings with a minimum depth of 4 feet.
   - **b.** Windows shall be recessed by at least 2 inches from the façade; flush windows may be allowed

subject to the discretion of the Site Plan Review Committee.

c. The use of mirrored or highly reflective glazing is prohibited.

d. Semi-transparent or frosted treatments are permitted to shield up to 50% of the transparent opening to manage private or security needs.

4. **Light Design for Safety**

a. In addition to the following standards, all lighting shall be consistent with the latest Illuminating Engineering Society of North America (IES) and International Dark Sky Association (IDA) standards to prevent over-lighting of structures and spaces.

b. Glare The following glare standard shall generally apply:

i. Glare standard. Glare is illumination that is caused by all types of lighting and from high temperature processes such as welding or metallurgical refining. Glare may not directly, or indirectly from reflection, cause illumination on other properties that is in excess of a measurement of 0.5 foot-candles of light;

ii. Strobe lights. Strobe lights that are visible from another property are not allowed.

c. Building and/or site design shall include public realm pedestrian lighting to supplement streetlights, contribute to the pedestrian scale of the street, and enhance safety.

(i) Integrate pedestrian lighting along the length of the street and within public realm areas to facilitate visibility for “eyes on the street.”

(ii) 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.

d. Building design shall integrate building-mounted lighting, consistent with the design and character of the structure, to aid in lighting the following areas:

1. The pedestrian way, including areas along primary or side streets.
2. Pedestrian paths, including mid-block connections, from parking lot areas to the building or street.
3. Parking structure entryways and lobbies.

5. **Fences, Walls and Screening**. Fences, walls and screening for NI zones shall be permitted subject to the following standards:

a. Fences, walls, and screening within required setback. Fences enclosing permitted outdoor activities, storage, parking, or for security purposes within the street setback are permitted subject to the following conditions:

i. **Minimum setback.** Minimum setback of 12 inches is required for fences located within the required street setback.

ii. **Minimum landscaping.** The minimum setback area must provide landscaping with vertical vines or tall shrubs between the fence and the minimum sidewalk width.

iii. **Minimum required visibility.** Portions of fences greater than 42 inches in height within the street setback shall be at least 75% open; portions 42 inches in height or lower are permitted to be walls.

iv. Fences and/or walls used for required screening shall be a minimum of 6 feet in height.

b. **Height Limits.** The height of Fences and/or walls shall be subject to the limitations specified in **Table 41-3**.

Table 41-3 Fence Maximum Height Regulations [1] *See Chapter 21.43 for Fences and Garden Wall Regulations		Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
		NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
A	Within required street setback – solid fence/wall	3 feet	3 feet	Section 21.43.030
	Within required street frontage setback – open fence/wall	12 feet high wrought iron/metal tubing fence	8 feet high wrought iron/metal tubing fence	Section 21.43.030
B	Abutting residential front yard	3 feet	3 feet	Section 21.43.030
C	Abutting residential side or rear yard	10 feet	8 feet	Section 21.43.030
D	Other yard	12 feet	10 feet	Section 21.43.030
E	Corner cutoff area	3 feet	3 feet	Section 21.43.030
Notes: 1) The limitations shall not apply in the following instances: Where a greater height is required by any other City ordinance; or Where a greater height is required by a conditional approval of a permit pursuant to this Title or is required by State or Federal law; or Where a wall return of greater height is allowed; In corner cutoff areas, chain link and wrought iron/metal tubing fences more than three feet (3′) in height are allowed if they do not obstruct visibility.				

c. **Material**

(i) **Materials. F**ences and walls must be constructed of wood, vinyl, brick, masonry, textured concrete or aggregate concrete.

(ii) **Prohibited materials**. Prohibited materials for fences and walls include barbed wire and those such as corrugated or sheet metal, tires, car doors, or other discarded materials.

(iii) **Chain link/wire mesh.** A chain link or wire mesh may be used only in combination with plant material of sufficient density to create a year-round opaque screen. Chain link or similar wire fencing is prohibited between the front of a building and a public street but allowed on interior and rear yards.

(iv) **Security fencing.** Electronic theft fences are allowed.

d. **Maintenance**

(i) All walls and fences shall be maintained in good condition at all times.

e. **Alternative Process**

(i) Alternative heights and materials may be permitted for fences or walls pursuant to the Adjustment Process in Section 22.13.104 of the Zoning Code.

(ii) Alternative fence and wall heights and materials may also be approved pursuant to the

Adjustment Process in Section 22.13.104 of the Zoning Code if proposed with a new development project.

(iii) Alternatives for fence and/or walls must meet the following minimum criteria:

A) The fence design shall be open wrought iron or other metal pickets;
B) The fence shall allow emergency egress;
C) The fence design shall provide visitor, meter reader and emergency personnel access;
D) The front yard shall have approved landscaping;
E) The applicant shall restore any missing street trees; and
F) The fence shall have self-closing, self-locking gates.

6. **Trash and Recycling** In addition to Chapter 8.60 Solid Waste, Recycling and Litter Prevention, these provisions prescribe standards for adequate, accessible and convenient locations for the collection and storage of trash and recyclable materials with containers and enclosures which are compatible with surrounding land uses and structures.

a. **Standards.** Adequate receptacles shall be provided to accommodate the trash and recycling generated on a site. All required receptacles shall be developed according to the following standards

i. **Minimum Size.** Each receptacle area shall have adequate area to contain a size appropriate to the demands of the use and to accommodate separation of materials for trash and recycling. The minimum size of trash and recycling areas shall be as identified in **Table 41-4** below.

Table 41-4 Minimum Trash and Recycling Material Storage Areas

Gross Floor Area Per Development (Square Feet)	Minimum Trash Area Per Development (Square Feet)	Minimum Recycling Area Per Development (Square Feet)	Total Minimum Area Per Development (Square Feet)
0-5,000	12	12	24
5,001-10,000	24	24	48
10,001-25,000	48	48	96
25,001-50,000	96	96	192
50,001-75,000	144	144	244
75,001-100,000	192	192	384
100,001+	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	384 plus 96 square feet for every 25,000 square feet of building area above 100,001

ii. **Screening.** All receptacles shall be enclosed on at least three (3) sides by a solid masonry wall of minimum height five feet, six inches (5'6"). The receptacle shall not be visible above the wall. A visually solid gate shall be provided.

iii. **Location.** All trash and recycling areas must adhere to the following locational standards:

A) Shall be not be located in required street yards.
B) Shall be located and arranged to be accessible to occupants and haulers.

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

v. **Signage.** One sign identifying the material storage area is required for each area and shall be posted on the exterior of the material storage aera near the point of access. The maximum sign copy area permitted for each sign shall be one square foot.

b. **Review procedures.** Plans indicating the proposed design, size and location of both new and existing recycling and trash enclosures shall be submitted to the Director of Community Development to be reviewed concurrently during the appropriate review procedure required for the proposed development. For those development projects not requiring planning applications but for which building permits are required, plans indicating the design, size and location of recycling and trash enclosures shall be submitted to the Building Official, to be included with the building permit plan check submittal for the proposed development project.

22.41.030 Parking and Vehicular Access Standards

1. **General Provisions - Intent**. The Parking standards of this Chapter are intended to allow for infill and adaptive re-use development through flexibility of off-street parking location and provision of the minimum required number of spaces.
2. **Parking Requirements**. **Table 41-5** establishes minimum vehicle parking requirements by use.
    a. Uses not listed, and all loading requirements, shall be regulated by Chapter 21.41 - Off Street Parking and Loading Requirements.
    b. If different land uses are part of the same project, the parking requirements for each land use are applicable and will be added together to determine the total parking requirements for the project.
    c. **Calculations.** In the calculation of parking requirements, fractional numbers of parking spaces, greater than 0.5, shall be rounded up to the nearest whole number.
    d. **Change of Use.** No new parking shall be required for changes of use of any existing square footage within a building more than 10 years old.
3. **Parking Setback Standards**
    a. **Requirements. Table 41-6** establishes minimum required parking setbacks.
4. **Parking Location and Access.**
    a. Parking should generally be provided through a combination of off-street spaces behind buildings and park-once/public parking.
    b. Surface parking lots are not permitted between the building and the Primary Frontage.
    c. Generally surface parking should be located behind the building, internal to the block, wrapped with active uses along the public frontages, or below-grade.
    d. 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.
5. **Alternatives to Parking Requirements.**
    a. **Modification by Adjustment Process.** Parking exceptions to the off-street parking development standards shall be subject to the procedures established for in Section 22.13.104 of the Zoning Code.
    b. **On-site alternatives to required vehicle off-street parking.** One or more of the following alternatives may be substituted for required off-street parking spaces on the same parcel or integrated development site as the land use the spaces serve:
        i. **Additional bicycle parking.** Four non-required bicycle parking spaces may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

ii. **Solar rooftop or shade structures over parking.** Developments that provide a solar rooftop or shade structure on-site may request a 10% reduction of the required on-site vehicle parking spaces.

iii. **Carsharing.** One carshare space may be substituted for four (4) required on-site vehicle parking spaces. “Carshare space” means a parking space reserved for a vehicle that can be rented or reserved for short periods of time, such as by the hour or minute.

A) Availability of Carshare Spaces. The carshare spaces shall be made available, at no cost, to a certified car-share organization for purposes of providing car-share services for its car-share service subscribers.

B) Location. Required designated parking spaces for carsharing vehicles, shall be conveniently on the building site and located close to building entrances. Each parking space shall include surface identification, painted with the same paint used for defining the parking stall, with the lower edge of the identification aligned with the end of the parking space and visible beneath a parked vehicle.

C) Plan Review. Carshare spaces shall be identified on the project site plan.

D) Identification. The identification shall include the following characters: CARSHARE SPACE

E) Posted Signs. Signs must be posted indicating these spaces are reserved for carpool use.

F) List of Carshare Projects. The Department of Community Development shall maintain a publicly accessible list, updated quarterly, of all projects approved with required off-street carshare parking spaces. The list shall contain the Assessor's Block and Lot number, address, number of required off-street carshare parking spaces, project sponsor or property owner contact information and other pertinent information as determined by the Zoning Administrator.

iv. **Scooter and motorcycle parking.** One scooter or motorcycle space may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

v. **Shared parking.** Required off-street parking facilities may be shared between two separate land uses upon demonstrating that the uses utilize the parking spaces at different times through a signed affidavit.

vi. **Shared bicycles.** Shared bicycles provided on-site for the use of employee commutes and off-site trips may be substituted for up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater. Two shared bicycles are equivalent to one on-site vehicle parking space.

vii. **Tandem parking**. Pursuant to Section 21.41.235 of the Zoning Code, tandem parking is permitted as follows:

1) Tandem parking serving an industrial or manufacturing use shall only be in areas specifically designated for employee long-term parking. Such parking shall only be located on the same site as the use for which the parking is provided.

2) Tandem parking, where permitted, shall comply with the following standards:

A) Handicapped parking shall not be in tandem.

B) No more than fifty percent (50%) of the required parking spaces shall be permitted to be in tandem.

c. **Off-site alternatives to vehicle off-street parking.** Off-street parking may be located on a parcel other than the parcel or integrated development site served by the off-street parking, if it is located within the distances specified, and it complies with the requirements stated below:

i. **Joint Use and Parking Agreements**. Within the NI 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 of the Zoning Code.

d. **Driveway Locations**. Driveway locations for NI Zones shall be provided pursuant to Section 21.41.251 of the Zoning Code.

i. **Driveways Accessing a Local or Collector Street.** Driveways which access a Local or Collector street, as designated in the Mobility Element of the General Plan, shall be located such that the edge of the access driveway shall be either at least five feet (5′) from the end of the curb return or at least twenty-five feet (25′) from the intersection of two (2) non-arterial streets, whichever is greater. If the nearest intersection includes an Arterial or greater street, then the regulations of Subsection d.ii below shall apply.

ii. **Driveways Accessing Arterial and Greater Streets.**

A) **Two-Way Driveways.** For lots with one hundred twenty-five (125) or more feet of street frontage, two-way driveways shall be located not less than ninety feet (90′) from any intersection. For lots with less than one hundred twenty-five feet (125′) of street frontage, the driveway shall be located not less than two-thirds (2/3) of the width of the lot from the intersection.

B) **One-Way Driveways.** One-way driveways shall be located not less than thirty-five feet (35′) from any intersection. Movements shall be restricted to either right turns in or right turns out.

Table 41-5 Vehicular Parking Requirements

*City standard in Chapter 21.41

Use	Minimum Parking Space Requirement		Notes and Exceptions See LBMC Section 22.41.030.2.b for regulations on rounding fractional numbers.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Non-Residential			
Basic Sales and Service, Small Format			
≤6,000 Sq. Ft. GFA	-	2	Per 1,000 sq. ft.
>6,000 sq. ft. GFA	2	3	Per 1,000 sq. ft.
Grocery and Food Market			
≤6,000 sq. ft GFA	-	2	
>6,000 Sq. Ft. GFA	2	2	
Restaurant & Ready-To-Eat Foods, without drive-thru or entertainment			
≤2,500 Sq. Ft. GFA	-	-	
2,501≤10,000 Sq. Ft. GFA	2	2	Per 1,000 Sq. Ft.
>10,000 Sq. Ft. GFA	2	4	Per 1,000 Sq. Ft.
Outdoor Dining	-	-	
Religious Assembly			
≤2,500 Sq. Ft. GFA	-	*	Per 1,000 Sq. Ft.

Table 41-5 Vehicular Parking Requirements

*City standard in Chapter 21.41

Use	Minimum Parking Space Requirement		Notes and Exceptions See LBMC Section 22.41.030.2.b for regulations on rounding fractional numbers.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
2,501≤25,000 Sq. Ft. GFA	3.33	*	Per 1,000 Sq. Ft.
> 25,000 Sq. Ft. GFA	*	*	Per 1,000 Sq. Ft.
Fitness Studios			
≤2,500 Sq. Ft. GFA	-	-	
2,501≤10,000 Sq. Ft. GFA	3.33	3.33	Per 1,000 Sq. Ft.
>10,000 Sq. Ft. GFA	4	4	Per 1,000 Sq. Ft.
Medical Office or Clinic / Veterinary Clinic	2	2	Per 1,000 Sq. Ft.
Office, non-medical			
≤20,000 Sq. Ft. GFA	2	2	Per 1,000 Sq. Ft.
>20,000 Sq. Ft. GFA	2	2	Per 1,000 Sq. Ft.
Hotel	0.75	1*	Spaces per guestroom
Urgent Care Facility	2	2	Per 1,000 Sq. Ft.
Pop-Up Shop / Stand / Itinerant Vendor	-	-	
Historic Buildings & Adaptive Reuse of Non-Designated Structures			
Converted historic landmark buildings	. No additional parking. . 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	.) Exemption from providing additional parking may be considered, subject to the following conditions: a. Age: Older than 45 years old at time of application. b. Condition: Not substantially modified. c. Contributing features of historic or architectural interest; identified in a city-wide survey as “contributing” or “of interest”.) An exception for a reduction of existing parking for purposes of providing disabled access parking may be considered.		
Industrial			
Businesses engaged in processing, fabrication, assembly, treatment, and packaging	2	2	Per 1,000 Sq. Ft.
Cannabis			
All cannabis related uses	1	-	Per 1,000 Sq. Ft.
Cannabis distributors	1	-	Per 1,000 Sq. Ft.
Cannabis manufacturing/processing	1	-	Per 1,000 Sq. Ft.
Cannabis testing	1	-	Per 1,000 Sq. Ft.
Construction			
All construction related uses except as identified herein	2	2	Per 1,000 Sq. Ft.
Manufacturing			
All manufacturing uses except as identified herein	2	2	Per 1,000 Sq. Ft.
All heavy manufacturing	2	-	Per 1,000 Sq. Ft.
Services			
Maintenance and repair services	2	2	Per 1,000 Sq. Ft.
Support services associated with manufacturing and industrial uses	2	2	Per 1,000 Sq. Ft.
Technology			

All technology uses except as listed below	2	2	Per 1,000 Sq. Ft.
Research & development	3	3	Per 1,000 Sq. Ft.
Transportation and Utilities			
All transportation related uses with equipment indoors only	2	2	Per 1,000 Sq. Ft.
All transportation related uses with equipment outdoor storage	2	2	Per 1,000 Sq. Ft. GFA
All utilities and services	-	-	
Warehousing and Wholesale			
Warehousing	1	1	Per 1,000 Sq. Ft. GFA; Office area ≥25% calculated separately
Wholesale trade	3	3	Per 1,000 Sq. Ft. GFA

Table 41-6 Parking Setback Standards

	Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
Required Minimum Parking Setback, ***Measured Parcel Line to Parking (Feet), applicable to surface or structured parking***			
Primary Frontage, Surface Parking	20 ft.	25 ft.	
Primary Frontage, Parking Structure	10 ft.	15 ft.	
Secondary Frontage	6 ft. landscape setback required between sidewalk and parking shall be landscaped or decoratively hardscaped (not asphalt)		Vehicle shall not overhang sidewalk; Refer to Chapter 21.42, for addition landscape requirements.
Alley	0 ft.		
Adjacent To:			
Residential District	5 ft.	5 ft.	Landscaping required; Refer to Table 41-7
Non-residential District	0 ft.	0 ft.	

22.41.040 Landscaping Requirements

1. **Intent.** The landscape requirements are intended to encourage the planting of appropriate new vegetation and the preservation of existing vegetation to enhance the built environment and to support greening in the community.
2. **Applicability.** The provisions of this section apply to all development that is within the NI Zones. **Table 41-7** outlines landscape requirements.
3. **Model Water Efficient Landscaping Ordinance Requirements.** Property owners or their building or landscape designers, including anyone requiring a building or planning permit, plan check, or landscape design review from the City, are constructing a new (Single-Family, Multi-Family, public, institutional, or Commercial) project with a landscape area greater than five hundred (500) square

feet, or rehabilitating an existing landscape with a total landscape area greater than two thousand five hundred (2,500) square feet, shall comply with Sections 492.6(a)(3)(B) (C), (D), and (G) of the MWELO, including sections related to use of Compost and mulch as delineated in Section 21.42.060 of the Long Beach Municipal Code.

Table 41-7 Landscaping Requirements

	Requirements		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	NI-1 (Neo-Industrial Focused)	NI-2 (Industrial + Commercial)	
On-Site Street Frontage			
Minimum Landscape Strip	5 feet	7 feet	Within the required setback area along all street frontages, except at driveways; minimum landscape strip not inclusive of required curbs
Minimum Tree Count	1 tree	1 tree	for every 15 feet of street frontage
Additional tree requirements for site with frontage larger than 100 feet	1 tree	1 tree	for every additional 100 feet of Property Line Street frontage
Minimum box size	1 tree with minimum 36-inch box size	1 tree with minimum 36-inch box size	Minimum height of 10 feet at maturity; substitutions allowed pursuant to 21.42.040, LBMC
Minimum Yard Landscape Coverage	80%	80%	Allows a combination of softscape and hardscape and must meet LID requirements, as applicable. Definitions pursuant to Chapter 21.42, LBMC.
On-Site Other Yards			
Minimum Tree Count	1 tree	2 trees	for every 50 linear feet
Minimum box size	24-inch box	24-inch box	Substitutions allowed pursuant to 21.42.040, LBMC
Minimum Yard Landscape Coverage	60%	60%	Allows a combination of softscape and hardscape and must meet LID requirements, as applicable. Definitions pursuant to Chapter 21.42, LBMC.
Parking Lots			
Minimum Ratio	1 evergreen drought tolerant canopy tree	1 evergreen drought tolerant canopy tree	for every 4 parking spaces
Landscape Coverage	50% tree canopy shade coverage of all parking stalls		
Cluster	1 cluster for each 100 feet of a row or double row of parking spaces shall be provided		
Minimum planter size	4 feet by 4 feet		
Screening Required	3 foot tall masonry wall, landscaped berm or hedge shall be provided when parking abuts a street frontage		Refer to Section 21.41.266.C
Wheel Stops	Vehicles shall be permitted to overhang 2 feet over required landscaped areas behind wheel stops		Refer to Section 21.41.269
Parking Structures			

Table 41-7 Landscaping Requirements			
	Requirements		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	NI-1 (Neo-Industrial Focused)	NI-2 (Industrial + Commercial)	
Minimum landscape strip	6 foot wide landscaping strip on all sides of the structure except at driveways and walkways		Note – The 6 foot wide landscape strip does not include the required curb/mow strip.
Minimum Tree Count	1 tree for every 20 feet of perimeter of the structure		
Abutting Residential Districts and Schools			
Minimum landscape strip	5 feet		Buffer along all yard areas abutting or adjacent to an alley, a residential district or school
Minimum trees	15 feet on center with broadleaf evergreen trees		
Minimum box size	24" box size		
Sidewalk / Parkway			
Street Trees	1 large canopy street tree for every 25 feet of property line length		
Minimum walk zone width	5 feet adjoining to curb		
Minimum parkway width	4 feet wide between the sidewalk and the curb		
Minimum box size	24" box size		
Maximum groundcover height	8"		
Maximum shrubbery height	32"		
Maximum Nonliving Material	60%	40%	

22.41.050 Operational Performance Standards

1. **Intent.** The intent of this section is to establish operational performance standards for air emissions, combustibles and explosives, gases, dust, liquid waste, noise, vibration, odor, toxic or noxious matter, and humidity. The purpose of this section is to identify appropriate standards to ensure compatibility amongst the various uses with consideration of environmental and health factors prioritizing community needs. These operational performance standards are designed to minimize various potential operational impacts of land uses and development within the City and promote compatibility with adjoining areas and land uses.
2. **Applicability.** The provisions of this section apply to all new and existing land uses, in all NI zones, unless an exemption is specifically provided.
   a. **Air Emissions.** Any emission of dust, dirt, or smoke shall comply with all state and federal regulations, including the South Coast Air Quality Management District.
   b. **Combustibles and Explosives.** The use, handling, storage, and transportation of combustibles and explosives shall be approved by the Fire Marshal and comply with all applicable state and federal laws.
   c. **Gases.** The escape or emission of any gas that is noxious, injurious, or destructive is unlawful. In addition, the use, handling, storage, and transportation of gases shall be approved by the Fire Marshal and shall comply with all applicable state and federal regulations
   d. **Dust.** In addition to the LBMC Permit Chapter 18.04 standards related to construction activities,

the standards contained herein shall apply to ongoing activities or operations associated with any land use in the NI Zones. Activities that may generate dust emissions (e.g., construction, grading, commercial gardening, and similar operations) shall be conducted to limit the emissions beyond the site boundary to the maximum extent feasible. Appropriate methods of dust management shall include the following, subject to approval by the Building Department.

i. Water all active construction areas twice per day and use erosion control measures to prevent water runoff containing silt and debris from entering the streets and storm drain system;
ii. Cover trucks hauling soil, sand, and other loose material;
iii. Pave, water, or apply non-toxic soil stabilizers on unpaved access roads and parking areas;
iv. Sweep and collect (i.e., vacuum) paved access roads and parking areas daily; and
v. Sweep and collect (i.e., vacuum) streets daily if visible material is carried onto adjacent public streets.
vi. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;
vii. Enclose, cover, water, or apply non-toxic soil binders to open materials stockpiles;
viii. Limit traffic speeds on unpaved roads to fifteen mph;
ix. Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
x. Replant vegetation in disturbed areas within ten days after project completion;
xi. Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;
xii. Install wind breaks, or plant trees/vegetation at windward sides of construction areas, or avoid removing existing vegetation which acts as a windbreak;
xiii. Suspend excavation and grading activity when winds (instantaneous gusts) exceed twenty mph or dust clouds cannot be prevented from extending beyond the site; and
xiv. Limit area subject to excavation, grading, and other construction activities at any one time.
xv. Limit access to the construction sites, so tracking of mud or dirt on to public roadways can be prevented.
xvi. Projects that have significant construction period exhaust emissions shall reduce fleet average emission rates. Developers or contractors shall provide a plan for approval by the City or demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project for more than an accumulated forty hours, including owned, leased and subcontractor vehicles, will achieve emission standards similar to in-use equipment that meets CARB certified Tier II standards.

e. **Noise.** The following noise standards shall generally apply:

i. General. No use shall be established, nor any activity conducted which violates the standards of the City's Noise Control Ordinance—Chapter 8.80 of the Municipal Code.
ii. Hours of Operation Standards. Between the hours of ten (10:00) p.m. and seven (7:00) a.m., industrial businesses shall discontinue operations that produce noise levels at the nearest residential district or hospital property line higher than those permitted under the City's Noise Control Ordinance – Chapter 8.80 of the Municipal Code.
iii. Outdoor paging systems and speakers. Outdoor paging systems and speakers shall not be located within 150 feet of land that is residentially zoned property, or within 150

feet of the property line of a lot where a school or licensed childcare center is located. This standard shall not apply to face-to-face, drive-up teller windows or remote teller systems where all of the following conditions exist:

1) Cashiers and customers have direct, face-to-face contact;
2) Drive aisles are adjacent to the primary structure; and
3) The remote appliance is located under a porte cochere attached to the primary building.

f. **Liquid Waste.** No liquid shall be discharged into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable regulations of the Regional Water Quality Control Board.

g. **Vibration.** The following vibration standard shall generally apply:

i. Vibration standard. Continuous, frequent, or repetitive vibrations which produce earthborn vibrations that exceed the following displacements shown in **Table 41-8**.

Table 41-8 – Vibration Standards

Frequency (cycles per second)	Displacement (inches)
0 to 10	0.00020
10 to 20	0.0016
20 to 30	0.0010
30 to 40	0.0006
40 and over	0.0005

ii. General. This standard means that a person of normal sensitivities should not be able to feel sustained vibration when located on residentially zoned property.

iii. Exceptions. Vibrations lasting less than five minutes per day are also exempt.

iv. Measurement. Seismic or electronic vibration measuring equipment may be used for measurements when there are doubts about the level of vibration.

h. **Odor.** The following odor standard shall generally apply:

i. Odor standard. Continuous, frequent, or repetitive odors detectable after the odorous air has been diluted with five or more volumes of odor-free air shall be a violation of these standards;

ii. Exceptions.

1) An odor that is detected for less than 15 minutes per day is exempt;
2) No violation shall occur where the person who, or the business which, causes or allows the emission of odorous air contaminants is employing the best available treatment, maintenance, and control that is currently available to maintain the lowest possible emission of odorous gases.

i. **On-Site Containment of Materials and Waste**. No material or waste shall be deposited on a property in such a form or manner that it may be transferred off the property by natural causes or forces such as wind or rain. All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise attractive to rodents or insects, shall be stored outdoors only in closed containers approved by the Director of Community Development.

j. **Toxic or noxious matter.** The emission of toxic or noxious matter into the atmosphere shall be in accordance with the limits established by the Department of Environmental Health/Protection. In addition to such emission limits, the emission of such matter shall be so controlled that no concentration at or beyond the lot lines shall be detrimental to or endanger the public health, safety, comfort, and other aspects of general welfare, or cause damage or injury to property.

k. **Humidity, heat and glare.** Any activity producing excessive humidity in the form of steam or moist air, or producing intense heat or glare, shall be carried out in such a manner as not to be perceptible at or beyond any lot line.

3. **Measurements of impacts.** The following requirements with respect to the measurement of impacts shall also apply:
    a. Measurements for compliance with these standards are made from the property line or within the property of the affected site. Measurements may be made at ground level or at habitable levels of buildings; and
    b. Where the City does not have the equipment or expertise to measure and evaluate a specific complaint, it may request assistance from another agency or may contract with an independent expert to perform such measurements. The City may accept measurements that are made by an independent expert who is hired by the operator of the off-site impact source.
4. **Impact mitigation plan.** Where unavoidable circumstances require that portions of a phased project must be left in an unfinished state over a period longer than one year, or any development project has been left in an unfinished state over a period longer than one year, an impact mitigation plan that addresses erosion, security, storage, and appearance of the site shall be submitted to the Director of the Department of Community Development to review for departmental approval.
5. **Documentation in advance.** In addition to the requirements of Section 21.21.201.D, the Department of Community Development is authorized to require documentation in advance that a proposed use will conform to the standards of this division, in which case all of the following additional information is required of the applicant prior to development approval:
    a. A description of the use or activity regarding processes, materials used, storage, waste disposal, types of machinery and other such items as related to off-site impacts, provided, that the applicant is not required to reveal any trade secret that would cause any secret manufacturing procedure, compound or product to become public knowledge and available to competitors;
    b. An explanation of any mechanisms or techniques that are proposed to restrict any hazardous or nuisance effects, including the type and location of any abatement devices and recording instruments to measure conformance with the required standard; and
    c. An evaluation and explanation which is certified by a registered engineer or architect, as appropriate, that the proposed activity can comply with the operational performance standards or standards in question.
6. **Duty to Post Notice.** Any person or entity who owns, operates, manages, leases or rents property within the NI Zones shall cause a notice to be permanently posted or displayed on the premises as provided in this chapter. The legible notice, with at least one-quarter inch high letters, shall read: TO SUBMIT A COMPLAINT: CALL (562) 570-CODE (2633) OR SUBMIT ONLINE AT LBCODE.ORG. The notice shall be posted in a prominent and accessible location within an area where it can be easily be seen by the general public.

22.41.060 Truck Trip Limitations

1. **Applicability.** The following standards shall apply to commercial and industrial uses in the NI-1 and NI-2 zones.
2. **Hours of Operation.**
    a. On any site that is within 300 feet of a residential district, large trucks shall be permitted between the hours of 7 a.m. to 10 p.m. or as specified in the City's Noise Control Ordinance – Chapter 8.80 of the Municipal Code. This requirement applies to all commercial and industrial uses in the NI-1 and NI-2 zones.
    b. The established hours of operation may be modified through the approval of an administrative use permit when an entitlement is already applicable to the project. The base ambient noise level found in the vicinity (without the operation of the trucks) shall not be exceeded during the time the truck activity is proposed.

22.41.070 Development and Healthy Use Incentives

The following economic development and healthy communities' incentives shall be applicable to new development within the Neo-Industrial zoning designation of the Uptown area. For the purposes of this section Uptown is defined as all areas of the City north of and inclusive of the northern portion of Del Amo Boulevard, subject to Title 22. For all other areas in the City, Special Use Incentives may only be applicable in areas that have been designated as Community Development Block Grant Areas by the Department of Housing and Urban Development, at the time of application. If a project utilizes multiple incentive options, the maximum cumulative parking reduction allowed for a project cannot exceed more than 30 percent of the total required parking for said project.

1. **Community Benefits.** Projects that provide the following community benefits may qualify for development incentives. For projects that comply with either or both of the community benefit requirements, said projects will qualify to have the corresponding commercial space(s) exempted from maximum floor area limitations and parking requirements.
    a. Commercial space incentives for workforce development employment strategies. Projects which provide commercial space for enterprises that employ through a local workforce development organization, including the Pacific Gateway Workforce Innovation and Opportunity Network (PGWIN), shall qualify for incentives, subject to the following:
        i. Employment of PGWIN trainees will be a requirement of the occupier of qualified commercial space for a minimum of 5 years.
        ii. Annual certification of compliance with the above shall be completed through PGWIN and provided to the Department of Community Development.
    b. Historic market commercial rents for community businesses. Projects which provide commercial rents at a historic market rate to existing local businesses shall qualify for the corresponding incentives, subject to the following:
        i. "Historic market rate" rents shall be defined as the average per-square-foot market rent for the local market for the last three years prior to the proposed lease agreement. The maximum annual rent increase shall be limited to 4 percent.
        ii. An existing local business shall provide evidence of business history, including business license history, with the City of Long Beach of at least 5 years in the corresponding local market, subject to approval of the Department of Community Development.

iii. Submit annual certification of the lease agreement rate to the City of Long Beach Department of Community Development; a minimum commercial lease length of 5 years is required to qualify.

2. **Climate Mitigation and Adaptation Incentives.** The City of Long Beach seeks to minimize future greenhouse gas emissions (GHG) from the building sector while lessening the impact of climate change stressors on the local community, including extreme heat, air quality, drought and flooding. In addition to meeting all Green Building Standards contained in Section 21.45.400 of the Zoning Code, parking incentives may be provided to industrial only projects that demonstrate additional strategies to reduce GHG emissions or to lessen the impact of documented climate stressors on the local community.

   Projects may qualify for reduction in parking requirements, up to a maximum of 15 percent reduction, in exchange for providing on-site or off-site climate mitigation or adaptation measures commensurate with the savings associated with the requested parking reduction. Measures must meet the geographic needs of the local community as demonstrated in the City's Climate Action and Adaptation Plan. Eligible measures include but are not limited to:

   a. Tree planting
   b. Photocatalytic tiles to improve air quality
   c. Cool roof and/or cool wall materials
   d. On-site solar installations (for example as shade structures over parking spaces)
   e. Bus shelter amenity improvements
   f. Additional bicycle amenities

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA) ss
COUNTY OF LOS ANGELES)
CITY OF LONG BEACH)

Alyssa Campos being duly sworn says: That I am employed in the Department of the City Clerk of the City of Long Beach; that on the 2nd day of October 2024, I posted three true and correct copies of Ordinance No. ORD-24-0015 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the lobby of City Hall in front of the Civic Chambers; one of said copies in the Billie Jean King Main Library; and one of said copies on the front counter of the City Clerk Department.

Subscribed and sworn to before me
This 2nd day of October 2024.

CITY CLERK