Title 22

Title 22 is being established in order to facilitate a substantial update to the City's zoning code. The intention is to fully transition from Title 21 to Title 22. 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 Code will refer back to Title 21.

Zoning Districts

A. Purpose and Intent

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

1. 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.
    a. **Residential Mixed-Use 3 (RMU3 and RMU3 A-Series)** zone 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.
    b. **Residential Mixed-Use 4 (RMU4 and RMU4 A-Series**) zones are residentially-focused permitting higher density residential 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 uses in proximity to residents.
    c. **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 in a wide variety of configurations.
    d. **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.
    e. **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.

2. The following commercial zones are established to implement the transition to more community-serving commercial uses.
    a. **Commercial 3 (C3 and C3-A Series)** zones are a non-residential zone that supports 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 intensities.

B. General Provisions - Uses.

1. **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.
    a. 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.

2. **Support Adaptive Reuse.** The application of zoning of this Section and interpretation of standards should support adaptive reuse, to the extent practical, to meet the development, economic, and parking needs of the community.
   a. All existing buildings, on the day the property is rezoned, shall be permitted to be adaptively reused to any use permitted within the MU-1, MU-2, or MU-3 Zones subject to the special development standards of Section 21.45.500.
   b. See Table 5 for potential parking incentives related to Historic Buildings & Adaptive Reuse of Non-Designated Structures.

3. **Prohibited Uses.** Uses not listed in Table 2 are prohibited, unless determined to be similar compatible uses, consistent with Section B.4 below.

4. **Unlisted or Similar Compatible Uses.** Any land use that is not specifically listed in the land use tables for the applicable zone shall not be allowed or permitted within the zone. However, the Zoning Administrator shall have the authority to determine whether the proposed use may be permitted when all the following findings are made by the Zoning Administrator in writing:
   a. The characteristics of, and activities associated with, the proposed use are equivalent to and compatible with, one or more of the listed permitted uses and will not involve a higher level of activity or density than the permitted uses.
   b. The proposed use is substantially similar to a listed permitted use.
   c. The proposed use is compatible with the purpose and intent of the applicable zone.
   d. The proposed use has similar traffic, noise, light, odor, and other operational impacts as a listed permitted use.
   e. The operation of the proposed use will not be detrimental to existing uses in the area of influence.
   f. Decisions of the Zoning Administrator may be appealed subject to Chapter 21.21.
   g. When the Zoning Administrator makes the findings in writing, the proposed use will be treated in the same regulatory manner as the similar listed permitted use for allowable location(s), permits required, and all other applicable standards and requirements of this Zoning Code.

5. **Temporary Uses.** The temporary uses regulated by the City and not listed in this Section shall be applicable to all zones addressed by this Chapter.

6. Land Use Operations.

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

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

7. Permit Requirements.

   a. 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.	Chapter 21.52
AP	Administrative use permit required.	Chapter 21.52
A	Accessory use subject to special development standards.	This Chapter and Chapter 21.51
T	Temporary use subject to provisions.	Chapter 21.53
N/A	Not applicable to the zone.	

Table 2: Permitted Uses

Table 2A: Permitted Uses in Residentially Focused Mixed Use (RMU) Zones

Table 2A: Permitted Uses					
Uses	**Residential Mixed-Use Zones**		**Residential Mixed-Use Zones (A Series)**		**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**	**RMU3-A**	**RMU4-A**	
Alcoholic Beverages Sales and Uses					
Off-Premise Sales	N	C	N	N	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process.
On-Premise Sales	N	C	N	C	
Alcohol Beverage Manufacturing	C	AP	C	AP	Subject to Section 21.45.114.
Accessory Tasting Room	C	AP	C	AP	
Assembly Uses, see Section 21.45.125 – Uses Listed directly from new City Council decision					
Live or Movie Theater					
≤100 Seats	N	AP	N	N	AP for review of noise and gathering impacts on residential within 500 feet.
101+ Seats	N	N	N	N	
Assembly Uses (Accessory <25% Of GFA)	Y	Y	Y	Y	
Religious Assembly Uses					
≤2,500 Sq. Ft. GFA and ≤100 occupants	AP	AP	AP	AP	
2,501≤25,000 Sq. Ft. GFA, or ≥101 Occupants	N	N	N	N	
≥25,000 Sq. Ft. GFA	N	N	N	N	

Table 2A: Permitted Uses					
Uses	**Residential Mixed-Use Zones**		**Residential Mixed-Use Zones (A Series)**		**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**	**RMU3-A**	**RMU4-A**	
Fitness Facility					
≤2,500 Sq. Ft. GFA	AP	Y	AP	Y	
2,501≤25,000 Sq. Ft. GFA	N	AP	N	AP	
> 25,000 Sq. Ft. GFA	N	N	N	N	
Automobile / Vehicle / Transportation Uses					
Auto Detailing	N	N	N	N	
Auto Detailing, With Handheld Machines Only	N	N	N	N	Inside parking structures or garages only.
Car Wash	N	N	N	N	
Fleet Services and Towing	N	N	N	N	Single vehicle parking permitted; see Specific Use Standards. Accessory uses limited to hotel primary use only; no auto repair.
Fuel Sales					
Gasoline and/or Ethanol Sales	N	N	N	N	
Diesel Fuel	N	N	N	N	
Electric Vehicle Charging	A	A	A	A	
Hydrogen Fuel	N	N	N	N	
Automotive Sales & Repair					
General Auto Repair	N	N	N	N	As defined in 21.15.280.
Minor Auto Repair	N	N	N	N	
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	N	N	N	N	
Parts, with installation	N	N	N	N	
Parts, without installation	N	N	N	N	
Parking Structure					
Accessory Use	A	A	A	A	Subject to requirements of Section B.6.
Primary Use, Public	AP	AP	AP	AP	
Primary Use, Private	N	N	N	N	
Recreational Vehicle Storage	N	N	N	N	
Rental Agency					

Table 2A: Permitted Uses					
Uses	**Residential Mixed-Use Zones**		**Residential Mixed-Use Zones (A Series)**		**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**	**RMU3-A**	**RMU4-A**	
Mobility Services	Y	Y	Y	Y	Shared, micro-mobility kiosks, dock-less, and/or individual mobility solutions; consultation with Public Works is required prior to approval.
Traditional Daily+ Automobile Rental	N	N	N	N	Accessory to hotel use only; no auto repair services.
Transportation Facilities	N	N	N	N	Bus terminals, bus yard, cab stands, heliports/helistops, train stations, etc..
Billboards					
Billboards/Off-Site Advertising	N	N	N	N	Regardless of size.
Civic / Institutional Uses					
Adult Day Care	AP	AP	AP	AP	
College, University, Business or Professional School	N	N	N	N	See Development Incentives for A series zones.
Community Center / Senior Center	N	N	N	N	
Elementary or Secondary School	N	N	N	N	
Government Offices, Facilities, or Civic Uses	C	C	C	C	
Industrial Arts Trade School or Rehabilitation Workshop	N	N	N	N	
Mortuary or Funeral Home	N	N	N	N	
Museum	Y	Y	Y	Y	See Development Incentives for A series zones.
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Y	Y	Y	Subject to standards of 21.52.260, 21.45.155.
Parsonage	A	A	A	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	N	N	N	N	See Development Incentives for A series zones.
Social Service Office	N	AP/N	N	N	As defined in 21.15.2795, w/ or w/o food distribution; See Development Incentives for A series zones.
Tutoring center up to 2,500 sq. ft.	N	N	N	N	

Table 2A: Permitted Uses					
Uses	**Residential Mixed-Use Zones**		**Residential Mixed-Use Zones (A Series)**		**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**	**RMU3-A**	**RMU4-A**	
Tutoring center greater than 2,500 sq. ft.	N	N	N	N	
Interim Parks					
Community Garden	IP	IP	IP	IP	Subject to 21.52.260.
Passive Park	Y	Y	Y	Y	Subject to 21.45.155.
Playground	IP	IP	IP	IP	Subject to 21.52.260.
Recreational park	AP	AP	AP	AP	
Urban Agriculture	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	AP	Y	Subject to special development standards for indoor animal adoption and boarding 21.45.
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	N	AP	
Outdoor animal daycare	AP	AP	N	N	
ATM, Interior	N	N	N	N	
ATM, Exterior or free-standing walk up	N	Y	N	N	
ATM Drive-Through Machine	N	N	N	N	
Bail Bonds	N	N	N	N	Only within 600 feet of a police station, jail, or court.
Basic Sales and Service: Retail / Business / Professional / Personal					
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Subject to 21.52.251 in RMU3 and RMU4 zones.
>4,500 and ≤9,000 Sq. Ft. GFA	N	Y	N	N	
>9,000 Sq. Ft. GFA	N	N	N	N	
Thrift Store, Used Merchandise	N	N	N	N	
Pawn Shop	N	N	N	N	

Table 2A: Permitted Uses					
Uses	**Residential Mixed-Use Zones**		**Residential Mixed-Use Zones (A Series)**		**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**	**RMU3-A**	**RMU4-A**	
Daycare Center or Pre-School, 15 or More	Y	Y	Y	Y	As defined in 21.15.730, subject to 21.52.249.
Gallery / Experience / Demonstration Space	N	N	N	N	
Equipment Sales, Rental, or Repair	N	N	N	N	Indoor only; outdoor display or sales prohibited.
Financial Services					
With Drive-Through Windows	N	N	N	N	
Without Drive-Through Windows	N	Y	N	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	N	N	
Firearms or Other Weapons, Sales or Repair	N	N	N	N	
Laundromat	C	C	C	C	
Manufacture of Products Sold On-Site	N	N	N	N	
Medical Uses / Services					
Convalescent Hospital or Home	N	N	N	N	
Medical Office or Clinic	C	C	C	C	
Hospital	N	N	N	N	
Urgent Care Facility/Minor-Medical Services	C	AP	C	AP	
Massage Therapy					
Accessory Use	N	A	N	N	
Primary Use	N	N	N	N	
Office, non-medical	N	N	N	N	
Outdoor Flower, Plant, Fruit, or Vegetable Sales	A	A	A	A	Maximum of 6,000 sq.ft. for accessory uses.
Outdoor Swap Meet, Flea Market, Sales Event	T	T	T	T	Permitted only on the ground floor.
Pop-Up Shop / Stand / Itinerant Vendor	N	N	N	N	Subject to 21.45.135, except subsection B.1. See also Section C.8 of this chapter.
Recycling Collection Center for Cans and Bottles Subject to 21.51.265, no more than four vending machines at one location					

Table 2A: Permitted Uses					
Uses	**Residential Mixed-Use Zones**		**Residential Mixed-Use Zones (A Series)**		**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**	**RMU3-A**	**RMU4-A**	
Staff Attended	N	N	N	N	Permitted only on the ground floor.
Unattended	A	A	A	A	Accessory to a grocery store only, permitted only on the ground floor.
Repair Services	N	N	N	N	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Self-Storage, mini-warehousing (indoor only)	N	N	N	N	Indoor or outdoor.
Tattoo Parlor / Piercing Studio	AP	AP	N	AP	Subject to 21.45.166.
Termite and Pest Control	N	N	N	N	
Entertainment					
Amusement Machines (≤4)	N	A	N	A	See Section 21.51.205.
Banquet Room Rental, Accessory Use	N	N	N	N	Accessory to restaurant or hotel.
Banquet Room Rental, Primary Use	N	N	N	N	
Indoor Amusement/Entertainment Facility	N	Y	N	Y	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Outdoor Amusement/Entertainment Facility	N	N	N	N	
Dancing, Accessory Use	N	A	N	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	N	N	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	AP	AP	AP	AP	See Specific Use Standards, Section C.4 within this chapter.
≤9,000 Sq. Ft GFA	C	C	C	C	
>9,000 Sq. Ft GFA	N	N	N	N	
Food Uses					
Grocery and Food Market					

Table 2A: Permitted Uses					
Uses	**Residential Mixed-Use Zones**		**Residential Mixed-Use Zones (A Series)**		**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**	**RMU3-A**	**RMU4-A**	
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	See Development Incentives for A series zones.
>4,500 and ≤9,000 Sq. Ft. GFA	AP	AP	AP	AP	
>9,000 Sq. Ft. GFA	C	C	C	C	
Mobile Food Trucks (Temporary)	T	T	T	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	A	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	Y	Y	Y	Y	
Ready-To-Eat Without Drive-Through	AP	Y	AP	AP	
Ready-To-Eat With Drive-Through	N	N	N	N	
With Entertainment	N	N	N	N	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	Subject to 21.45.170.
Vending Machines (Exterior)	N	N	N	N	Accessory to existing retail sales; subject to 21.51.295.
Residential Uses					
Child Day Care Home, 14 or Fewer Children	A	A	A	A	Subject to 21.51.230.
Emergency Shelter	C	C	N	C	Subject to 21.45.132.
Transitional Housing	Y	Y	Y	Y	Subject to pending City regulations.
Supporting Housing	Y	Y	Y	Y	
Group Home (1-6 Persons)	Y	Y	Y	Y	
Home Occupation	A	A	A	A	Subject to 21.51.235.
Residential Units					
Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y	Y	Y	
Caretaker residence	N	N	N	N	
Multi-Family	Y	Y	Y	Y	Residential development shall be limited to attached

Table 2A: Permitted Uses					
Uses	**Residential Mixed-Use Zones**		**Residential Mixed-Use Zones (A Series)**		**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**	**RMU3-A**	**RMU4-A**	
					configurations (rowhomes, townhomes, bungalows, etc.); single-family detached homes are prohibited.
Senior and/or Handicapped Housing	Y	Y	Y	Y	
Accessory Dwelling Unit	Y	Y	Y	Y	
Single-Family Detached	N	N	N	N	
Residential Historic Landmark Building	*	*	*	*	*Subject to 21.52.265.5.
Room Rental	A	A	A	A	Subject to 21.51.270.
Special Group Residence	N	N	N	N	Subject to 21.52.271.
Temporary Lodging					
Bed and Breakfast / Inn	N	C	N	N	Subject to 21.52.209.
Hotel	N	N	N	N	
Motel	N	N	N	N	
Youth Hostel	AP	AP	AP	AP	
Miscellaneous and Other Uses					
Adult Entertainment Business	N	N	N	N	
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	T	T	Subject to 21.53.109 and 21.53.113.
Wireless Facility	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	
Unattended Donation Box	A	A	A	A	Subject to accessory use standards Section 21.51.294.

Table 2B: Permitted Uses in Mixed Use (MU) Zones

Table 2B: Permitted Uses							
Uses	**Mixed-Use Zones**			**Mixed-Use Zones (A-Series)**			**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.
	MU-1	**MU-2**	**MU-3**	**MU-1-A**	**MU-2-A**	**MU-3-A**	
Alcoholic Beverages Sales and Uses							
Off-Premise Sales	C	N	C	N	N	N	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process. Subject to Section 21.45.114.
On-Premise Sales	C	C	C	C	C	C	
Alcohol Beverage Manufacturing	Y	C	AP	Y	C	AP	
Accessory Tasting Room	A	A	A	A	A	A	
Assembly Uses							
Live or Movie Theater							
≤100 Seats	Y	AP	Y	Y	AP	Y	AP for review of noise and gathering impacts on residential within 500 feet.
101+ Seats	AP	AP	AP	AP	AP	AP	
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	AP	AP	AP	AP	
≥25,000 Sq. Ft. GFA	AP	AP	AP	AP	AP	AP	
Fitness Facility							
≤2,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	
2,501≤25,000 Sq. Ft. GFA	Y	AP	Y	Y	AP	Y	
> 25,000 Sq. Ft. GFA	AP	AP	AP	AP	AP	AP	
Automobile / Vehicle / Transportation Uses							
Auto Detailing	N	N	N	N	N	N	
Auto Detailing, With Handheld Machines Only	Y	N	Y	Y	N	N	Inside parking structures or garages only.

Table 2B: Permitted Uses							
Uses	**Mixed-Use Zones**			**Mixed-Use Zones (A-Series)**			**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.
	MU-1	**MU-2**	**MU-3**	**MU-1-A**	**MU-2-A**	**MU-3-A**	
Car Wash	C	N	N	N	N	N	
Fleet Services and Towing	C	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	N	
Diesel Fuel	C	N	N	C	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	C	N	C	C	N	N	Permitted only on the ground floor.
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	N	N	N	N	N	N	Indoor only; conditional use permit when located above the ground floor.
Parts, with installation	N	N	N	N	N	N	
Parts, without installation	AP	AP	N	AP	AP	N	
Parking Structure							
Accessory Use	A	A	A	A	A	A	
Primary Use, Public	AP	AP	AP	AP	AP	AP	
Primary Use, Private	C	C	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	A	N	N	A	N	N	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							

Table 2B: Permitted Uses							
Uses	**Mixed-Use Zones**			**Mixed-Use Zones (A-Series)**			**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.
	MU-1	**MU-2**	**MU-3**	**MU-1-A**	**MU-2-A**	**MU-3-A**	
Adult Day Care	Y	Y	C	Y	Y	C	Subject to pending City regulations.
College, University, Business or Professional School	N	Y	Y	N	Y	Y	
Community Center / Senior Center	Y	Y	Y	Y	Y	Y	
Elementary or Secondary School	Y	Y	Y	Y	Y	Y	Subject to standards of 21.52.263
Government Offices, Facilities, or Civic Uses	Y	AP	Y	Y	AP	Y	
Industrial Arts Trade School or Rehabilitation Workshop	AP	AP	AP	AP	AP	AP	
Mortuary or Funeral Home	N	N	N	N	N	N	
Museum	Y	Y	Y	Y	Y	Y	
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Y	Y	Y	Y	Y	Subject to standards of 21.52.260, 21.45.155.
Parsonage	A	A	A	A	A	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	Y	Y	Y	Y	Y	Y	
Social Service Office	Y/AP	AP/N	AP/C	Y/AP	AP/N	Y/C	As defined in 21.15.2795,w/ or w/o food distribution; See Development Incentives for A series zones.
Tutoring center up to 2,500 sq. ft.	Y	Y	Y	Y	Y	Y	Subject to standards of section 21.52.280.
Tutoring center greater than 2,500 sq. ft.	AP	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							

Table 2B: Permitted Uses							
Uses	**Mixed-Use Zones**			**Mixed-Use Zones (A-Series)**			**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.
	MU-1	**MU-2**	**MU-3**	**MU-1-A**	**MU-2-A**	**MU-3-A**	
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 animal adoption and boarding 21.45.
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	
ATM, Interior	Y	Y	Y	Y	Y	Y	
ATM, Exterior or free-standing walk up	AP	AP	AP	AP	AP	AP	
ATM Drive-Through Machine	N	N	N	N	N	N	
Bail Bonds	N	N	N	N	N	N	Only within 600 feet of a police station, jail, or court.
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	Y	Y	Y	Y	Y	Y	
>9,000 Sq. Ft. GFA	Y	AP	AP	Y	AP	AP	
Thrift Store, Used Merchandise	Y	Y	N	Y	Y	N	
Pawn Shop	N	N	N	N	N	N	
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	Y	Y	Y	Y	Y	Y	
Equipment Sales, Rental, or Repair	AP	N	N	AP	N	N	Indoor only; outdoor display or sales prohibited.
Financial Services							
With Drive-Through Windows	C	C	C	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	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	N	N	N	N	

Table 2B: Permitted Uses							
Uses	**Mixed-Use Zones**			**Mixed-Use Zones (A-Series)**			**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code.
	MU-1	**MU-2**	**MU-3**	**MU-1-A**	**MU-2-A**	**MU-3-A**	All uses subject to 21.52.29 and the following noted standards or regulations.
Firearms or Other Weapons, Sales or Repair	N	N	N	N	N	N	
Laundromat	C	C	C	C	N	C	
Manufacture of Products Sold On-Site	AP	A	A	AP	A	A	See Specific Use Standards, Section C.4 within this chapter.
Medical Uses / Services							
Convalescent Hospital or Home	N	N	N	N	N	N	
Medical Office or Clinic	Y	Y	Y	Y	Y	Y	
Hospital	N	N	N	N	N	N	
Urgent Care Facility/Minor-Medical Services	AP	Y	Y	AP	Y	Y	
Massage Therapy							
Accessory Use	A	A	A	A	A	A	
Primary Use	AP	AP	AP	AP	AP	AP	
Office, non-medical	Y	Y	Y	Y	Y	Y	
Outdoor Flower, Plant, Fruit, or Vegetable Sales	Y	A	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	T	Permitted only on the ground floor.
Pop-Up Shop / Stand / Itinerant Vendor	Y/T	Y/T	Y/T	Y/T	Y/T	Y/T	Subject to Section C.8 of this Chapter and 21.45.135, except subsection B.1.
Recycling Collection Center for Cans and Bottles Subject to 21.51.265, no more than four vending machines at one location							
Staff Attended	AP	N	N	AP	N	N	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	C	N	N	C	N	N	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Self-Storage, mini-warehousing (indoor only)	N	N	N	N	N	N	Indoor or outdoor.
Tattoo Parlor / Piercing Studio	Y	Y	Y	Y	Y	Y	Subject to 21.45.166.
Termite and Pest Control	N	N	N	N	N	N	
Entertainment							
Amusement Machines (≤4)	A	A	A	A	A	A	See Section 21.51.205.

Table 2B: Permitted Uses							
Uses	**Mixed-Use Zones**			**Mixed-Use Zones (A-Series)**			**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.
	MU-1	**MU-2**	**MU-3**	**MU-1-A**	**MU-2-A**	**MU-3-A**	
Banquet Room Rental, Accessory Use	A	A	A	A	A	A	Accessory to restaurant or hotel.
Banquet Room Rental, Primary Use	AP	C	C	AP	C	C	
Indoor Amusement/Entertainment Facility	Y	AP	AP	Y	AP	Y	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Outdoor Amusement/Entertainment Facility	AP	N	AP	AP	N	AP	
Dancing, Accessory Use	A	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	C	C	C	C	C	C	City council hearing required for new and transferred business licenses; consistent with Section 21.32.
Other Entertainment Uses							
Accessory to a Restaurant or Food Service Use	Y	Y	Y	Y	Y	Y	See Specific Use Standards, Section C.4 within this chapter.
≤9,000 Sq. Ft GFA	AP	AP	AP	AP	AP	AP	
>9,000 Sq. Ft GFA	C	C	C	C	C	C	
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	Y	AP	AP	Y	AP	AP	
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	Y	Y	Y	Y	Y	Y	
Ready-to-Eat With Drive-Through	N	N	N	N	N	N	

Table 2B: Permitted Uses							
Uses	**Mixed-Use Zones**			**Mixed-Use Zones (A-Series)**			**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.
	MU-1	**MU-2**	**MU-3**	**MU-1-A**	**MU-2-A**	**MU-3-A**	
With Entertainment	Y	Y	Y	Y	Y	Y	City council hearing required for new and transferred business licenses; AP required for mixed-use consistency verification.
Vending Cart (Food Only)	AP	AP	AP	AP	AP	AP	Subject to 21.45.170 and limited operating hours.
Vending Machines (Exterior)	A	A	A	A	A	A	Accessory to existing retail sales; subject to 21.51.295.
Residential Uses							
Child Day Care Home, 14 or Fewer Children	A	A	A	A	A	A	Subject to 21.51.230.
Emergency Shelter	C	C	C	C	C	C	Subject to 21.45.132.
Group Home (1-6 Persons)	Y	Y	Y	Y	Y	Y	
Home Occupation	A	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	Y	
Caretaker residence	N	N	N	N	N	N	
Multi-Family	Y	Y	Y	Y	Y	Y	Residential development shall be limited to attached configurations (rowhomes, townhomes, bungalows, etc.); single-family detached homes are prohibited.
Senior and/or Handicapped Housing	Y	Y	Y	Y	Y	Y	
Accessory Dwelling Unit	Y	Y	Y	Y	Y	Y	
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	A	
Special Group Residence	C	C	C	C	C	C	Subject to 21.52.271.
Temporary Lodging							

Table 2B: Permitted Uses							
Uses	**Mixed-Use Zones**			**Mixed-Use Zones (A-Series)**			**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.
	MU-1	**MU-2**	**MU-3**	**MU-1-A**	**MU-2-A**	**MU-3-A**	
Bed and Breakfast / Inn	AP	AP	N	N	N	N	Subject to 21.52.209; inns with fewer than seven guest rooms are exempt from AP requirement.
Hotel	C	C	C	C	C	C	
Motel	N	N	N	N	N	N	
Youth Hostel	AP	AP	AP	AP	AP	AP	
Miscellaneous and Other Uses							
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.

Table 2C: Permitted Uses in Commercial Zones

Table 2C: Permitted Uses			
Uses	**Commercial Mixed-Use Zones**	**Commercial Mixed-Use Zones (A-Series)**	**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	**C3-A**	
Alcoholic Beverages Sales and Uses			
Off-Premise Sales	C	C	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process.
On-Premise Sales	C	C	
Alcohol Beverage Manufacturing	AP	AP	Subject to Section 21.45.114.
Accessory Tasting Room	A	A	
Assembly Uses, see Section 21.45.125 – Uses Listed directly from new City Council decision			
Live or Movie Theater			

Table 2C: Permitted Uses			
Uses	**Commercial Mixed-Use Zones**	**Commercial Mixed-Use Zones (A-Series)**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code.
	C3	**C3-A**	All uses subject to 21.52.29 and the following noted standards or regulations.
≤100 Seats	Y	Y	AP for review of noise and gathering impacts on residential within 500 feet.
101+ Seats	Y	Y	
Assembly Uses (Accessory <25% Of GFA)	Y	Y	
Religious Assembly Uses			
≤2,500 Sq. Ft. GFA and ≤100 occupants	Y	Y	
2,501≤25,000 Sq. Ft. GFA, or ≥101 Occupants	Y	Y	
≥25,000 Sq. Ft. GFA	Y	Y	
Fitness Facility			
≤2,500 Sq. Ft. GFA	Y	Y	
2,501≤25,000 Sq. Ft. GFA	Y	Y	
> 25,000 Sq. Ft. GFA	Y	Y	
Automobile / Vehicle / Transportation Uses			
Auto Detailing	N	N	
Auto Detailing, With Handheld Machines Only	Y	Y	Inside parking structures or garages only.
Car Wash	N	N	
Fleet Services and Towing	C/A	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	
Diesel Fuel	N	N	
Electric Vehicle Charging	A	A	A
Hydrogen Fuel	N	N	N
Automotive Sales & Repair			
General Auto Repair	N	N	As defined in 21.15.280.
Minor Auto Repair	C	C	Permitted only on the ground floor. Subject to 21.52.206.

Table 2C: Permitted Uses			
Uses	**Commercial Mixed-Use Zones**	**Commercial Mixed-Use Zones (A-Series)**	**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	**C3-A**	
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	AP/C	AP/C	Indoor only; conditional use permit when located above the ground floor.
Parts, with installation	N	N	
Parts, without installation	Y	Y	
Parking Structure			
Accessory Use	A	A	Subject to requirements of Section B.6 within this Chapter.
Primary Use, Public	AP	AP	
Primary Use, Private	C	C	
Recreational Vehicle Storage	N	N	
Rental Agency			
Mobility Services	Y	Y	Shared, micro-mobility kiosks, dock-less, and/or individual mobility solutions; subject to City regulations.
Traditional Daily+ Automobile Rental	Y	Y	Accessory to hotel use only; no auto repair services.
Transportation Facilities	N	N	Bus terminals, bus yard, cab stands, heliports/helistops, train stations, etc.
Billboards			
Billboards/Off-Site Advertising	N	N	Regardless of size.
Civic / Institutional Uses			
Adult Day Care	Y	Y	
College, University, Business or Professional School	Y	Y	
Community Center / Senior Center	Y	Y	
Elementary or Secondary School	C	C	Subject to standards of 21.52.263 and 21.52.249.
Government Offices, Facilities, or Civic Uses	Y	Y	
Industrial Arts Trade School or Rehabilitation Workshop	Y	Y	

Table 2C: Permitted Uses			
Uses	**Commercial Mixed-Use Zones**	**Commercial Mixed-Use Zones (A-Series)**	**Notes and Exceptions** Code section numbers reference the Long Beach Municipal Code.
	C3	**C3-A**	All uses subject to 21.52.29 and the following noted standards or regulations.
Mortuary or Funeral Home	AP	AP	Minimum 600 feet from any residential zone, as defined in 21.52.211.
Museum	Y	Y	
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Y	Subject to standards of 21.52.260, 21.45.155.
Tutoring center up to 2,500 sq. ft.	Y	Y	Subject to standards of section 21.52.280.
Tutoring center greater than 2,500 sq. ft.	AP	AP	Subject to standards of section 21.52.280.
Interim Parks			
Community Garden	IP	IP	Subject to 21.52.260.
Passive Park	Y	Y	Subject to 21.45.155.
Playground	IP	IP	Subject to 21.52.260.
Recreational park	AP	AP	
Urban Agriculture	Y	Y	
Parsonage	A	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	Y	Y	
Social Service Office	Y/AP	Y/AP	As defined in 21.15.2795, AUP required only for food distribution; See Development Incentives for A series zones.
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	Subject to special development standards for indoor animal adoption and boarding 21.45.
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	

Table 2C: Permitted Uses			
Uses	**Commercial Mixed-Use Zones**	**Commercial Mixed-Use Zones (A-Series)**	**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	**C3-A**	
Outdoor animal daycare	AP	AP	
Animals, Veterinary Clinic	Y	Y	
ATM, Interior	Y	Y	
ATM, Exterior or free-standing walk up	AP	AP	
ATM Drive-Through Machine	N	N	
Bail Bonds	C	N	Only within 600 feet of a police station, jail, or court.
Basic Sales and Service: Retail / Business / Professional / Personal			
≤4,500 Sq. Ft. GFA	Y	Y	Subject to 21.52.251 in RMU3 and RMU4 zones.
>4,500 and ≤9,000 Sq. Ft. GFA	Y	Y	
>9,000 Sq. Ft. GFA	Y	Y	
Thrift Store, Used Merchandise	Y	Y	
Pawn Shop	C	C	Subject to 21.52.270.1.
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	Y	Y	
Equipment Sales, Rental, or Repair	Y	Y	Indoor only; outdoor display or sales prohibited.
Financial Services			
With Drive-Through Windows	C	C	Subject to Sections 21.45.130, 21.45.116 and 21.52.212.
Without Drive-Through Windows	Y	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	Check Cashing, Payday Loans, Cash for Gold, etc. subject to 21.45.116.
Firearms or Other Weapons, Sales or Repair	N	N	
Laundromat	C	C	
Manufacture of Products Sold On-Site	Y	Y	See Specific Use Standards, Section C.4 within this chapter.
Medical Uses / Services			
Convalescent Hospital or Home	C	C	
Medical Office or Clinic	Y	Y	

Table 2C: Permitted Uses			
Uses	**Commercial Mixed-Use Zones**	**Commercial Mixed-Use Zones (A-Series)**	**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	**C3-A**	
Hospital	C	C	
Urgent Care Facility/Minor-Medical Services	Y	Y	
Massage Therapy			
Accessory Use	A	A	
Primary Use	AP	AP	
Office, non-medical	Y	Y	
Outdoor Flower, Plant, Fruit, or Vegetable Sales	Y	Y	Maximum of 6,000 sq.ft. for accessory uses.
Outdoor Swap Meet, Flea Market, Sales Event	T	T	Permitted only on the ground floor.
Pop-Up Shop / Stand / Itinerant Vendor	Y/T	Y/T	Subject to section C.8 of this Chapter and 21.45.135, except subsection B.1.
Recycling Collection Center for Cans and Bottles			
Subject to 21.51.265, no more than four vending machines at one location			
Staff Attended	AP	AP	Permitted only on the ground floor.
Unattended	A	A	Accessory to a grocery store only, permitted only on the ground floor.
Repair Services	Y	Y	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Self-Storage, mini-warehousing (indoor only)	N	N	Indoor or outdoor.
Tattoo Parlor / Piercing Studio	Y	Y	Subject to 21.45.166.
Termite and Pest Control	N	N	
Entertainment			
Amusement Machines (≤4)	A	A	See Section 21.51.205.
Banquet Room Rental, Accessory Use	A	A	Accessory to restaurant or hotel.
Banquet Room Rental, Primary Use	AP	AP	
Indoor Amusement/Entertainment Facility	Y	Y	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Outdoor Amusement/Entertainment Facility	AP	AP	

Table 2C: Permitted Uses			
Uses	**Commercial Mixed-Use Zones**	**Commercial Mixed-Use Zones (A-Series)**	**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	**C3-A**	
Dancing, Accessory Use	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	C	C	City council hearing required for new and transferred business licenses; consistent with Section 21.32.
Other Entertainment Uses			
Accessory to a Restaurant or Food Service Use	Y	Y	See Specific Use Standards, Section C.4 within this chapter.
≤9,000 Sq. Ft GFA	Y	Y	
>9,000 Sq. Ft GFA	AP	AP	
Food Uses			
Grocery and Food Market			
≤4,500 Sq. Ft GFA	Y	Y	
>4,500 and ≤9,000 Sq. Ft GFA	Y	Y	Drive-through subject to 21.45.130.
>9,000 Sq. Ft GFA	Y	Y	Drive-through subject to 21.45.130.
Mobile Food Trucks (Temporary)	T	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	A	
Restaurants & Ready-To-Eat Foods			
Restaurant	Y	Y	
Ready-to-Eat Without Drive-Through	Y	Y	
Ready-to-Eat With Drive-Through	C	N	
With Entertainment	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	Subject to 21.45.170 and limited operating hours.
Vending Machines (Exterior)	A	A	Accessory to existing retail sales; subject to 21.51.295.
Residential Uses			
Child Day Care Home, 14 or Fewer Children	N	N	Subject to 21.51.230.
Emergency Shelter	C	C	Subject to 21.45.132.

Table 2C: Permitted Uses			
Uses	**Commercial Mixed-Use Zones**	**Commercial Mixed-Use Zones (A-Series)**	**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	**C3-A**	
Group Home (1-6 Persons)	N	N	
Home Occupation	N	N	Subject to 21.51.235.
Residential Units			
Live-Work Units / Artist Studio with Residence / Shopkeeper	N	N	
Caretaker residence	N	N	
Multi-Family	N	N	
Senior and/or Handicapped Housing	AP	AP	
Single-Family Attached	N	N	Residential development shall be limited to attached configurations (rowhomes, townhomes, bungalows, etc.); single-family detached homes are prohibited.
Single-Family Detached	N	N	
Residential Historic Landmark Building	*	*	*Subject to 21.52.265.5.
Room Rental	N	N	
Special Group Residence	N	N	Subject to 21.52.271.
Temporary Lodging			
Bed and Breakfast / Inn	N	N	Subject to 21.52.209; inns with fewer than seven guest rooms are exempt from AP requirement.
Hotel	C	C	
Motel	N	N	
Youth Hostel	Y	Y	
Miscellaneous and Other Uses			
Adult Entertainment Business			Subject to 21.45.110.
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	Subject to 21.53.109 and 21.53.113.
Cellular or Wireless Facility	C	C	Building or roof-mounted only, subject to 21.45.115 and 21.56; freestanding monopoles prohibited.
Electric Distribution Station/Substation	C	C	
Unattended Donation Box	A	A	Subject to accessory use standards Section 21.51.294.

C. Specific Use Standards

1. Alcoholic Beverage Sales.

The following alcoholic beverage sales may be exempted from the Conditional Use Permit requirement:

a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. For example, a sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt.
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 70% of the floor area is dedicated to selling food, and no more than 30 percent of the floor area is dedicated to selling alcohol.
c. Existing legal, nonconforming uses.

2. 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.
   i. Between the building and the primary frontage.
   ii. Less than 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 1 per street frontage and a maximum width of 24 feet.

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

a. Size limitations.
   i. Accessory entertainment use shall be limited to 40% or less of the customer service floor area and limited to a ground floor or subterranean use.
   ii. Within mixed-use buildings this use shall not exceed 9,000 Sq. Ft GFA and shall be limited to a ground floor or subterranean use. Greater than 9,000 Sq. Ft. GFA shall be prohibited in a mixed-use building with residential uses.
b. Enclosure. All entertainment shall be conducted completely within the enclosed portion of the structure, unless separately permitted.
c. Accessibility. Entertainment or other activities shall not block patron or service accessibility pathways.
d. Music and Lighting. Music-related entertainment, or entertainment including special lighting demonstrations, shall have limited operating hours between seven (7:00) a.m. and ten (10:00) p.m., unless modified through an approved Conditional Use Permit.
e. Residential adjacent conditions. Business hours shall be limited to between seven (7:00) a.m. and ten (10:00) p.m., unless otherwise modified through a Conditional Use Permit, where a use is located within 500 feet of an existing residential property.

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f. Mixed-use conditions. Business hours shall be determined at the time of permit issuance for uses occurring within mixed-use buildings that include residential uses. Noise and vibration mitigations may be identified and required in lieu of business hour limitations subject to City regulations.

4. Fleet Services and Towing.

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

5. 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. Manufacture processes that result in vibrations, noise, or emissions inconsistent with residential habitation are prohibited within a residence. This includes but is not limited to cabinetry, upholstery, textile dying, welding, and metal fabrication. Such uses may be permitted in a live-work unit consistent with building code standards.
b. This use shall be limited to an accessory use in live-work / artist studio with residence / shopkeeper units, and basic sales and services uses, except in the C3 Zone.
c. Manufacturing space shall not exceed 70% of the gross square footage (GFA) of the basic sales and services use.
d. All manufacturing and production of products, including storage of materials and completed products, shall be conducted within an enclosed structure and shall not be located closer than 20 feet to a residential-only use.
e. When located adjacent to a residential use, provisions shall be made to minimize noise, light, and odor impacts on the adjacent residential use. This may include a sound buffering acoustic wall and/or separation by a physical barrier.
f. Use of outdoor generators is prohibited.

6. 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.
e. Sales facilities must comply with all requirements of the Long Beach Municipal Code

7. Outdoor Dining.

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

a. A continuous, unobstructed path of travel must be provided to facilitate pedestrian movement within the public right-of-way.
b. Awnings that project more than 6 feet into the public right-of-way, or that are designed to require ground support are prohibited.
c. Retractable or movable shade devices are permitted.
d. Outdoor dining shall not be fully enclosed.

8. Pop-Up Shop / Itinerant Vendor.

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

9. Vending Carts.

a. Operating hours for all uses shall be limited between the hours of seven (7:00) a.m. and ten (10:00) p.m., unless modified through an approved Conditional Use Permit.
b. Parking shall not be required for temporary or reoccurring vending carts.
c. Vending cart uses are subject to Section 21.45.170.

D. Special Use Incentives (A-series zones)

The following economic development and healthy communities incentives shall be applicable to new development in Uptown Zones; Uptown is defined as the 90805 zip code in North Long Beach. For all other areas in the City, Special Use Incentives may only be applicable in areas that have been designated as Community Development Block Grant Areas by the Department of Housing and Urban Development. If a project utilizes multiple incentive options, the maximum cumulative parking reduction allowed for a project cannot exceed more than 30 percent of the total required parking for said project.

1. Education and Institutional Uses.

The gross square footage (GFA) of the ground floor educational, community-based non-profits, and institutional uses (including schools, libraries, museums, government Offices, facilities, or civic uses), of up to 9,000 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 Section B.4.H and B.4.I.

2. Grocery and Food Markets.

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

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

3. Affordable Housing Monitoring

a. Housing Production Benchmark

A study will be initiated to evaluate affordable housing production strategies and incentives within six (6) months of adoption of the A series zones, unless inclusionary zoning or a similar regulation has been adopted in the interim.

4. 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:
    i. Employment of PGWIN trainees will be a requirement of the occupier of qualified commercial space for a minimum of 5 years.
    ii. Annual certification of compliance with the above shall be completed through PGWIN and provided to the 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:

i. "Historic market rate" rents shall be defined as the average per-square-foot market rent for the local market for the last three years prior to the proposed lease agreement. Maximum annual rent increase shall be limited to 4 percent.

ii. An existing local business shall provide evidence of business history, including business license history, with the City of Long Beach of at least 5 years in the corresponding local market, to the satisfaction of the Department of Development Services.

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

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.

5. Climate Mitigation and Adaptation Incentives

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 21.45.400, parking incentives may be provided to commercial only projects that demonstrate additional strategies to reduce GHG emissions or to lessen the impact of documented climate stressors on the local community.

Projects may qualify for reduction in parking requirements 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 of 15 percent. Measures must meet the geographic needs of the local community as demonstrated in the City's Climate Action and Adaptation Plan. Eligible measures include but are not limited to:

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

E. General Provisions – Development Standards

Tables 4 through 8 of this Chapter establish development standards. See Figure 1 for Development Standards Diagram.

1. **Applicability.** Tables 4 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, RMU3a and all future RMU3 sub-zones.
2. **Intensity (FAR).** The intensity of non-residential development shall meet the established minimum required FAR and shall not exceed the maximum FAR.
   a. Area dedicated to parking structures and residential shall not be included in the FAR calculation.
   b. Mixed-use development shall not be subject to the minimum FAR requirement of Table 3.
3. **Building Height.** Building height shall be regulated by maximum number of stories and the dimensional height of the structure.

a. Building height shall be measured as 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.
b. Measurement of building height shall exclude the following features:
    i. Vertical architectural projections (building elements added for architectural interest without adding interior floor area, such as towers and cupolas), not to exceed 10 feet above parapet height.
    ii. Horizontal architectural projections which cantilever 5 feet or less from the exterior wall (or rooftop feature) shall not be included as part of the exterior wall line.
    iii. Rooftop guard rails.
    iv. Permanent unenclosed roof deck features located 2 feet or more from the exterior wall plane (including shade or partial covering structures, or similar features) up to 50% of the principle building footprint.
    v. All mechanical equipment (including solar panels or other alternative energy equipment/infrastructure, elevator and mechanical equipment penthouses, and all associated screening features).

4. Frontage Requirements.

a. In addition to the development standards of Table 4, the building character and building frontage requirements of this Section shall apply to all development; see Subsections 7 and 8 of Development Standards.
b. Pedestrian-Oriented Uses are regulated as a minimum required percentage of block length.

5. Development Sites.

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

6. Screening Required.

a. Screening per Section 21.32.225 shall be required for non-residential and mixed-use development.
b. Walls and fences in the primary or secondary frontage setbacks are highly discouraged.

7. General Building Character.

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

a. New construction and renovations shall be subject to the requirements of 21.45.400 (Green Building Standards) based on project type and gross square footage thresholds as outlined by 21.45.400.
b. Incorporate variations in wall plane, building height, and roof form to reduce the scale and bulk of buildings, and add visual interest to the public realm. See figure notes for examples of variation.
    i. Use variation and expression of building details, form, line, colors, and materials to create visual interest.

ii. 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.

8. Active Ground Floor and Active Use Requirements

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

a. Frontage Standards. The following conditions and standards shall apply to all Primary and Secondary Frontage setbacks:
   i. A minimum of 50% of the street frontage shall be built to the minimum required setback established in Table 4.
   ii. Additional standards for a required corner cut-off apply in accordance with Section 21.31.215 and 21.32.220 of the Long Beach Municipal Code.
   iii. All non-residential or mixed-use buildings shall have the first habitable floor level be within 3 feet of sidewalk grade.
   iv. Residential uses may have a ground floor level above sidewalk grade, when creating a stoop or porch frontage directly accessible from the sidewalk.
   v. Blank Walls. Continuous blank walls, without windows, doors, or any other architectural articulation, shall be limited to 50 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 and design for pedestrian-oriented activating uses.
   i. Activating uses include active uses that are accessible to the general 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.
      I. Publicly accessible open space
      II. Restaurants and food service (not drive through)
      III. Entertainment
      IV. Civic and community services (library, museum, non-profit, services, etc.)
      V. Commercial personal and convenience services
      VI. Commercial professional or business support services (walk-in)
      VII. Commercial retail sales
      VIII. Neighborhood-serving commercial multipurpose space
      IX. Grocery or food market
      X. Medical office or clinic
      XI. Veterinary clinic
      XII. Urgent care facility/minor-medical services
      XIII. Assembly or religious assembly
      XIV. College, university, business or professional school
      XV. Community Center / Senior Center, and other related recreation or neighborhood serving facilities
      XVI. Leasing or property management office
      XVII. Live or movie theater

XVIII. Daycare center or pre-school
XIX. Gallery / experience / demonstration space
XX. Fitness or health facility
XXI. Hotel
XXII. Building lobby or building common area
XXIII. Bed and breakfast inn
XXIV. Youth hostel

ii. The following residential uses qualify as activating uses.

I. Residential use with patio, stoop, porch or other architectural entrance feature facing the frontage (ground floor)
II. Live-work / artist studio with residence / shopkeeper
III. Residential lobbies, amenity spaces, recreation rooms, and community rooms, designed per Section B.5 of this chapter.

iii. Design of Ground Floor Retail and Activating Uses.

General Standards

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

I. **Plate Height.** Ground-floor height (floor-to-ceiling) shall be a minimum of 12 feet, however 15 feet is encouraged.
II. **Ground Floor Elevation.** Non-residential uses should have a floor elevation that is level with the elevation of the adjacent sidewalk.
III. **Primary Entries.** The primary entrance to each commercial space on the ground floor shall be located on the front façade and open onto the public frontage.
IV. **Window Glazing**. Design non-residential street facing façades to be primarily composed of clear, non-reflective glass that allows views of the indoor space.

- Locate the bottom sill of required display windows a maximum of 30 inches above the adjacent exterior or public walkway; set head height for ground floor storefronts and windows at the ground floor a minimum of 80 inches above the adjacent walkway.

V. **Residential Uses**. Where they occur, ground-floor residential uses, including residences, lobbies, recreation and community rooms, shall provide entries or large windows at the ground floor to activate the street. In the case of walk-up residential uses, residential uses may have a ground floor level above sidewalk grade. Patios, stoops, porches or similar design features shall be provided and be directly accessible from the sidewalk.

o Pedestrian Paseos. New projects shall preserve mid-block alleys and paseos, or create new connections, wherever possible. Where blocks are longer than 200 feet or where a destination, view, or circulation path warrants a mid-block pedestrian connection, publicly accessible paseos shall be provided.

o Pedestrian paseos shall be considered open space and include elements such as shade, seating, and water features.

o Pedestrian lighting shall be incorporated to provide comfort and safety.

VI. Orientation (all uses). Where courtyards, paseos, or greenways are proposed, restaurant, retail, or other uses should face these spaces with windows, front doors, and outdoor patios, and be designed to the standards of this Section.

VII. 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 should only cover individual storefronts and openings.

- See Section C.7 of this Chapter for additional standards related to Outdoor Dining.

9. 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.

i. 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.

ii. Conditions for Approval. In approving an Adjustment, the Zoning Administrator may impose those conditions he or she deems 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.

iii. 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 subsection, the Zoning Administrator must find that:

I. There are special circumstances applicable to the project or project site which make the strict application of the subject development standard(s) impractical;

II. 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;

III. 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;

IV. The project is compatible with the neighborhood character of the surrounding district; and

V. The project is consistent with relevant policies of the General Plan.

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					10,000 sq.ft.	Minimum only applies to new subdivision of existing lots
Maximum Number of Stories	3	4	3	3	4	3	See Section E.3 of this Chapter for definition.
Maximum Building Height	45 ft.	60 ft	45 ft.	45 ft.	60 ft.	45 ft.	
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 & Activation

		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 Required Public Realm ***Building Setback - Measured from curb face to Building Face (Feet)[1,2]***								
Primary Frontage See Section B.4.G and B.4.H of this Chapter for standards								
A	Residential stories 1 - 3	15 ft.					Not Permitted	See Figure 1; a minimum depth of 5-feet of the setback area shall be hardscaped and/or landscaped. Stoops are required for residential units facing a street.
B	Non-residential Stories 1-3	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	See Figure 1
	Upper Stories 4th story and above	N/A	5 ft. greater than the average setback of the lower floors	N/A	N/A	5 ft. greater than the average setback of the lower floors	N/A	If applicable, regardless of use; see Figure 1
C	Secondary/All Other Street Frontages	10 ft.	8 ft.	8 ft.	10 ft.	10 ft.	10 ft.	
D	Balconies	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.	10 ft.	From back of curb, from any street
Interior Building Setbacks *(Feet)*[2]								
E	Alley	12 ft. from centerline of the alley						
Adjacent to existing single family homes within R1 zones, where not separated by an alley								

Table 4 Development Standards: Building Placement & Activation

		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	
F	Floor 1-2	15 ft.						
G	Upper Floors	20 ft.						Measured parcel line to building face; adjacent to single-family homes within R1 zones
H	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%	-	
Residential Driveway Standards								
J	Residential Driveways	Minimum depth: 3' or 18' or greater; parking prohibited in driveways less than 18' deep					N/A	From edge of alley to garage door face

Notes:
1. Due to the variable existing right-of-way dimension, setbacks from streets (primary, secondary, and other frontages) shall be measured from curb face to building face.
2. Projections are permitted in the required setbacks in accordance with Section 21.32.220(C).

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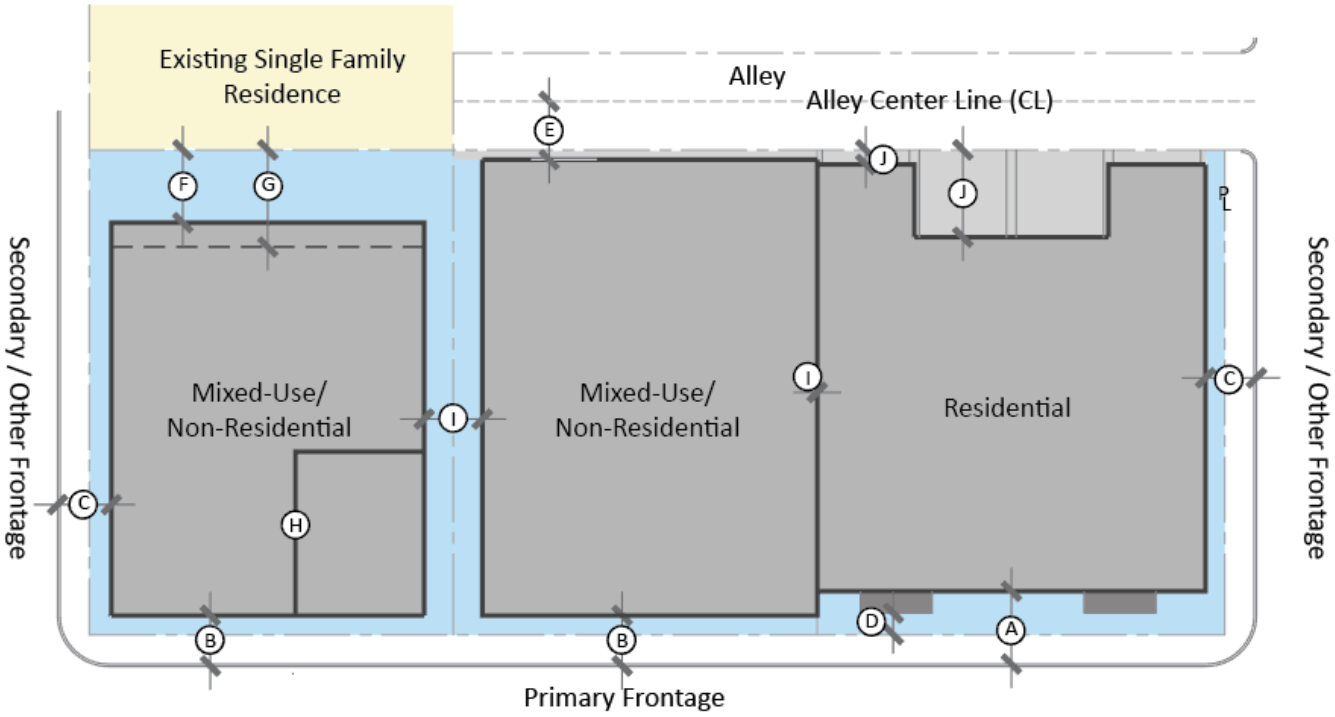
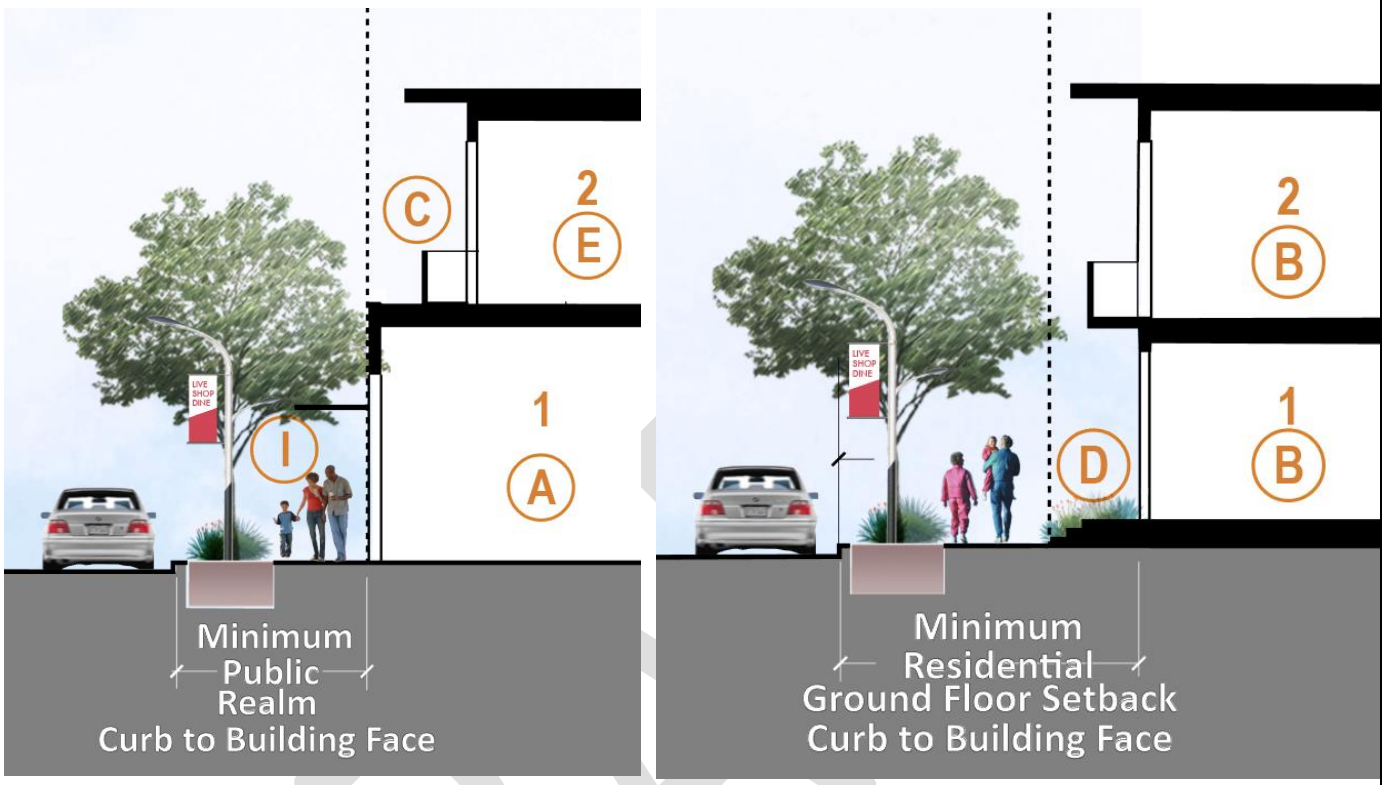
Figure 1 Development Standards Diagram



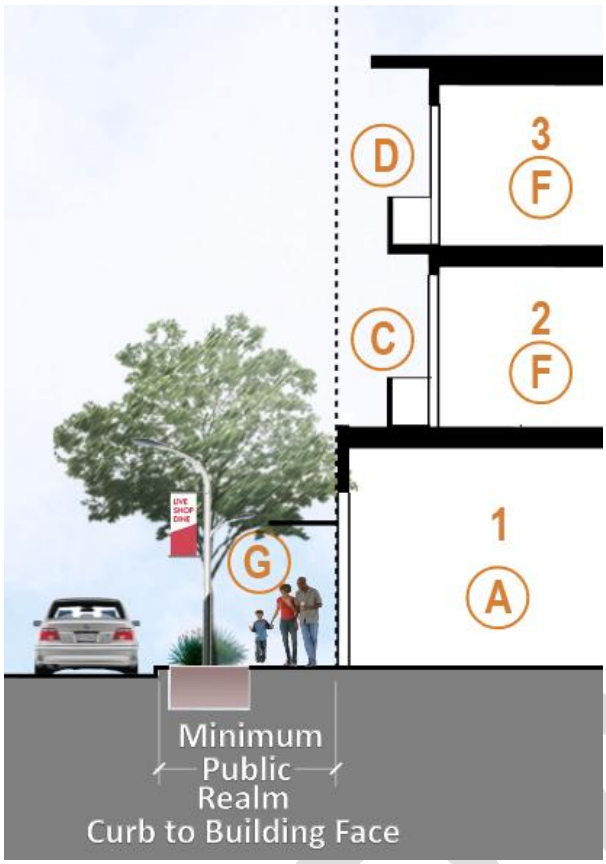
See Table 3 and Table 4 for corresponding development standard dimensions.

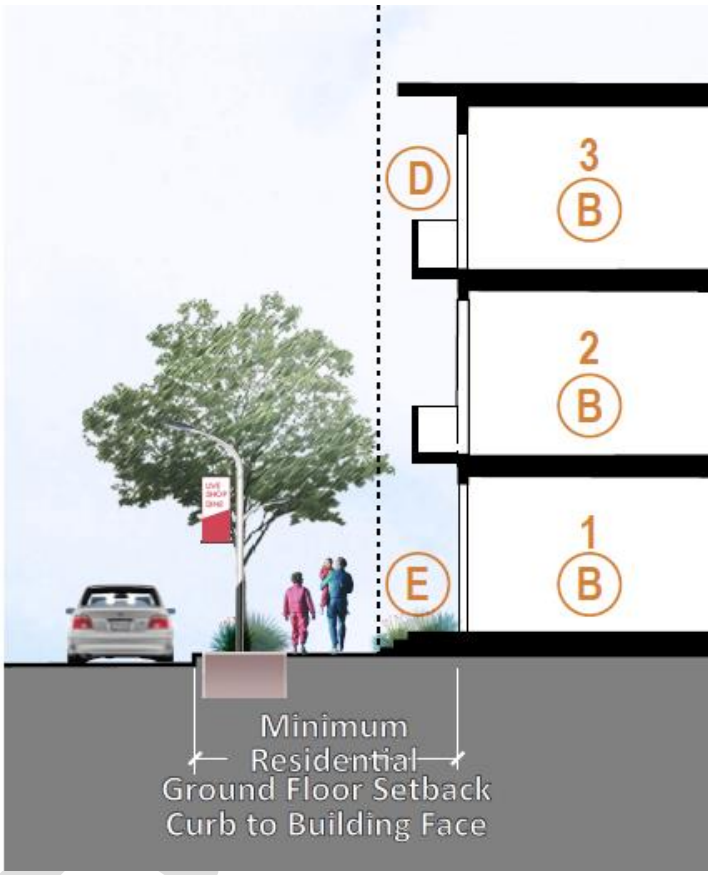
Figure 2 Building Placement & Activation Diagram – One & Two Stories



A. .Active ground floor condition required per Table 4 and Figure 11.
B. Additional setback required for residential uses.
C. Upper floor offsets can be used to create building articulation; recommended not required.
D. Increased setback area shall be hardscaped and/or landscaped; stoops, patios, or porches required for residential units.
E. Within, vertical mixed-use, upper stories may be non-residential or residential and uses may change over time; subject to permitted use table.

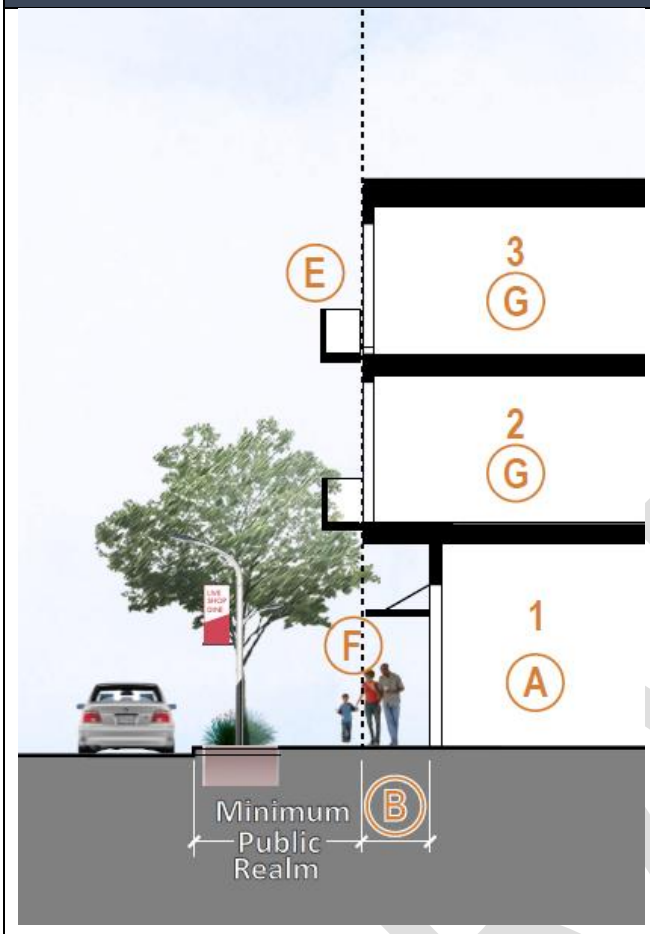
Figure 3 Building Placement & Activation Diagram – Mixed-Use Residential & Residential

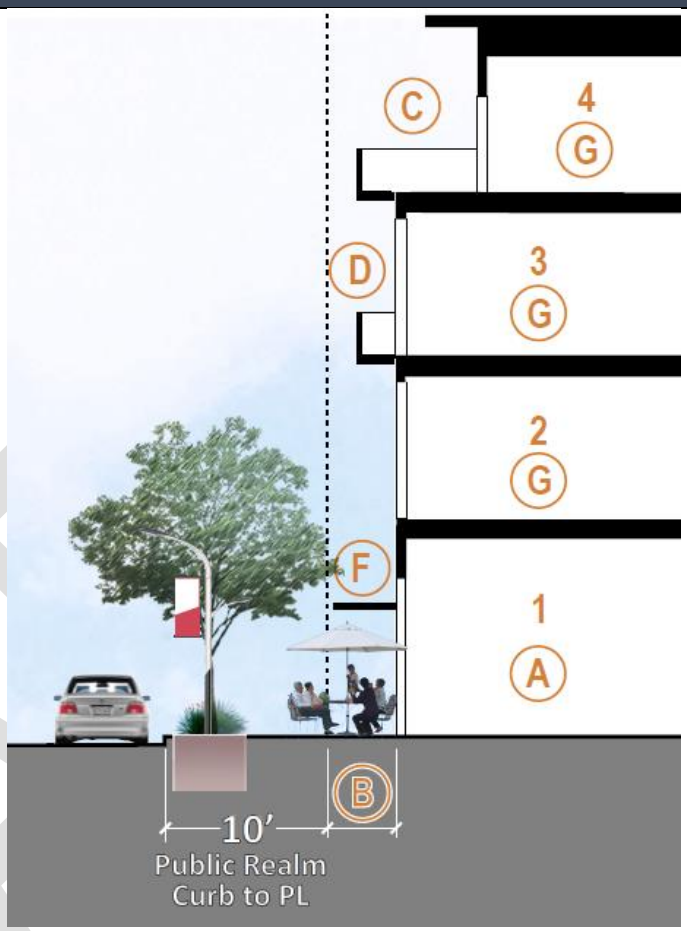




A. Active ground floor condition required per Table 5.
B. Additional setback required for residential uses.
C. Upper floor offsets can be used to create building articulation.
D. Balconies along street frontage to express individual units and provide wall plane variation.
E. Increased setback area shall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

Figure 4 Building Placement & Activation Diagram – Three & Four Story Mixed-Use





A. Active ground floor condition required per Table 4.
B. Additional setback (greater than minimum per Table 4) for expanded public realm and frontage activation. Increased setback area shall be hardscaped and/or landscaped; stoops, patios, or porches required for residential units.
C. Upper floor setbacks required per Table 4.
D. Balconies along street frontage to express individual units and provide wall plane variation.
E. Balconies may project into required public realm setback subject to Section 21.32.220(C).
F. Awnings, canopies, or blade signage encouraged at building and retail entries. Vertical mixed-use, upper stories permitted as non-residential or residential. Use may change over time subject to permitted use table.
G. Within, vertical mixed-use, upper stories may be non-residential or residential and uses may change over time; subject to permitted use table.

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10. Parking and Vehicular Access Standards

General Provisions- Parking

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

Parking Requirements:

Table 5 establishes minimum vehicle parking requirements by use.

i. Uses not listed, and all loading requirements, shall be regulated by Chapter 21.41 Off Street Parking and Loading Requirements.

ii. 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.

iii. Minimum parking requirements for residential uses in the RMU3 and RMU4 Zones shall be met; however, parking may be 'unbundled' from individual units.

iv. 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.

v. Change of Use. No new parking shall be required for changes of use of any existing square footage within a building more than 10 years old.

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		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	n/a	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.

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	
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 D.2 of this Chapter 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	*	Per 1,000 Sq. Ft.
> 25,000 Sq. Ft. GFA	*	*	*	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.			

Parking Setback Standards

b. 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 Part c of this Section.
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 KK (Design of Parking Structures) See Section 10(c) 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.	0 ft.	0 ft.	0 ft.	0 ft.		

c. Parking Location and Access.

i. Parking should generally be provided through a combination of off-street spaces behind buildings, on-street customer spaces, and park-once/public parking.

ii. Surface parking is not permitted between the building and the Primary Frontage.

I. Generally surface parking should be located behind the building, internal to the block, wrapped with active uses along the public frontages, or below-grade.

iii. Access to parking should be primarily from side streets or alleys. If access from side streets is not possible due to lot location and/or configuration, vehicular access shall be constructed to minimize the disruption of the pedestrian right-of-way along on Primary Frontages.

c. Design of Parking Structures.

i. Screening Requirements

I. Subject to the following standards, ground story and upper story parking structures and parking garages non-alley frontages must be screened.

II. Screened Parking Standards- underground, ground story, and upper story parking screening:

a) Must be, on average, no less than 60 percent opaque for any individual tier of parking.

b) Openings in screens must be four inches or less in at least one dimension.
c) Upper story parking screening, when viewed from the sidewalk below, must not be less than 60 percent opaque.

I. 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

d. Architectural Character. Whether public or private, freestanding parking structures and integrated parking podiums should be treated as buildings and follow the same principles as good building design.
i. Parking structures should be compatible in architectural treatment with the architecture of the buildings they serve.
ii. 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.
iii. 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.
iv. On retail-oriented streets or building frontages, parking structures shall incorporate active ground-floor uses along the street frontage of the garage.

e. Signage. Signage and wayfinding should be integrated with the architecture of the parking structure.
i. Sustainability. Parking structures should integrate sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, and storm water treatment wherever possible.
ii. 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 B.7 of the Chapter for additional standards.

Joint Use and Parking Agreements.

Within these zones, new development and adaptive reuse development are highly encouraged to utilize joint use and parking agreements to the greatest extent possible subject to Section 21.41.223.

11. 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.

i. Integrate pedestrian lighting along the length of the street and within public realm areas to facilitate visibility for "eyes on the street."
ii. Light areas to be usable and safe at night and encourage nighttime pedestrian activity. This includes, but is not limited to, curb ramps, crosswalks, bus stops, plazas, paseos, mid-block connections, open spaces, parking lots and structures, seating areas, and pedestrian linkages between these areas.

c. Building design shall integrate building-mounted lighting, consistent with the design and character of the structure, to aid in lighting the following areas:
i. The pedestrian way, including areas along primary or side streets.
ii. Pedestrian paths, including mid-block connections, from parking lot areas to the building or street.
iii. Parking structure entryways and lobbies.

12. Open Space Standards.

The following open space and privacy standards apply in combination with the requirements of Table 7.

a. 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	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. 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. ~~All other open space shall have a minimum dimension of 5 ft.~~ 4. All common outdoor open space shall be well designed. Common outdoor open space may include landscaped/hardscaped building setbacks (in excess of minimum requirements), paseos, mid-block crossings rooftop decks, court game areas, tot lots, swimming pools, landscaped areas, community gardens, and courtyards. At least 20% of the open space shall be planting.
		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		
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.

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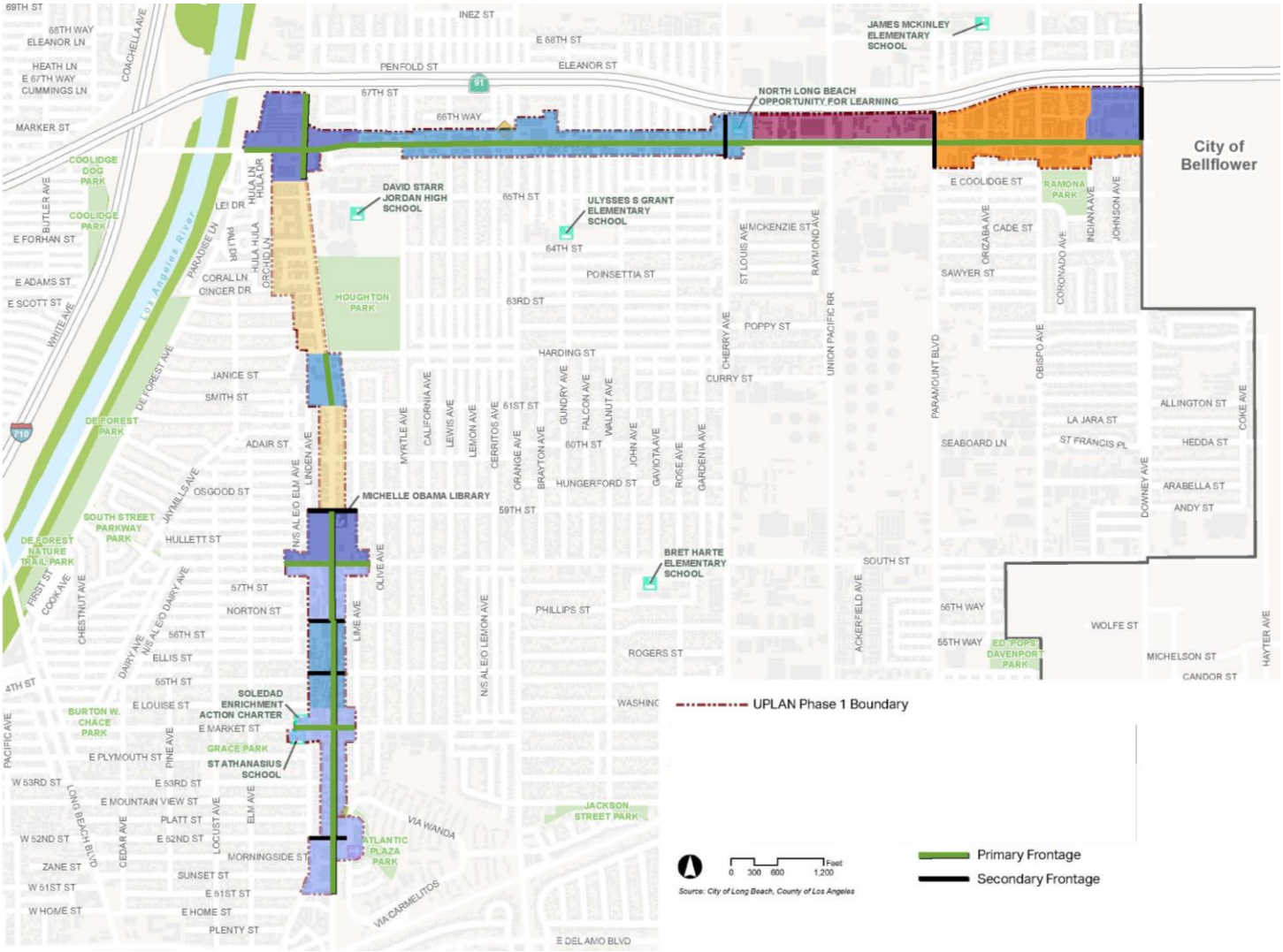
Frontage Locations

All Regional Corridors, Boulevards, Major Avenues, and Minor Avenues as classified in the Long Beach General Plan Mobility Element shall be considered as primary frontages for which Section H activation regulations apply. Additional locations for which primary and secondary frontage requirements shall apply are provided in the following Map Atlas.

Map Atlas

Section 8 activation regulations apply to the primary and secondary frontages as provided below