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.

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-Series)** 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-Series**) 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-Series)** 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-Series)** 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.

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5. Mixed-Use 3 (MU-3 and MU-3 A-Series) 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. **Commercial 3 (C3 and C3-A Series)** 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. MFR – 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. MFR – Moderate (MFR-M) zones are residential zones that encourage moderate density infill development and limited small neighborhood-serving non-residential uses along residential corridors.

Chapter 22.15 Uses.

22.15.010 General Provisions.

A. Permitted Uses. Table 2 establishes 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, and 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

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the A-Series version of these zones, as applicable) for a particular use, is required for an adaptive reuse project.

c. 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.

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 5, 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 Section 22.15.010.B.5 and Table 5, 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 Table 2 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 the land use tables for the applicable zone shall not be permitted within the zone. However, the Zoning

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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 1. City Municipal Code section references are provided for applicable permit types.

Table 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.	Title 21
AP	Administrative use permit required.	Tile 21
A	Accessory use subject to special development standards.	This Chapter and Title 21
T	Temporary use subject to provisions.	Title 21
N/A	Not applicable to the zone.	

Table 2: Permitted Uses

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

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Table 2A: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions**
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
Alcoholic Beverages Sales and Uses						
Off-Premise Sales	N	C	C	N	C	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process.
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	
Hydrogen and Alternative Fuel	N	N	N	N	N	

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Table 2A: 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.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	All uses subject to 21.52.29 and the following noted standards or regulations.
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.
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	
Mortuary or Funeral Home	N	N	C	N	N	
Museum	Y	Y	Y	Y	Y	

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Table 2A: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions**
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
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	
Manufacture of Products Sold On-Site	N	N	AP	A	A	See Specific Use Standards, Section 22.20.050 within this Chapter.

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Table 2A: 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.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	All uses subject to 21.52.29 and the following noted standards or regulations.
Basic Sales and Service: Retail / Business / Professional / Personal						
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	
>4,500 and ≤9,000 Sq. Ft. GFA	N	Y	Y	Y	Y	Subject to 21.52.251 in RMU3 and RMU4 zones.
>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-warehousing	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/Minor-Medical Services	C	AP	AP	Y	Y	
Massage Therapy	AP	AP	AP	AP	AP	Allowed in all zones when provided as an accessory use only
Office, non-medical	N	N	Y	Y	Y	
Outdoor or Temporary Sales						

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Table 2A: 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.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	All uses subject to 21.52.29 and the following noted standards or regulations.
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						
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						

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Table 2A: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	
≤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						
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

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Table 2A: Permitted Uses in Mixed-Use Zones						
Uses	**Residential Mixed-Use Zones**		**Mixed-Use Zones**			**Notes and Exceptions**
	RMU3	**RMU4**	**MU-1**	**MU-2**	**MU-3**	Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
						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	*	*	*	*	*	*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 2B: Permitted Uses in Commercial Zones

Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	C3	
Alcoholic Beverages Sales and Uses		

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Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
Off-Premise Sales	C	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process.
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	
Electric Vehicle Charging	A	
Hydrogen Fuel	C	
Automotive Sales & Repair		

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Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
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.
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.
Government Offices, Facilities, or Civic Uses	Y	

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Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	C3	
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.
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as	AP	As defined in 21.15.2795, AUP required only for food distribution; See Development Incentives for A series zones. q

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Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)		
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	Only within 600 feet of a police station, jail, or court.
>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-warehousing (indoor only)	Y	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Tattoo Parlor / Piercing Studio	Y	Indoor or outdoor.
Termite and Pest Control	Y	Subject to 21.45.166.
Financial Services		
With Drive-Through Windows	C	Subject to Sections 21.45.130, 21.45.116 and 21.52.212.
Without Drive-Through Windows	Y	

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Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
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/Minor-Medical Services	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	A	Accessory to a grocery store only, permitted only on the ground floor.
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.
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).

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Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	C3	
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.

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Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones** **C3**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
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	N	*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.
Wireless Telecommunications Facility	C	Building or roof-mounted only, subject to 21.56.

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Table 2B: Permitted Uses in Commercial Zones		
Uses	**Commercial Zones**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	C3	
Electric Distribution Station/Substation	C	
Unattended Donation Box	A	Subject to accessory use standards Section 21.51.294.

Table 2C: Permitted Uses in Multi-Family (MF) Zones

Table 2C: 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 subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
	MFR-L	**MFR-M**	
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.
Civic / Institutional Uses			
Adult Day Care	AP	AP	
College, University, Business or Professional School	N	N	See Development Incentives for A series zones.

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Table 2C: 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 subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
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	
Recreational park	AP	AP	Subject to 21.52.260.
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	
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	

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Table 2C: 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 subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
	MFR-L	**MFR-M**	
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	
Laundromat	N	N	
Manufacture of Products Sold On-Site	N	N	
Self-Storage, mini-warehousing (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	N	N	

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Table 2C: 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 subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
Hospital or Home			
Medical Office or Clinic	AP	Y	3,000 GFA maximum size
Hospital	N	N	
Urgent Care Facility/Minor-Medical Services	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	
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			

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Table 2C: 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 subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
	MFR-L	**MFR-M**	
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	
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			

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Table 2C: 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 subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
	MFR-L	**MFR-M**	
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; single-family detached homes are prohibited unless developed to a minimum density threshold of 30 dwelling units per acre.
Senior and/or Handicapped Housing	Y	Y	
Accessory Dwelling Unit	Y	Y	
Single-Family Detached	N	N	
Residential Historic Landmark Building	*	*	*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	
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	

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Table 2C: 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 subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
Unattended Donation Box	A	A	Subject to accessory use standards Section 21.51.294.

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.

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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 2A, 2B, and 2C.

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.

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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/Scoot/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.
F. Sales facilities must comply with all requirements of the Long Beach Municipal Code

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

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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; or
    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:

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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 Development Services; and
3. Submit annual certification of the lease agreement rate to the City of Long Beach Department of Development Services; 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

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Table 2D: 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.
	RMU3-A	RMU4-A	MU-1-A	MU-2-A	MU-3-A	C3-A	All uses subject to 21.52.29 and the following noted standards or regulations.
Alcoholic Beverages Sales and Uses							
Off-Premise Sales	N	N	N	N	N	N	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process.
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							
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.

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Table 2D: 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.
	RMU3-A	RMU4-A	MU-1-A	MU-2-A	MU-3-A	C3-A	All uses subject to 21.52.29 and the following noted standards or regulations.
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	
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	

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Table 2D: 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.
	RMU3-A	RMU4-A	MU-1-A	MU-2-A	MU-3-A	C3-A	All uses subject to 21.52.29 and the following noted standards or regulations.
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	
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	

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Table 2D: 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.
	RMU3-A	RMU4-A	MU-1-A	MU-2-A	MU-3-A	C3-A	All uses subject to 21.52.29 and the following noted standards or regulations.
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-warehousing	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	
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							

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Table 2D: 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.
	RMU3-A	RMU4-A	MU-1-A	MU-2-A	MU-3-A	C3-A	All uses subject to 21.52.29 and the following noted standards or regulations.
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	
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	

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Table 2D: 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.
	RMU3-A	RMU4-A	MU-1-A	MU-2-A	MU-3-A	C3-A	All uses subject to 21.52.29 and the following noted standards or regulations.
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 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	*	*	*	*	*	*	*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	

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Table 2D: 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.
	RMU3-A	**RMU4-A**	**MU-1-A**	**MU-2-A**	**MU-3-A**	**C3-A**	All uses subject to 21.52.29 and the following noted standards or regulations.
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	
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 3 through 8 of this Title establish development standards.

A. Applicability. Tables 3 through 8 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 3.

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.

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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 4, 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 4.

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.

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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 5.

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 4.
   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 4 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.

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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. Residential Uses. Where they occur, ground-floor residential uses, including residences, 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 60% 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.

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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.

22.30.080 Adjustment Process

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.

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.
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 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;

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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.

Table 3 Development Standards: Intensity

Table 3 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	See Map/Section X (pending/placeholder)						Height limits will be designated by zoning district suffix as reflected in the General Plan Height Limit map
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 4 Development Standards: Building Placement and Activation

Table 4 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							

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Table 4 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	
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*								
Primary Frontage		25%	25%	25%	25%	50%	25%	See Map Atlas, and Section 8 of this Chapter for standards
Secondary Frontage		-	-	-	25%	50%	-	
Notes: 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 5 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

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to 50% of the required parking of a development project. Uncovered parking may include parking such as surface parking.

Table 5 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
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.			

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C. Parking Setback Standards Requirements.

Table 6 establishes minimum required parking setbacks.

Table 6 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.

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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.

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

Table 7 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 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
		Projects with 21+ Res. Units	Projects of 20 or fewer residential units	
	<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		

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			areas, tot lots, swimming pools, landscaped areas, community gardens, and courtyards. At least 20% of the open space shall be planting.
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 8. 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 8 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							
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 8 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.

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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 9. 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 22.30.080.

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 9 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.

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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.

Chapter 22.40 General Provisions – Development Standards (MFR Zones)

22.40.010 Tables 10 through 11 of this Title establish development standards.

A. Applicability. All development in the MFR districts shall comply with the development standards set forth in Tables 10 and 11. Refer to Table 10 that establishes the maximum intensity standards such as Floor Area Ratio (FAR) and maximum building heights. Refer to Table 11 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 10.

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

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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 10 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			
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 11. 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

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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 11 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
Common Usable Outdoor Open Space – as a percentage of the lot area	Number of 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 22.30.080
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 11. 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.

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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 12 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 12 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.	4 ft.	
	8 ft.	6 ft. 6 in.	≥50% transparency required
Side Street	0 ft.	*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

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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 13 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 13 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 14 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 13 for required bicycle parking ratio. Bicycle parking shall be provided on site and shall not encroach into the public realm. 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.

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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 13 Parking Standards

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 Parking Requirements *(Per Unit or Bed)* [1, 2]			
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
Notes			
1. Guest parking is one space per every 6 units. 2. Bicycle parking is 1 bike space per every 5 units.			

Table 14 Garage Standards [Section 21.31.245, Table 31-7]

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	Consistent with Building Setback per zone
Semi-subterranean	Consistent with Building Setback per zone	Consistent with Building Setback per zone
Subterranean	0 ft.; adequate queuing required, drive access must comply with Building code requirements	

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To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcdd and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.