

TROPICO

Transit Oriented Development Standards (Draft)

September 2022

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30.16.010 TOD Purpose.

- A. TOD I (Transit Oriented Development I) Zone.** The commercial and mixed-use Transit Oriented Development (TOD)-I district is generally located between San Fernando Road and the westerly border of the City within a five-minute walking distance of the Glendale Transportation Center. The primary intent of the TOD-I district is to facilitate diverse employment options and a range of housing opportunities – compatible in scale and form with a pedestrian oriented public realm – accessible to Tropicco's high quality public transportation offerings and walkable neighborhoods at densities up to 100 units per acre, consistent with the previous IMU-R and SFMU allowable densities.
- B. TOD II (Transit Oriented Development II) Zone.** The commercial and mixed use TOD-II district is in close proximity to Tropicco's high quality public transportation and walkable neighborhoods. The primary intent of the TOD-II district is to encourage a diverse mix of active retail and residential uses that complement well-established businesses and serve surrounding neighborhoods. Building design emphasizes walkable urban form to prioritize the pedestrian experience within proximity to Tropicco's public transportation network. The TOD-II district allows for densities up to 43 units per acre, consistent with the previous C3 allowable densities.
- C. TOD III (Transit Oriented Development III) Zone.** The TOD-III district builds on the goals of TOD-I, and includes hospital uses and neighboring properties west of the Brand Boulevard of Cars. The primary intent of this zone is to allow for future hospital expansion, that includes building heights up to 200 feet and encourages uses which support the hospital, such as medical offices, treatment facilities, and special needs housing, as well as residential development at densities up to 100 units per acre.

30.16.020 TOD District Land Uses and Permit Requirements.

- A. Permitted Primary Uses and Structures.** No building, structure or land shall be used and no building, structure or use in the Transit Oriented Development districts shall be erected, structurally altered, enlarged, or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.16.020-A.
- B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.16.020-A may be permitted in the Transit Oriented Development districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. Administrative Uses and Structures.** The following uses and structures identified with an “A” in Table 30.16.020-A may be permitted in the Transit Oriented Development districts subject to approval of an administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.
- D. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.16.020-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.
- E. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.16.020-A.
- F. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.16-A, may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.
- G. Standards for Specific Uses.** Where the last column in the following tables (“See Standards in Section or Chapter”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

Table 30.16.020-A
TRANSIT ORIENTED DEVELOPMENT DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	TOD I	TOD II	TOD III	
Accessory Buildings, Structures and Uses				
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit	P	P	P	30.34.080
Accessory dwelling unit (ADU), on a lot developed with one residential dwelling unit	P	P	P	30.34.080
Accessory uses	P	P	P	
Accessory buildings and structures	P	P	P	
Antennas (pole type) and flagpoles	P	P	P	
Carts (freestanding, non-motorized, portable type)	P	P	P	30.34.040
Dish antennas	P	P	P	30.34.050
Home occupation	P	P	P	30.45
Home-sharing	P	P	P	5.110
Reverse Vending Machines	P	P	P	30.12.040
Signs	P	P	P	30.33
Solar energy equipment	P	P	P	30.30.050
Institutional Uses				
Hospitals			P	
Places of worship	C	C		
Schools, physical instruction	P	P	C	
Schools, private	C	C		
Schools, private specialized education, and training	P	P	C	
Recreation				
Arcade establishment	P	P	P	
Billiard establishments	P	P		
Community gardens	P	P		30.34.045
Gyms and health clubs	C	P		
Indoor recreation center	C	P		
Outdoor commercial recreation	C	C		
Private clubs and lodges	C	C		
Public dances	P	P		
Taverns	C	C		
Theaters	P	P	P	
Manufacturing and Processing				
Backlots/outdoor facilities – production	C	C		
Broadcasting studios and indoor support facilities – production	P	P		
Heavy manufacturing, if existing prior to (DATE TBD)	P	P	P	
Laundries and dry cleaning plants, if existing prior to (DATE TBD)	P	P	P	
Light manufacturing	P(3)(4)			
Medical and dental laboratories	P	P	P	
Printing, publishing, and lithographic services	P(3)(4)			
Research and development	P(4)	P(4)		
Soundstages – production	P	P		
Warehousing	P			
Wholesaling, including wholesaling of alcoholic beverages	P			

Table 30.16.020-A

TRANSIT ORIENTED DEVELOPMENT DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	TOD I	TOD II	TOD III	
Residential Uses				
Domestic violence shelters	P	P	P	
Conversion of a live/work unit to entirely residential or entirely business use	C	C		
Emergency shelter		C		
Multiple residential dwelling units	P(5)	P(5)	P(5)	
Residential congregate living, Limited (subject to the provisions of one residential dwelling per lot)	P	P	P	
Residential congregate living, Medical	P	P	P	
Residential congregate living, Non-medical	P(5)	P(5)	P(5)	
One residential dwelling per lot subject to the provisions of the R-1250 zone	P	P		
Senior housing	P(5)	P(5)	P(5)	
Mixed-Use Developments				
Live/work units	P(6)	P(6)		30.34.090
Live/work units with conditionally permitted uses	C	C		30.34.090
Mixed-use development provided that all uses are permitted in zone which the project is located	P	P	P	
Mixed-use development where at least one use is conditionally permitted	C	C	C	
Retail Trade Uses				
Alcoholic beverage sales	A(8)	A(8)	A(8)	
Automobile supply store		P		
Banquet halls		C		
Building materials, supplies, sales and service	P			
Christmas tree sales lots, when maintained between November 1st and January 9th	T	T	T	5.44
Jewelry stores	P	P		
Liquor stores	A	A		
Nurseries and garden supplies				
Paint and wallpaper stores		P		
Pawnshops, if existing prior to (DATE TBD)		P		
Pharmacy	P	P	P	
Pumpkin sales lots, when maintained between October 15th and November 1st	T	T	T	5.44
Restaurant, counter service with limited seating	P	P	P	
Restaurants, fast food	P(7)	P(7)	P(7)	
Restaurants, full service	P	P	P	
Retail stores, general merchandise	P	P	P	
Supermarkets	P	P	P	
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats, existing prior to (TBD)		P		30.34.160

Table 30.16.020-A

TRANSIT ORIENTED DEVELOPMENT DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	TOD I	TOD II	TOD III	
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to (TBD), including a one-time expansion on the same lot of up to 20 percent of floor area.	P			30.34.160
Expansion of vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, when proposed expansion is on the same lot as the existing facility and is greater than 20 percent of the floor area existing prior to September 12, 2006, or for any new facilities on separate or non-contiguous lots.	C			30.34.160
Service Uses				
Ambulance services				
Banks and financial institutions	P	P		
Body shops and painting booths				30.34.150
Business support services	P	P		
Car washes, full or self service				30.34.030
Day care centers	A	A	A	
Equipment rental yards				
Gas station		P		30.34.020
Heating and air conditioning sales and service (HVAC), if existing prior to (TBD)	P	P		30.34.070
Hotels and motels	P	P		
Kennel, animal boarding and daycare	P(9)			
Massage establishment	C	C		5.64
Medical and dental laboratories	P	P	P	
Mortuaries and funeral homes		A		
Moving and storage services				
Pawnshops				See retail sales
Personal Services	P	P	P	
Pet grooming	P	P		
Repair and maintenance, consumer products	P(4)	P(4)		
Tire stores				30.34.140
Towing services and impound yards				
Vehicle repair garage, if existing prior to (TBD)	P	P		30.34.150
Office Uses				
Contractors office and/or storage, temporary	T	T	T	
Medical and dental offices	P	P	P	
Office	P	P	P	
Office, consumer services	C	C		
Veterinary offices, including hospitalization services	P	P		
Transportation and Communications Uses				
Non-emergency heliports	N	C	C	

Table 30.16.020-A**TRANSIT ORIENTED DEVELOPMENT DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	TOD I	TOD II	TOD III	
Parking lot/structure facilities	C	P	P	30.32, 30.51.020
Utility and transmission facilities	C	C	C	
Wireless telecommunications facilities	W	W	W	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Administrative use—Administrative use permit required	A	30.49
Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48
Use not allowed		

Notes:

- (1) See Section 30.03.010 regarding uses not listed.
- (2) See Chapter 30.70 for definitions of the land uses.
- (3) If gross floor area of the building is 10,000 sq. ft. or less and use is indoors; if greater than 10,000 sq. ft. and/or use is outdoors, a conditional use permit is required.
- (4) Requires a conditional use permit when combined in a mixed-use development which includes residential.
- (5) When fronting San Fernando Road, Central Avenue, or Los Feliz Road, only allowed as mixed-use projects with commercial uses located along the street frontage as required in Section 30.34.100.
- (6) For lots having frontage along San Fernando Road, Central Avenue, or Los Feliz Road, manufacturing and processing uses shall not be on the ground floor fronting these streets.
- (7) No drive-thru facilities permitted.
- (8) Supermarkets only require an AUP for on-site consumption of alcoholic beverages. CUP not required for wholesaling.
- (9) Not to be located nearer than 200 feet to the R1, R1R, ROS, R-3050, R-2250, R16-50 and R-1250 zones if use includes outdoor facilities.

30.16.030 TOD District General Development Standards.

**Table 30.16-B
TRANSIT ORIENTED DEVELOPMENT DISTRICTS GENERAL DEVELOPMENT
STANDARDS**

Development Feature	Requirement by Zoning District		
	TOD I	TOD II	TOD III
Minimum Lot Size	Minimum lot area and width required for new parcels		
Area	10,000 square feet	10,000 square feet	10,000 square feet
Width	100 feet		
Maximum Residential Density	87 dwelling units per acre when abutting the R-3050, R-2250, R-1650, and R-1250 zones; 100 dwelling units per acre when not abutting the R-3050, R-2250, R-1650, or R-1250 zone	43 dwelling units per acre on lots having a width of 90 feet or greater; 34 dwelling units per acre on lots having a width less than 90 feet	100 dwelling units per acre
Minimum Setbacks Required (3)	See Section 30.16.040(B)(1) for setback exceptions		
Street Front and Street Side	Public realm minimum setback 15 feet, see Section 30.16.040 (TOD District Site Planning)		
Interior	None		
Distance Between Dwellings	N/A		
Maximum Height Limits (1), (2), (3) Buildings and Structures	60 feet	60 feet	200 feet
Landscaping	See Section 30.16.070(A) (Publicly Accessible Open Space Standards); Also see Sections 30.16.040 (TOD Site Planning) and 30.16.070(B) (Residential Open Space Standards)		
Fences and Walls	See Section 30.16.060 (TOD District Architectural Elements)		
Rooftop Equipment	See Section 30.16.060 (TOD District Architectural Elements)		
Lighting	See Section 30.16.060 (TOD District Architectural Elements)		
Trash Collection Areas	See Section 30.16.060 (TOD District Architectural Elements)		
Parking and Loading	As required by Chapter 30.32 (Parking and Loading); Also see Section 30.16.040 (TOD District Site Planning)		
Design Review	As required by Chapter 30.47 (Design Review)		

Notes:

- (1) Enclosed or screened rooftop equipment not exceeding 5 feet in height above the roof of a building shall not be computed as part of the height of the building. Elevator shafts and roof top stairwells not exceeding 15 feet in height above the roof of a building shall not be computed as part of the height of the building. See Chapter 30.70 (Definitions).
- (2) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48 (Wireless Telecommunications Facilities Permits).
- (3) For setback and height requirements related to solar energy equipment, see Section 30.30.050 (Solar Energy Equipment).

30.16.040 TOD District Site Planning.

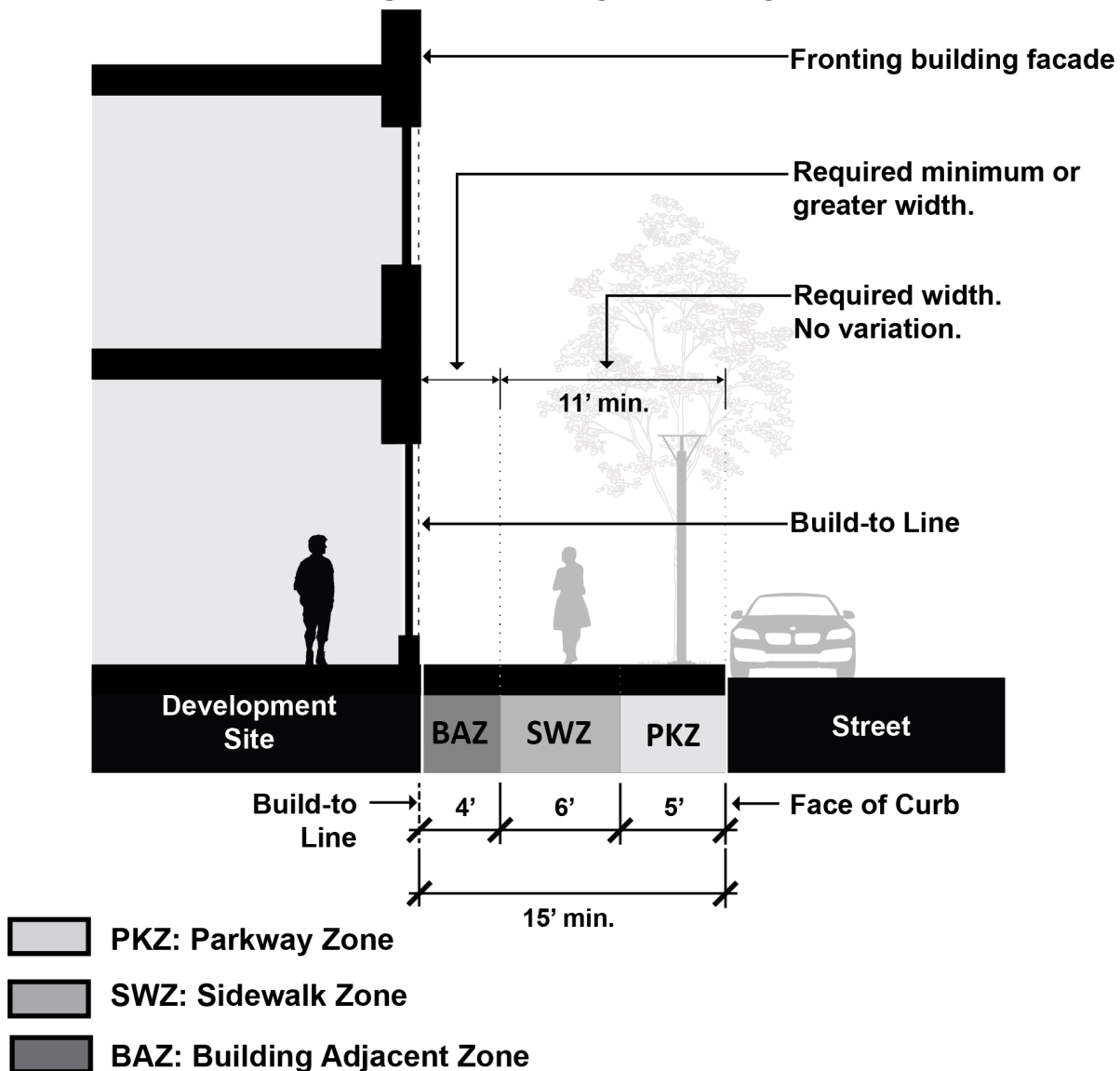
A. Site Planning: Public Realm Standards.

1. **Public Realm Setback.** The public realm consists generally of the publicly-owned street rights-of-way and other publicly accessible open spaces such as parks, squares, plazas, paseos, courtyards, and alleys. The public realm defines the visual character and function of an area through a framework of public street rights-of-way that provide circulation, access, and open space. All new development in the TOD district shall comply with a 15-foot minimum ground floor setback measured from the face-of-curb, excluding curb extensions, to the build-to-line on public streets. The build-to-line is defined as a line parallel to the street at which the vertical plane of the front building elevation may be located. No building elevation shall be located closer than the build-to-line as specified in Figure 30.16.040-A.
 - a. A public realm easement is required on private property if the distance between the existing face-of-curb and the property line is less than 15 feet. A public realm easement is not required if the distance between the existing face-of-curb and the property line is 15 feet or greater.
 - b. Existing or proposed curb extensions shall not be included in the measurement used to determine the required public realm setback.
 - c. Building projections (balconies, etc.) shall not extend over the required public realm.
2. **Public Realm Zones.** The intent of the Tropicco TOD public realm is to generate a pedestrian-oriented street network that supports and enhances access to transit and consists of three distinct and contiguous sidewalk zones.
 - a. **Parkway Zone (PKZ).** There shall be a minimum five-foot parkway zone width measured from the face-of-curb to the sidewalk zone, as specified in Figures 30.16.040-A, 30.16.040-B and 30.16.040-C.
 - i. All parkway zones shall be landscaped a minimum of 20 percent.
 - ii. Street furniture, landscaping, street trees, bike parking, light and utility poles, utility boxes, traffic control devices, benches, and trash cans are permitted in the parkway zone.
 - b. **Sidewalk Zone (SWZ).** There shall be a minimum six-foot sidewalk zone width measured from the parkway zone to the building adjacent zone, as specified in Figures 30.16.040-A, 30.16.040-B and 30.16.040-C.
 - i. Accessibility. The required public realm width shall remain clear of all obstructions to maintain universal access.
 - ii. Seating, poles, temporary or permanent signs, bike racks, bicycle sharing facilities, benches, permanent or temporary seating, temporary or permanent fences or enclosures, utility boxes, landscaping, planters, pots, or steps are prohibited in the sidewalk zone.
 - iii. Where the sidewalk width requirement exceeds the width of the public right-of-way the development must provide a setback to achieve the

required width. If additional area is required on private property to satisfy the minimum requirement, an easement shall be required.

- c. **Building Adjacent Zone (BAZ).** There shall be a minimum four-foot building adjacent zone width measured from the sidewalk zone to the building frontage. This area exists between the sidewalk and the building facade as specified in Figures 30.16.040-A, 30.16.040-B and 30.16.040-C.
- Landscaping, permanent or temporary seating, temporary enclosures or low fences (no greater than three feet in height), shall be permitted in the building adjacent zone.
 - Walls or steps are prohibited.

**FIGURE 30.16.040-A
PUBLIC REALM STANDARDS**



**FIGURE 30.16.040-B
PUBLIC REALM STANDARDS**

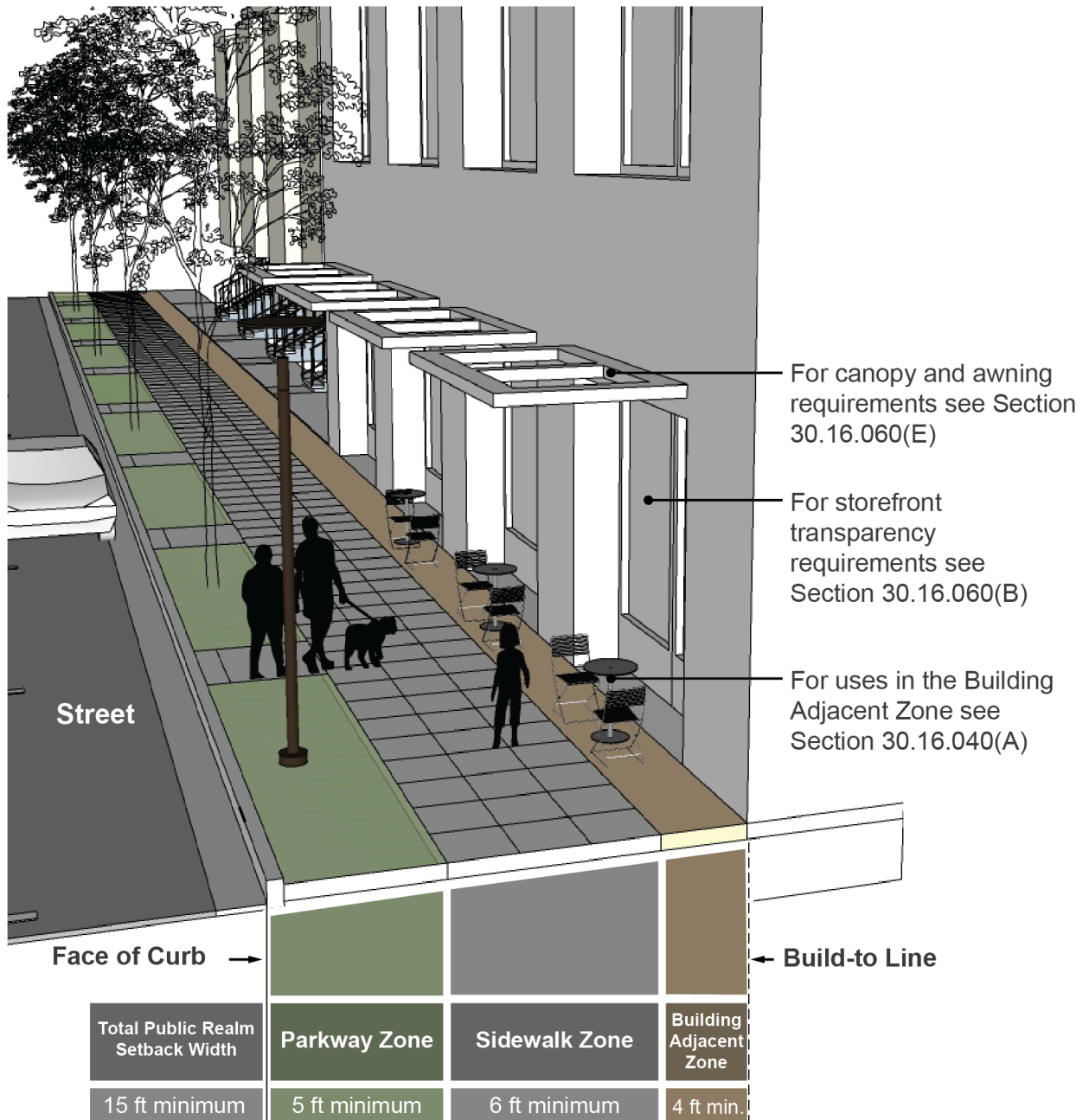
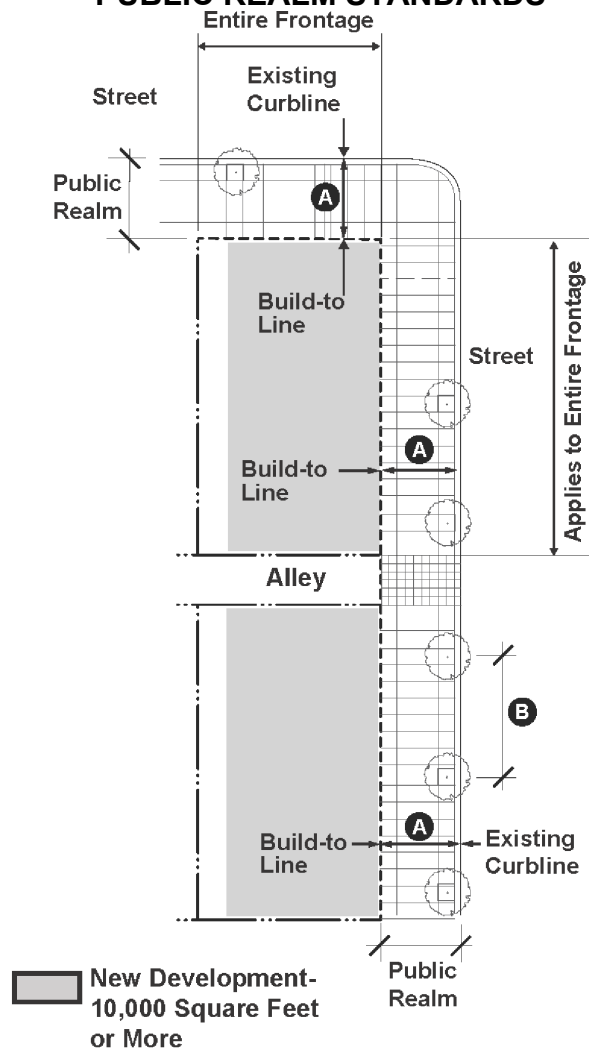


FIGURE 30.16.040-C
PUBLIC REALM STANDARDS



- A** The minimum public realm setback shall be 15 feet.
- B** Street trees shall be spaced a maximum of 25 feet on center.

- 3. Streetscape Standards.** New construction and projects that involve major remodels of nonconforming buildings 10,000 square feet or more, per Section 30.60.040(B)(2), are required to install streetscape elements as follows:
- a. Install sidewalk paving pattern and materials as specified by the City.
 - b. Plant street trees and other landscaping specified by the City, spaced a maximum of 25 feet apart or as required by the City.
 - c. Install light poles and fixtures as specified by the City (see Section 30.16.060 (TOD District Architectural Elements) for additional requirements).
 - d. Install pedestrian curb extensions on designated streets as required by the City.

- e. Install sidewalk furniture (benches, trash receptacles, etc.) as required by the City.
- f. Projects may install sidewalk elements, such as commemorative plaques or artwork, as approved by the City.
- g. Improvements to the public realm adjacent to alleys as specified by the City for all new projects per Chapter 12.12 (Street and Alley Improvements and Dedications).

B. Site Planning: Building Setbacks.

1. Street Front and Street Side Setback Exceptions. In any TOD District, no person shall construct, locate, or maintain within the space between the public realm setback and the build-to-line established by ordinance or by this Title, any building, wall, fence, other improvement, or structure with the following exceptions:

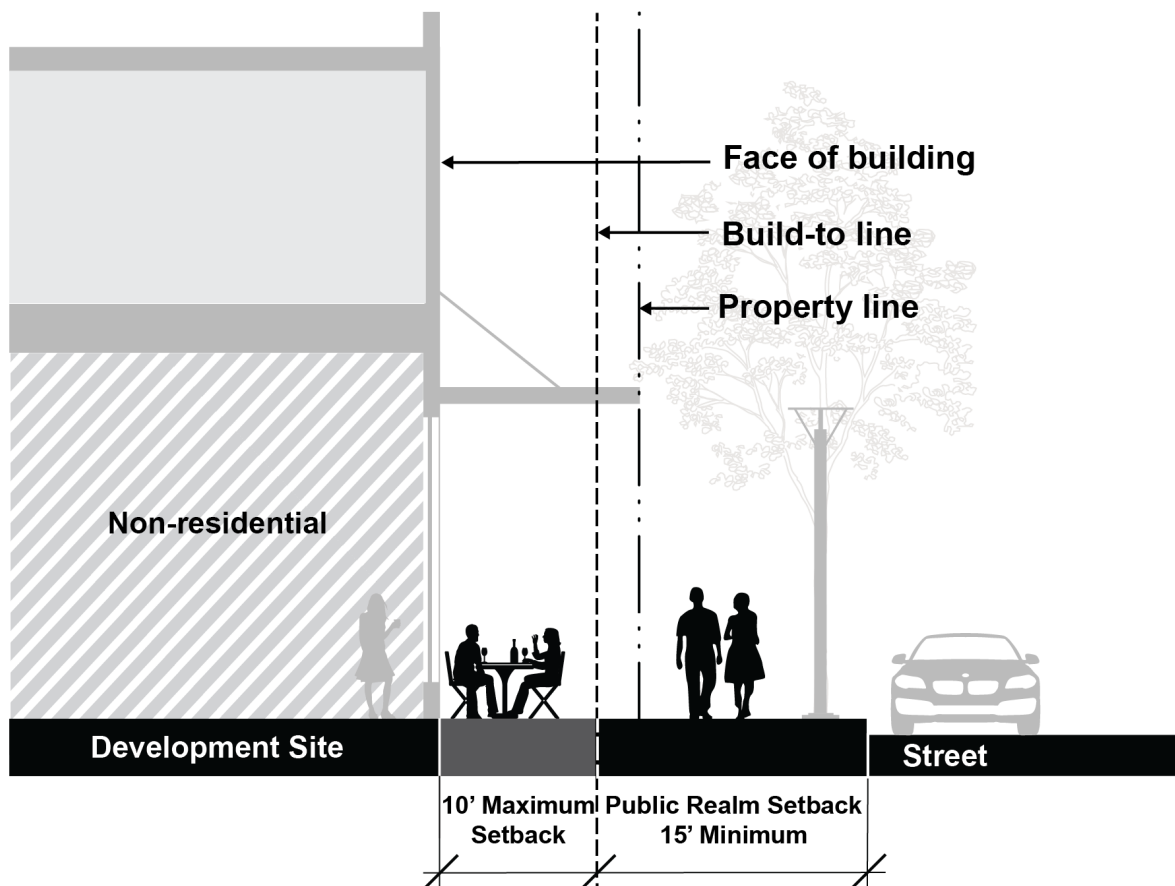
- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;
- b. An awning or canopy may project over a required building adjacent zone. But not over the sidewalk zone.
- c. Flagpoles limited to one per site;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed 18 inches in height;
- f. Necessary railings adjacent to stairways;
- g. Retaining walls, planters or curbs which are not more than 36 inches in height above the ground surface existing at the time of construction;
- h. Subterranean parking garages may extend to the street property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the street property line.

2. Ground Floor Non-Residential Street Setbacks. The following standards apply to all commercial and industrial building street frontages, and ground floor commercial portions of mixed use buildings, in all TOD districts, except for portions of a building fronting areas dedicated as Publicly Accessible Open Space (PAOS) as specified in Figures 30.16-D and 30.16-E.

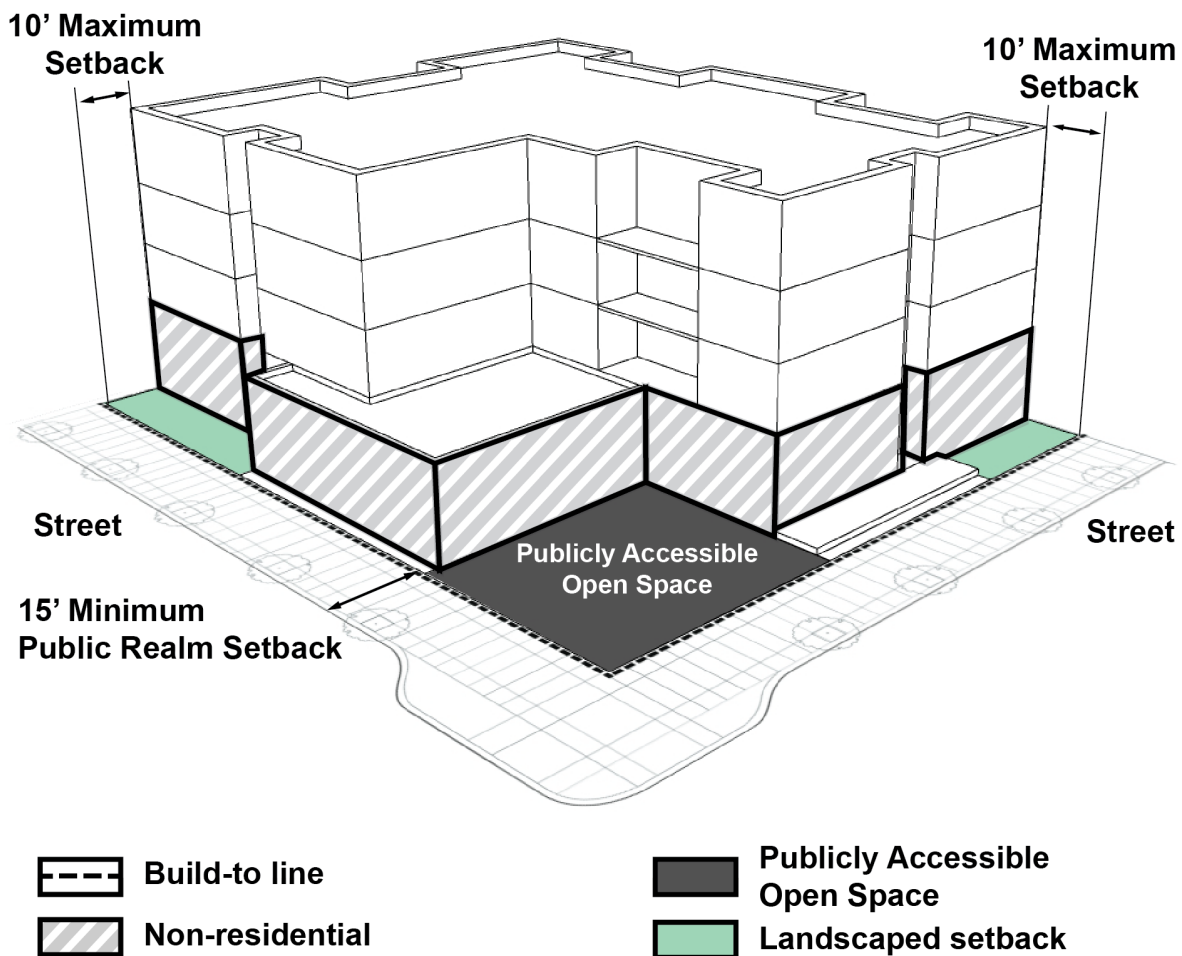
- a. The building shall comply with the Section 30.16.040(A) (Site Planning: Public Realm Standards).
- b. The setback is measured from the public realm build-to line to the ground floor face of the building wall.
- c. There is no minimum setback required from the build-to-line. The maximum setback allowed is ten feet.
- e. Parking, loading, or storage areas are prohibited in the setback.
- f. Setback areas shall be accessible to the public at all hours on all days.

- g. Any setback area greater than two feet in width shall be composed of landscaping, planting beds, lawns, or paving, except for walkways, driveways and outdoor seating areas.
- h. Permanent screening walls or fences greater than three feet in height are prohibited within the setback.
- i. Private spaces within the ground floor setback are permitted. Patios shall be a minimum of four feet in depth and 40 square feet.

**FIGURE 30.16.040-D
NON-RESIDENTIAL USE SETBACK**



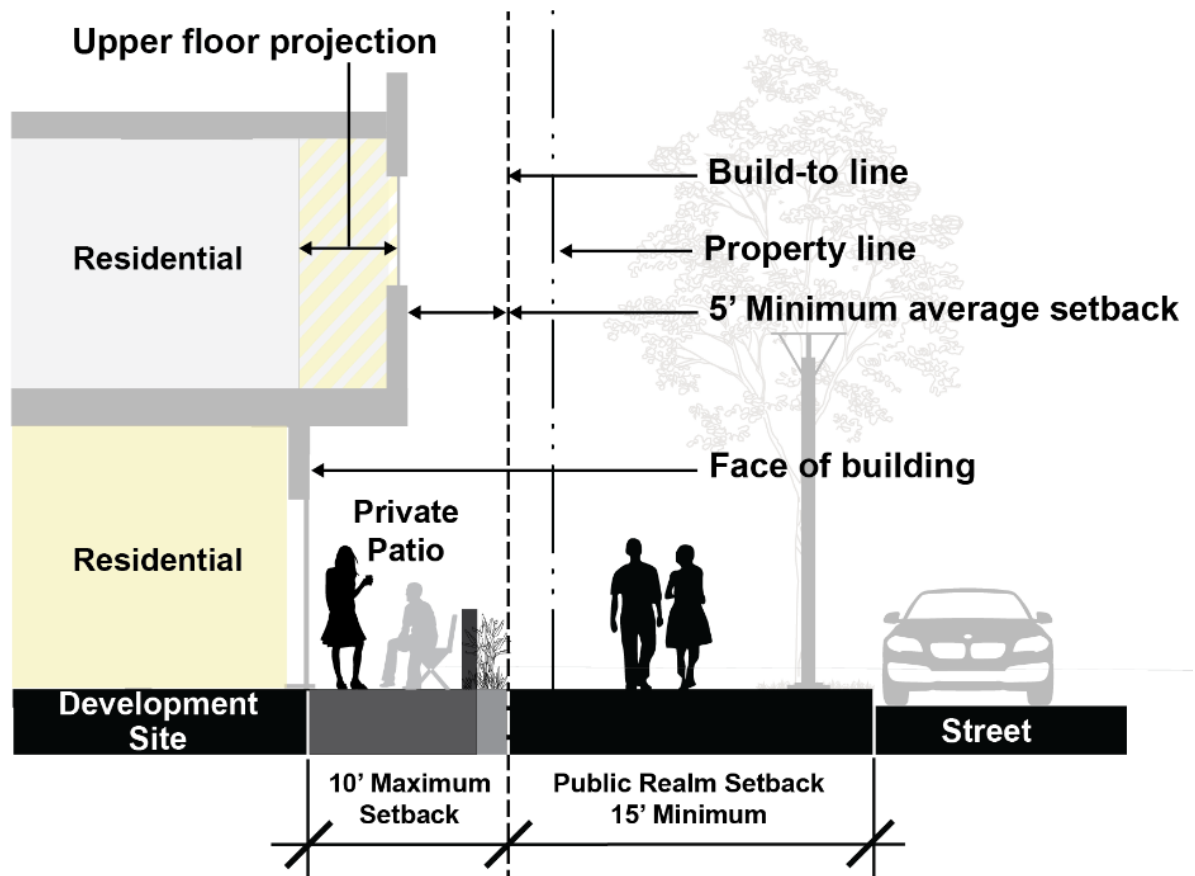
**FIGURE 30.16.040-E
NON-RESIDENTIAL USE SETBACK**



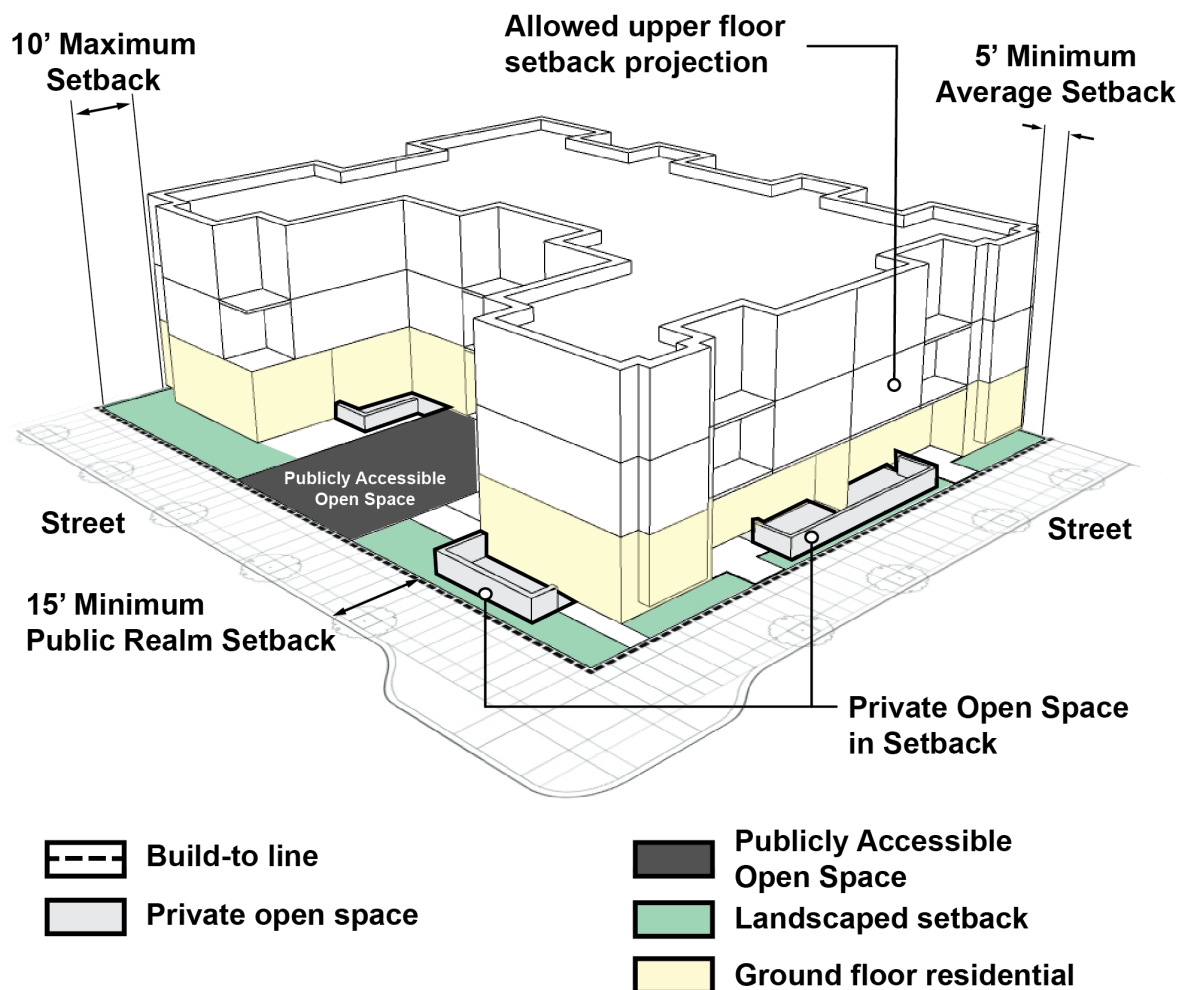
3. **Above-Grade Non-Residential Street Setbacks.** There is no additional setback requirement for above-grade non-residential floors facing streets.
4. **Ground Floor Residential Street Setback Standards.** These standards are applicable for all ground floor residential units adjacent to the public realm. Setback requirements do not apply to façades that are directly adjacent to Publicly Accessible Open Space fronting the public realm. If a setback is required, the setback is measured from the public realm build-to line to the ground floor face of the building wall.
 - a. **At-Grade Ground Floor Residential Uses.**
 - i. A minimum five-foot average setback is required, excluding pilasters, columns, or other architectural articulation projections, not exceeding 12 inches from the adjacent building wall within the ground floor setback. The maximum setback allowed is 10 feet.

- ii. All Building Adjacent Zone areas directly adjacent to at-grade residential units must be landscaped at-grade or include planters (less than two feet in height) except for required walkways and building entrances.
- iii. Decorative paving or landscaping is permitted within the street setback.
- iv. Private residential open space is permitted within the street setback. Private patios shall be a minimum of four feet in depth and 40 square feet.

**FIGURE 30.16.040-F
AT-GRADE RESIDENTIAL USE SETBACK**



**FIGURE 30.16.040-G
AT-GRADE RESIDENTIAL USE SETBACK**

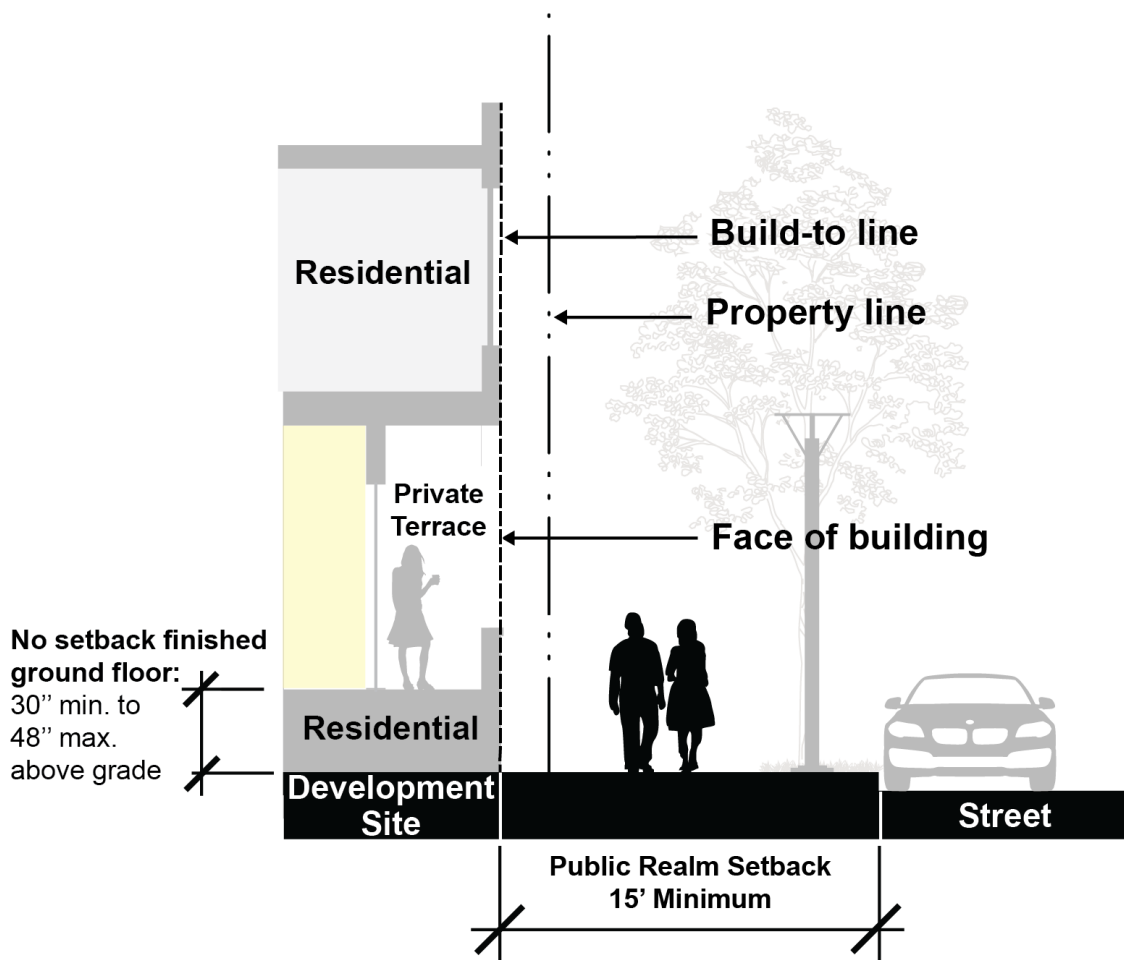


b. Above-Grade Ground Floor Residential Uses. These standards are applicable where the finished ground floor elevation of fronting residential units is above the existing grade of the adjacent public realm.

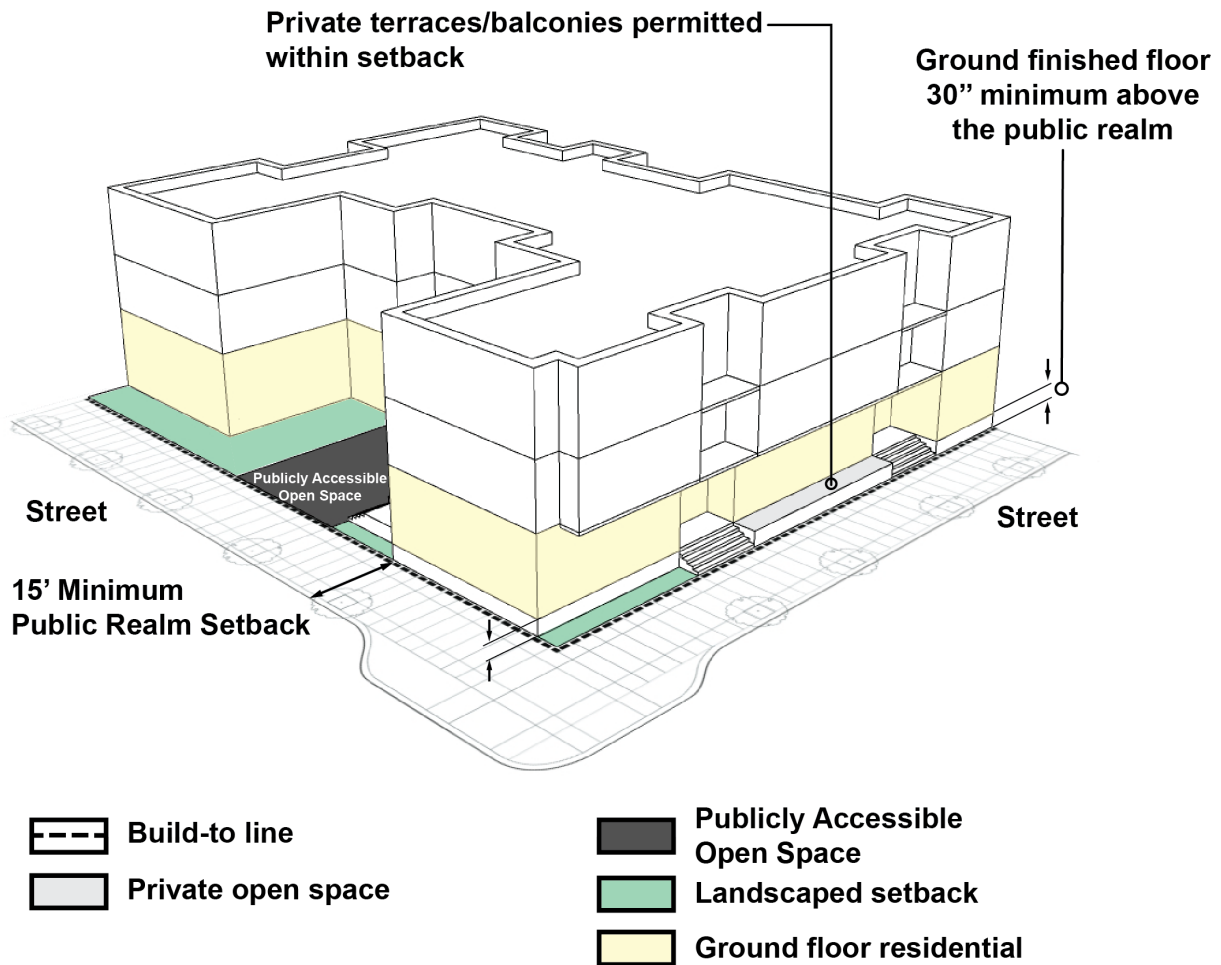
- i. No setback is required. For above-grade residential units that do not have a setback, the finished ground floor shall be between a minimum of 30 inches to a maximum of 48 inches above grade.
- ii. Steps, stoops, porches, terraces, balconies, or a combination of these elements are permitted within the above-grade ground floor residential use setback. For above-grade residential units that are setback for stairs, stoops, porches, terraces or balconies, the ground finished floor shall be a minimum 30 inches above the public realm.

- iii. Private terraces or balconies are permitted within the above-grade ground floor residential use setback and must be a minimum of four feet in depth and 40 square feet.
- iv. The Building Adjacent Zone and any setback provided in front of steps, stoops, porches, terraces, or balconies for above-grade ground floor residential uses shall be landscaped at-grade or include planters (less than two feet in height) except for required walkways and building entrances.

**FIGURE 30.16.040-H
ABOVE-GRADE RESIDENTIAL USE SETBACK**



**FIGURE 30.16.040-I
ABOVE-GRADE RESIDENTIAL USE SETBACK**



5. Allowed Setback Projections for Residential or Mixed Use Buildings.

- a. Upper floors of residential buildings and residential portions of mixed-use buildings are permitted to project, cantilever, or extend within the setback up to 50 percent of the minimum five-foot average setback.

C. Site Planning: Publicly Accessible Open Space (PAOS). All new projects in any TOD Zoning Districts shall provide PAOS in compliance with the following standards:

1. Publicly accessible open space is not required for development sites with frontage widths less than 60 feet.
2. Development sites with street frontage widths 60 feet or greater are required to provide a minimum of 10 percent PAOS of gross site area.
 - a. Exceptions: For projects where a public easement is required in order to comply with the public realm setback standard, the area for the public easement may be excluded from the development site area to calculate the minimum required PAOS. For residential projects where a setback is

required, the area for the required setback may be excluded from the development site area to calculate the minimum required PAOS. See Table 30.16-B for calculations.

3. A minimum of 85 percent of the required PAOS must be in a contiguous space.
4. All publicly accessible open space shall comply with the standards in Section 30.16.070(A).
5. **Exclusions.** The following are excluded from any required publicly accessible open space calculation:
 - a. Required public realm areas.
 - b. Street setbacks.
 - c. Circulation areas (paths of travel, etc.) that exceed 10 percent of the total contiguous open space area.
 - d. Private outdoor dining areas.
 - e. Area occupied by subterranean garage ventilation or utilities (back flow preventers, electric meters, etc.).

D. Site Planning: Parking Design and Access Standards. This Section regulates the location, ingress and egress, screening, and the total lot area allowed for parking. Parking, loading, and vehicular circulation should be located to minimize its visibility from the public realm. Parking required shall be provided in compliance with Chapter 30.32 (Parking and Loading). All off-street parking and loading areas located in the TOD zones shall be designed and developed consistent with the following standards contained in this Section.

1. **At-grade Parking.** The amount of at-grade parking permitted is determined by total street frontage length.
 - a. **At-Grade Parking Area Calculation.**
 - i. **Less than 100 feet of street frontage.** On development sites with less than 100 feet of street frontage, up to 80 percent of the development site area may be occupied by at-grade parking.
 - ii. **More than 100 feet of street frontage.** On development sites with more than 100 feet street frontage, up to 60 percent of the development site area may be occupied by at-grade parking.
 - b. Maximum permitted at-grade parking area shall include:
 - i. Stalls for vehicular parking and loading and circulation lanes.
 - ii. Internal or covered parking access driveways.
 - iii. Parking related facilities such as those that provide ventilation for exhaust or mechanical equipment.
 - iv. Bike parking areas or rooms less than 100 square feet shall not be included in the maximum permitted parking area calculation.
 - c. Required screening for at-grade parking: Refer to Section 30.16.040(3).

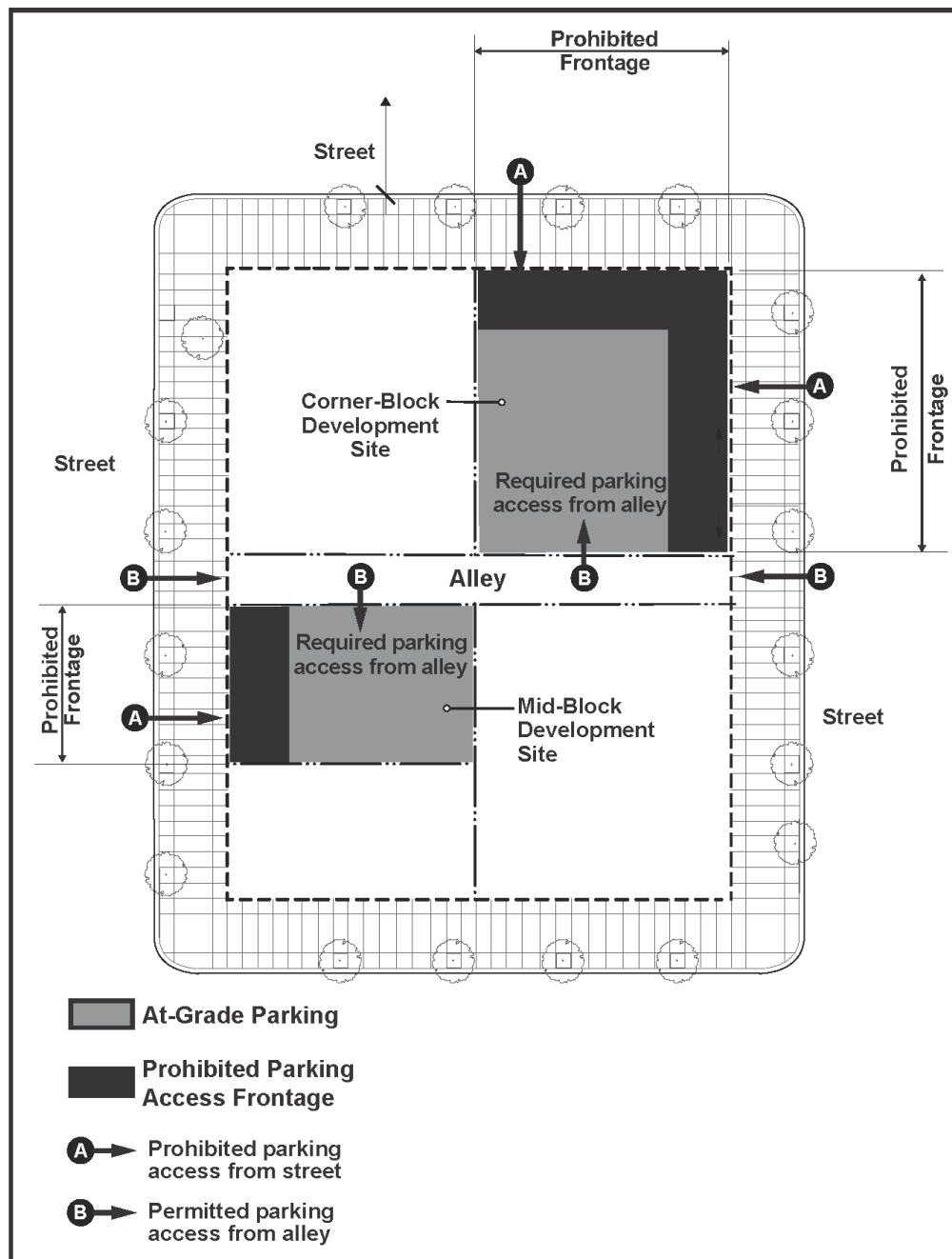
- 2. Driveway Locations.** Driveways for vehicular ingress and egress shall comply with the standards in this Section. The number, width, and frequency of curb cuts and vehicular entries shall be limited to promote street wall continuity and reduce conflicts with pedestrians. Vehicular access should be designed such that it does not discourage or inhibit the pedestrian experience.

a. All Development Sites.

- i. Parking and driveways shall be located toward the rear or side of buildings and away from the public right-of-way.
- ii. Parking access shall be located as far from street intersections as possible to allow for adequate queuing and visibility.
- iii. Drive-thru elements shall be located away from intersections and shall not create a barrier between the sidewalk and building entrance(s).
- iv. Shared or combined vehicular entries for parking and loading are permitted and shall not be more than necessary to allow access in and out of a development site or building. Loading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas, or parking areas.
- v. Separate, distinct, and dedicated vehicular and pedestrian circulation systems shall be provided where possible.
- vi. All driveway entries shall comply with the screening requirements per Section 30.16.040(3) (At-Grade Parking Screening and Parking Garage Openings).

- b. Parking Access from Alley.** Vehicular access to a parking area shall be provided from an alley if the alley has an adequate width to provide such access in compliance with the Department of Public Works standards for alley width and capacity. For development sites without adequate alley access, see Section 30.16.040(2)(c) for parking access standards.

**FIGURE 30.16.040-J
DEVELOPMENT SITE WITH ALLEY ACCESS**



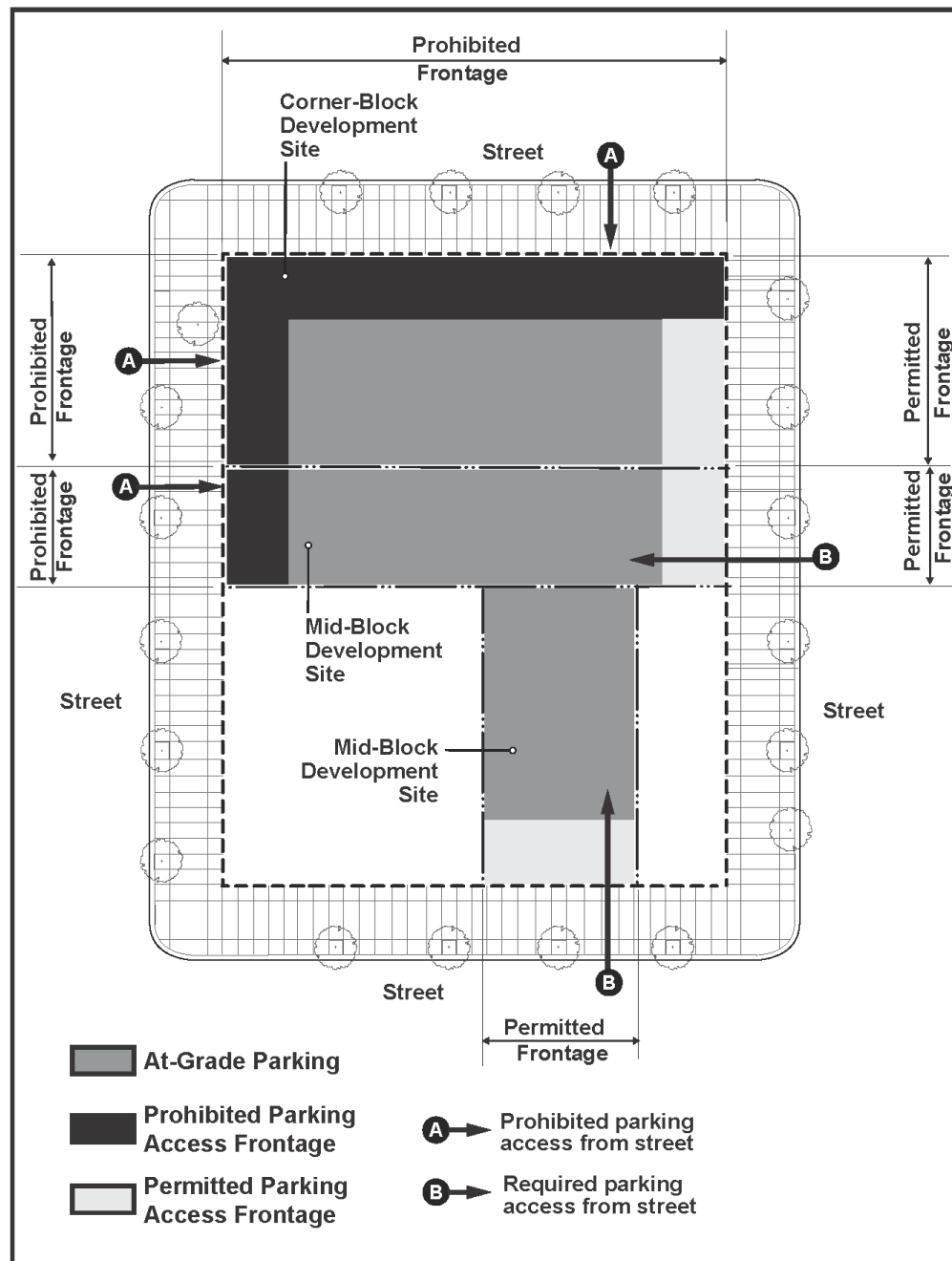
c. Parking Access from Street for Lots without Alley Access. The following standards are applicable to all development sites where no adjacent, adequate alley is present:

- i. Vehicular access to parking areas along any street frontage is prohibited unless access to an alley does not exist or where the Department of Public Works has determined that an alley does not have

adequate width or capacity.

- ii. On single frontage mid-block development sites without an alley and with only one street frontage, parking access shall be from the street.
- iii. On mid-block development sites without an alley and with two street frontages, parking access shall only be from one street frontage.
- iv. On corner development sites without an alley, and which have less than one acre in total gross lot area and less than 200 feet of street frontage, a single driveway is permitted on either side of the development site.
- v. On corner development sites without an alley, and which have a lot area greater than one acre and more than 200 feet of street frontage, two driveways are permitted. These driveways shall be located so that their inside edges are at least 120 feet apart.
- vi. On corner development sites without an alley and more than two street frontages, parking access shall be limited to a single street frontage. A second driveway is permitted for properties with street frontages along San Fernando Road.
- vii. On corner development sites without an alley, parking access should be located as far from the corner intersection as possible.

**FIGURE 30.16.040-K
DEVELOPMENT SITE WITHOUT ALLEY ACCESS**



3. At-Grade Parking Screening and Parking Garage Openings.

- a. **Parking Screening.** All at-grade parking and loading areas shall be fully integrated into the design and form of a project and shall be fully screened from public streets and publicly accessible open space in order to limit the visual and environmental impact of vehicular use areas on the public realm, to the extent appropriate. Except for the minimum ground-level frontage

required for access to parking and loading, no parking or loading areas shall be visible on the ground floor of any building façade that faces a street. At-grade parking screening is required along all interior lot lines, where an occupied ground floor use is not provided. The following screening standards are applicable to all development sites.

- b. Active Ground Floor Use Screening for At-grade Parking.** All street facing building elevations shall comply with the following standards.
 - i. For street frontages with prohibited vehicular access, occupied ground floor uses are required.
 - ii. For street frontages where vehicular access is permitted, occupied ground floor uses are required except for driveway areas and screening walls in compliance with Section 30.16.040(c).
 - iii. For the occupied ground floor uses described above in i. and ii., the active ground floor uses shall have a minimum 20-foot depth, measured perpendicular from the face of the building into the structure, and shall be enclosed, conditioned rooms that are heated, cooled, and ventilated for habitation. Utility rooms, stairs, elevators, storage, bike rooms, or service areas such as trash rooms, laundry, etc. shall not comprise more than 20 percent of the ground floor along the street frontage; the façade of these areas shall be integrated with the overall of the project.
- c. Building and Structure Parking Screening Walls.** All at-grade and above-ground parking not screened by active ground floor uses shall be integrated into the design of the building façade so that it is not visible from any street, except for surface parking lots for non-residential uses located behind the building. All parking levels, except for surface parking lots for non-residential uses located behind a building, must be enclosed by a clad wall (“skinned”) or by other enhanced materials (“screened”) to minimize the appearance of the parking level. The following standards apply:
 - i. **At-Grade Street Fronting Parking Screening Walls.** Street fronting screening walls are allowed for parking located at-grade within a building on a street frontage where vehicular access is permitted. Street fronting screening walls shall not exceed 20 percent or 20 feet in cumulative length, whichever is less, along the street-facing lot frontage where parking vehicular access is permitted. The building parking screening wall frontage shall include architectural form, massing, articulation, material, color, and other treatments such as a vertical living green wall that result in a unified façade composition with the building. The screening wall shall be no less than 75 percent opaque to allow for ventilation and reduce headlight glare.
 - ii. **Parking Structure Screening Walls.** Parking located inside of a structure or beneath an occupied space shall in integrate the architectural elements of the structure.

- d. Parking Garage Openings.** All entrances to parking garages shall comply with the following:
- i. Garage doors shall be provided at all at-grade parking access driveways.
 - ii. Garage doors shall be set back a minimum of three feet from the face of a building.
 - iii. Garage doors shall be integrated into the architectural design of the building or wall to reduce the aesthetic impact on the pedestrian realm.
 - iv. Garage doors shall be at least 50 percent opaque.
 - v. Garage doors shall be closed at all times when vehicles are not entering or exiting.
 - vi. The width of the garage opening shall be as narrow as possible to slow the movement of automobiles and reduce potential conflicts with other modes of transportation.
 - vii. Intercom systems shall be located adjacent to ingress and egress drive lanes and shall not obstruct the vehicular or pedestrian path of travel.
 - viii. Parking garage entrances shall provide voice alert to warn pedestrians that a vehicle is exiting.

30.16.050 TOD District Massing and Scale.

A. Modulation of Height

1. **Step-backs.** Step-back requirements create an appropriate scale of buildings, reduce building massing, shape transitions between neighborhoods, and support high-quality architecture and urban design through modulation and variation in façade length.
 - a. **Applicability.** Buildings greater than 50 feet in height shall provide a street step-back at the upper floor on street-facing elevations. Upper floor step-backs are not required for buildings 50 feet or less in height and elevations directly adjacent to publicly accessible open space.
 - i. The required step-back shall have a minimum average of six feet (see Figure 30.16.050-A).
 - ii. The step-back shall be measured from the adjoining façade of a street-facing building wall below.

**FIGURE 30.16.050-A
UPPER FLOOR STEP-BACKS**

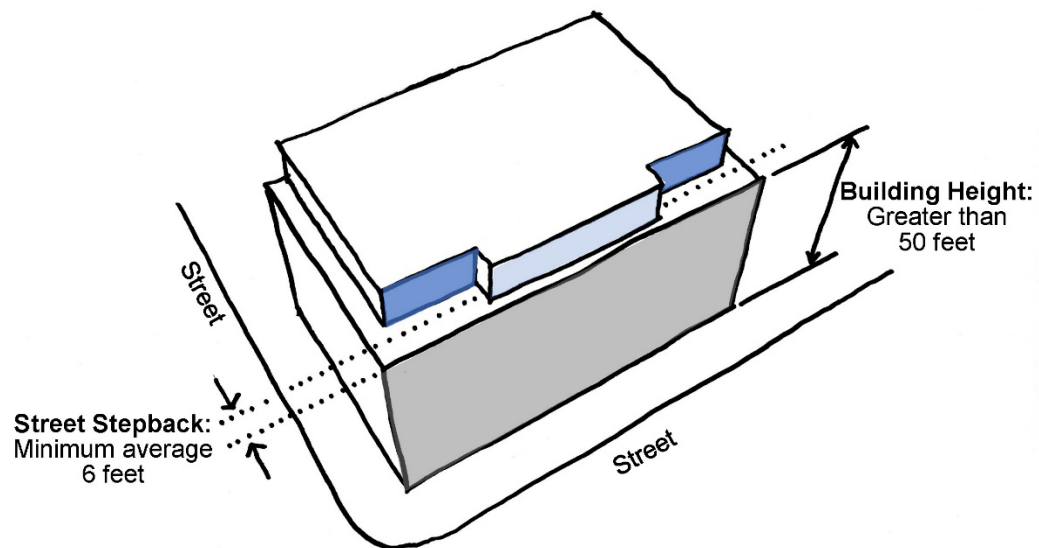
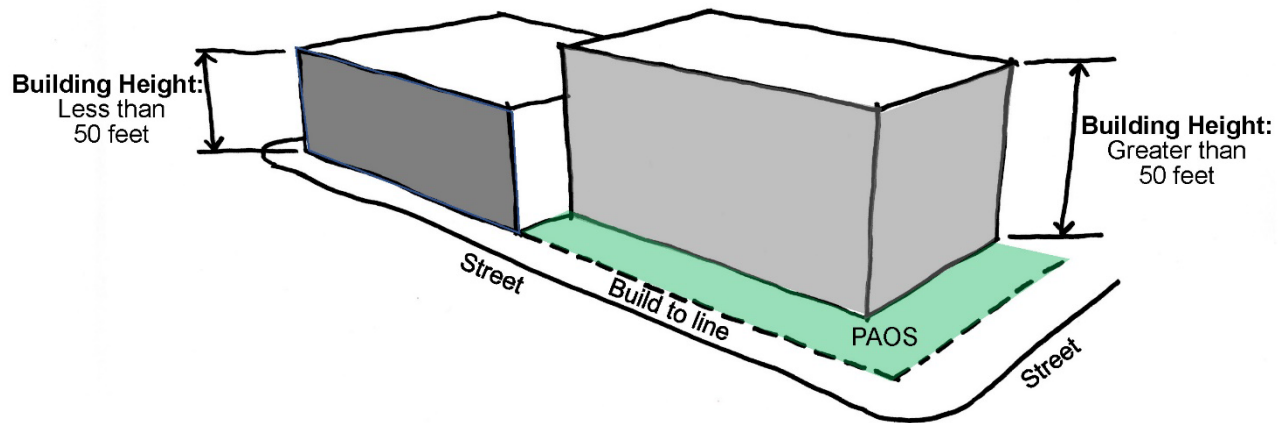


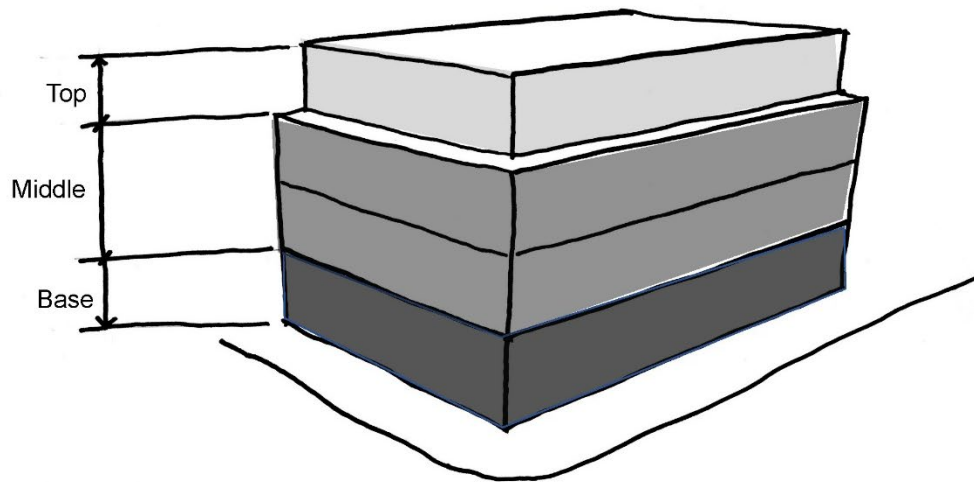
FIGURE 30.16.050-B
NO STEP-BACK FOR BUILDINGS LESS THAN 50 FEET IN HEIGHT AND
BUILDINGS ADJACENT TO PUBLICLY ACCESSIBLE OPEN SPACE (PAOS)



B. Façade Modulation.

1. **Vertical Modulation.** Building layers comprised of a base, middle and top help to break up the massing and clearly express building function and uses. The base is composed of the ground floor (the ground floor height of non-residential buildings shall have a minimum floor-to-floor height of 15 feet). The middle is the portion of the building between the second floor and the upper floor step-back. Middle floors are permitted to step-back. The top is composed of the uppermost floor of a building. For buildings six floors or greater, the top two floors may constitute the top of the building.
 - a. **Applicability.** Each street-facing façade for buildings four floors or greater shall be composed of a clearly distinguishable base, middle, and top. Buildings three floors or less do not have to provide a differentiated base, middle, and top.
 - b. Additional articulation of the base, middle, and top, shall be achieved by incorporating at least one of the following:
 - i. Changes in façade materials, textures, and color, as identified in Section 30.16.060 (Architectural Elements).
 - ii. Changes in type, size, number, and arrangement of façade doors and windows, permitting no more than two different types, sizes and arrangements of façade doors and windows for each base, middle, and top elements of a building.
 - iii. Use of functional and/or decorative horizontal façade projections or recesses at transition lines between the base, middle, and top.
 - iv. Changes in floor-to-floor heights at the second floor or above.

**FIGURE 30.16.050-C
TRIPARTITE VERTICAL MODULATION**

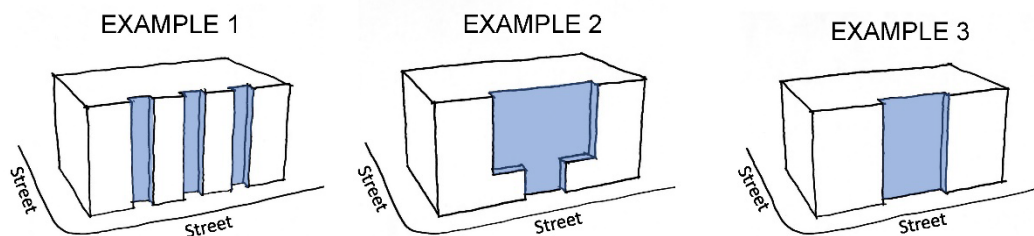



2. Horizontal Modulation. Articulation across a building façade helps to break up the massing horizontally. The following standards relate to required horizontal modulation for both street-facing and interior elevations.

a. Street-facing Horizontal Modulation.

- i. **Applicability.** Each street facing or publicly accessible open space façade for building elevations greater than 60 feet in length shall comply with the horizontal modulation standards below. Horizontal modulation standards apply to all portions of street-facing facades except for upper floor step-backs. Horizontal modulation is not required for street-facing facades less than 60 feet in length.
- ii. At least 30 percent of the area of a street-facing façade shall be divided into façade planes that are offset by at least a minimum average depth of 24 inches from the rest of the façade. Façade area used to meet this standard may be recessed behind, or project out from, the primary façade plane and may be in one continuous section or a combination of sections across the façade.

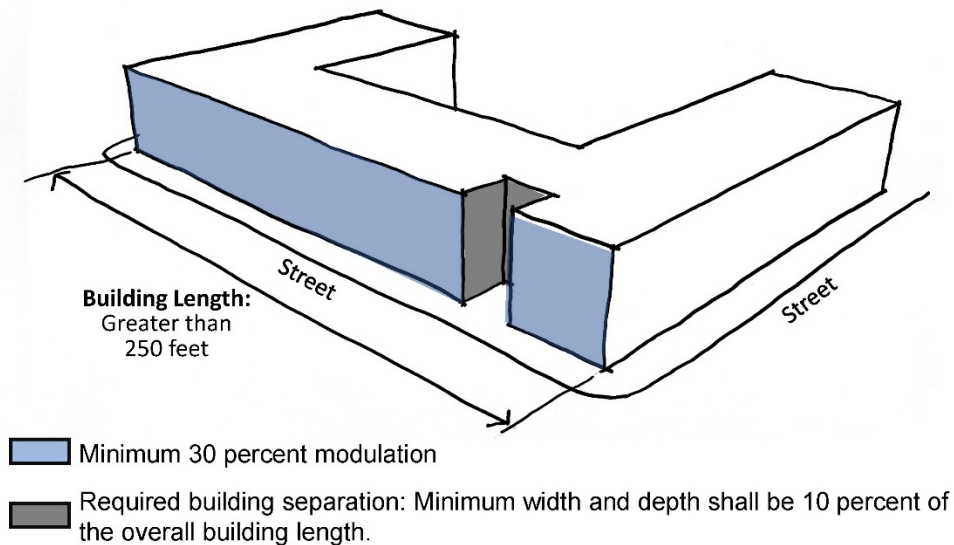
**FIGURE 30.16.050-D
STREET FACING HORIZONTAL MODULATION**



 Minimum 30 percent modulation

- iii. For street-facing facades with building elevations 250 feet or greater in length, a minimum of one building separation shall be provided, in addition to the horizontal modulation required above (ii). The separation shall be a minimum width and depth of 10 percent of the overall building length and shall extend the height of the building façade from the adjacent grade to the step-back floor, if required.

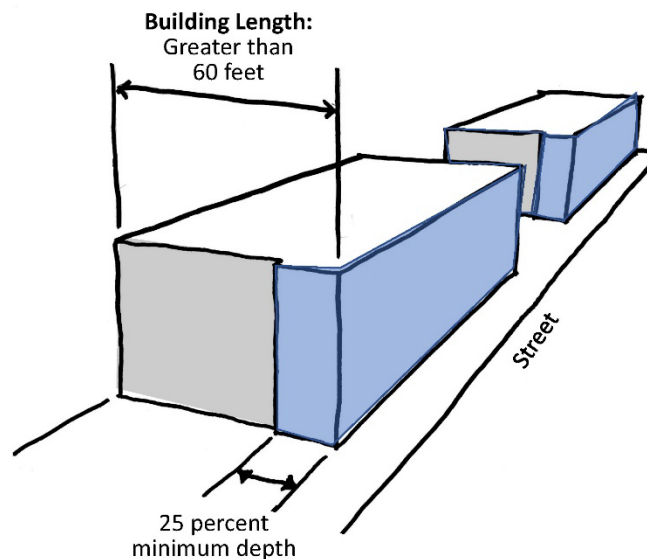
FIGURE 30.16.050-E
STREET FACING HORIZONTAL MODULATION



b. Interior Horizontal Façade Modulation.

- i. **Applicability.** Interior building frontages greater than 60 feet in length shall comply with the interior horizontal façade modulation standards below.
- ii. Façade treatment and materials of street-facing elevations shall wrap around each interior building corner a minimum depth of 25 percent of the total interior façade length measured from the corner of the building.
- iii. The wrapped façade materials shall terminate at a corner junction to alleviate the appearance of a wallpaper application. Unbroken, solid wall planes greater than 30 feet in length along the remaining interior façade elevation are prohibited.

FIGURE 30.16.050-F
INTERIOR HORIZONTAL FAÇADE MODULATION



c. Corner Elements.

- i. **Applicability.** For buildings located at two street intersections a distinct corner element shall be required.
- ii. The corner element shall be differentiated by height and design features from the primary massing of the building.
- iii. For additional design standards see Section 30.16.060 (Architectural Elements).

30.16.060 TOD District Architectural Elements.

A. Architectural Elements: Façade Materials and Colors. Materials are a significant feature of design and are used to establish a unique aesthetic quality and character of a building. Materials are essential to diminish the massing and scale of a building and reinforce the base-middle-top principles of quality design. Materials at the ground floor, or base, should reinforce the pedestrian character of the public realm and employ materials that are of a human-scale. Human-scale shall be defined as a built environment designed and scaled for use by the average person. As building height increases, larger scale materials may be appropriate. Except when directly abutting an existing building on- or off-site, all facades shall comply with the following materials and colors standards:

1. All building elevations, including public realm, publicly accessible open space, and alley fronting walls, shall be treated equally with high-quality and human-scaled materials to provide depth and contrast in color.
2. All exterior wall facades shall have a minimum of two cladding materials.
3. All projects shall avoid a monotone color palette.
4. Facades shall include colors or material changes that correlate with massing and scale, and façade modulation standards. Changes at building base, middle, or top divisions or with horizontally articulated façade recesses or projections shall be emphasized.
5. All building facades regardless of location, shall be constructed with durable materials, that can withstand significant deterioration, decay, or discoloring due to wear or weathering. Materials that are short-lived or insubstantial, such as unfinished wood for exterior use, shall not be permitted.
6. Non-durable synthetic stucco - Exterior Insulating Finishing Systems (EIFS) shall be prohibited at the ground floor level for all buildings.
7. Above the ground floor, no more than 60 percent of any building total façade area shall be clad with synthetic stucco-EIFS.
8. Street level materials shall be human-scaled such as brick, block, wood, stone, and others to provide a high-quality aesthetic and diversity in building design.
9. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element. All new buildings shall feature internal leaders and architecturally integrate vents on all street-facing elevations. Wherever possible, exterior vents shall be integrated into soffits or ceilings of balconies.

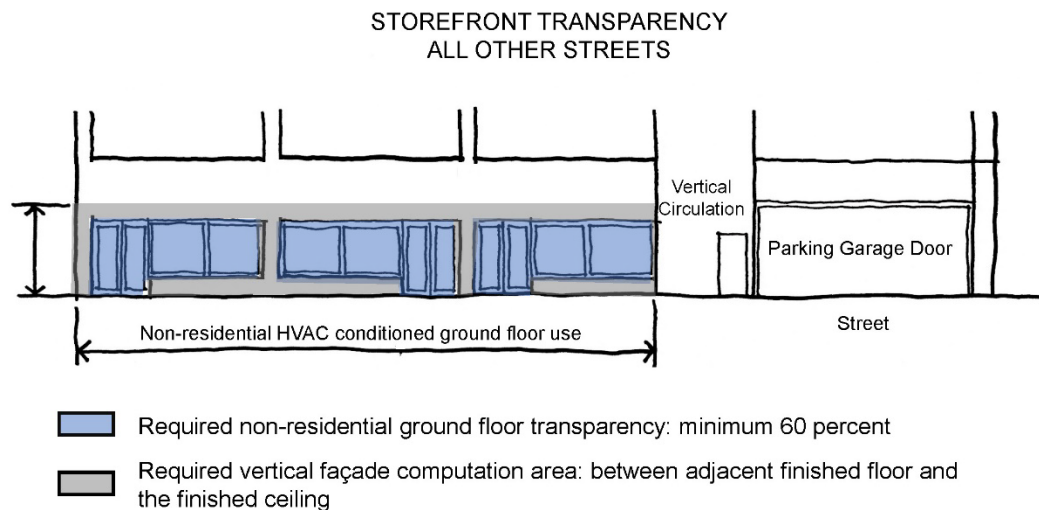
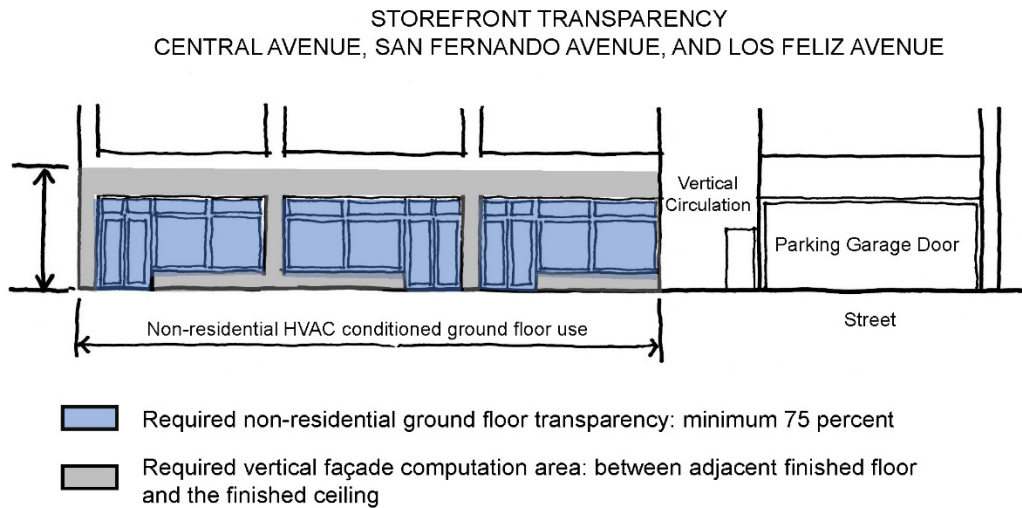
B. Architectural Elements: Storefront Transparency. All non-residential façades shall be designed to engage the street and generate activity and transparency between the pedestrian realm and businesses. This section does not apply to residential façades. All non-residential façades shall comply with the following transparency standards:

1. Façades that face the street or publicly accessible open space are required to provide a minimum of 75 percent transparency along Central Avenue, San Fernando Road, and Los Feliz Road, and a minimum of 60 percent transparency

on all other streets, comprised of glazed and transparent doors and window openings, as required below.

2. No dark-tinted or opaque glazing for any required wall opening (i.e., doors and windows) along street level facades is allowed, except that spandrel glass, façade mounted public art or living landscaped green walls, or combination thereof, may be used to count towards a maximum of 25 percent of the required 75 or 60 percent transparency standard, as applicable. Dark-tinted and opaque windows shall be defined as having less than a minimum visible transmittance of 70 percent, including any tint, treatment, or application on glazing in accordance with standards established by the National Fenestration Rating Council.
3. Where it is infeasible to provide glazing, such as a parking garage, trash room, mechanical room, or electrical room, landscaping with a minimum dimension of 18-inches in depth and a width equivalent to 75 percent of the wall, where door access is not required, shall be provided to soften the appearance of a blank wall on the ground floor. Landscaping shall be composed of tall shrubs with a minimum mature height of four feet or climbing vines to achieve a wall screening.
4. The following shall be used to determine the required façade transparency area:
 - a. The horizontal length of the frontage shall only include the HVAC-conditioned non-residential portions of the façade that are located on the ground floor and front a street or publicly accessible open space.
 - b. The horizontal length measurement excludes any ground floor residential use frontages, stairs and elevator shafts, loading, storage, parking access driveways, or garage doors.
 - c. The vertical height of the façade frontage used for calculating the transparency requirement shall be measured between the adjacent finished floor and the finished ceiling.
 - d. All window and door parts including the frame, jamb, head, sill, mullions, muntins, and glazing shall comprise an opening. Any decorative window or door trim around the window or door frame shall be not included as part of the opening calculation.

FIGURE 30.16.060-A
NON-RESIDENTIAL STOREFRONT TRANSPARENCY STANDARDS

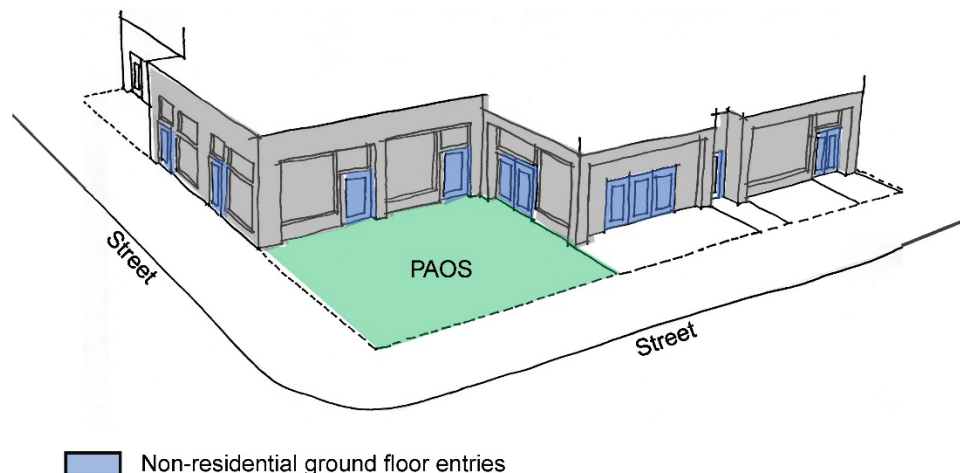


C. Architectural Elements: Building Entries and Lobbies. Building entries and lobbies provide visual cues to building entrances and landmarks for pedestrians. Entries and lobbies can be used to create visual interest and modulation in a building façade. Building entries and lobbies shall be designed to create landmark visual reference points and emphasize the importance of the building entrance by compliance with the following standards:

- 1. All Building Entries and Lobbies.** The following standards apply to all ground floor elevations of a building.
 - a. Entries and lobbies shall incorporate at least one design feature such as a canopy, marquee, or other form of weather protection that creates visual prominence.

- b. At least one distinct paving materials shall be incorporated to differentiate the primary entrance path, distinct and unique from the adjacent paving materials.
 - c. Entries shall provide universal and American Disabilities Act (ADA) compliant access through a continuous and unobstructed way of ingress and egress from any primary entries to the public right-of-way or usable publicly accessible open space. Ramps or wheelchair lifts (elevator) shall be architecturally integrated into the design of the building.
- 2. Non-Residential Building Entries.** The following standards apply to all ground floor, non-residential portions of a street- or publicly accessible open space-facing elevations of a building. For non-residential uses, the primary entrance of a building is defined as the door or doors which provide public access to a lobby or ground floor occupancy.
- a. Primary entries shall be directly accessible from the public realm or publicly accessible open space. Primary entrance(s) that front publicly accessible open space shall have direct sightlines and a path of continuous and unobstructed pedestrian access to the public realm.
 - b. The primary non-residential use entrance(s) shall not be located adjacent to an alley, parking, or service driveway.
 - c. For lobbies, a recess or projection a minimum of four feet in depth is required to delineate the building lobby from the balance of the facade.

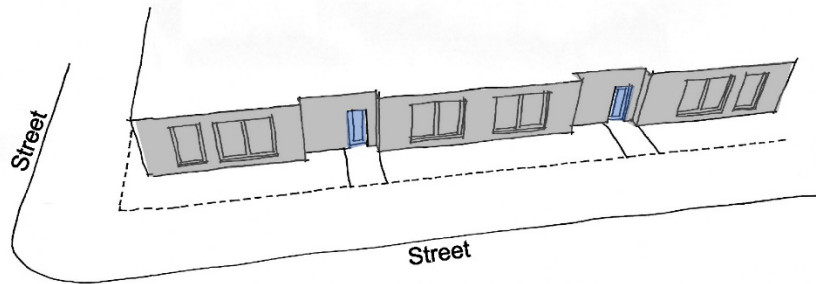
**FIGURE 30.16.060-B
NON-RESIDENTIAL BUILDING ENTRIES**



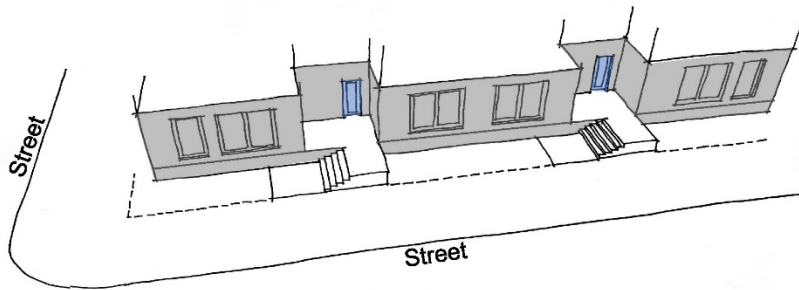
- 3. Residential Building Entries.** The following standards apply to the ground floor residential portions of street- or publicly accessible open space-facing facades of residential or mixed-use buildings. For residential uses, the primary entrance of a building is defined as a door or doors which provide primary access to a ground floor residential lobby. Individual entries are also permitted for private residential units.
- a. Multi-family residential building lobbies shall be located at the ground floor and directly accessible from the public realm, publicly accessible open space, or residential setback. Primary entrance(s) that front publicly accessible open space shall have direct sightlines and a path of continuous and unobstructed pedestrian access to the public realm.
 - b. Primary entries are prohibited from alleys, driveways, at-grade parking lots, or parking structures.
 - c. Individual unit entries fronting the adjacent public realm shall be setback a minimum of five feet from the build-to line.
 - d. Individual residential entries are permitted to be accessed directly from the public realm and shall have a minimum walkway, ramp, and/or stairs width of four feet for single unit entries.
 - e. Entry porches, stoops, and terraces, not including stairs, shall be a minimum of 20 square feet.

FIGURE 30.16.060-C RESIDENTIAL ENTRIES

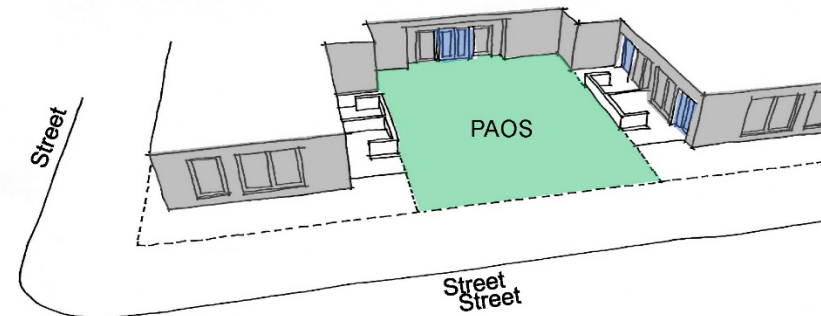
EXAMPLE 1: AT-GRADE



EXAMPLE 2: ABOVE-GRADE



EXAMPLE 3: PUBLICLY ACCESSIBLE OPEN SPACE



 Residential ground floor entries

- D. Architectural Elements: Corners.** Corner elements enhance the aesthetic quality of a building and can provide a visual terminus or prominence at a primary entrance. An enhanced corner creates variation in building massing and provides an opportunity

to establish a sense of place within the public realm through the incorporation of key design features. All corner elements shall comply with the following standards:

1. Corner elements shall be located at the intersection of two public rights-of-way, and not located near alleys, or mid-block.
2. Corner elements shall be off-set in height than the overall building mass in either direction.
3. At least one unique or distinct paving material shall be provided at a corner element to emphasize its prominence and importance within the public realm.
4. Enhanced canopies or marquees shall be provided to help create a sense of enclosure within the public realm.
5. Plazas may also be used to create a unique corner element and shall be developed per the standards outlined in Section 30.16.070 for publicly accessible open space.

E. Architectural Elements: Canopies and Awnings. Canopies and awnings function as an extension of the public sidewalk, providing shelter from inclement weather, shade, and a sense of enclosure to the public realm. Canopies and awnings also provide a visual reference to entrances or other important facade elements. All new canopy and awning installations shall comply with the following standards:

1. A minimum of 50 percent of the street elevations for ground floor non-residential uses shall include canopies or awnings, except when the non-residential uses are recessed from the floors above by an arcade a minimum of six feet.
2. Public realm fronting canopies or awnings shall be installed a minimum of nine feet above public realm grade and a maximum of 14 feet above the public realm grade, measured from the bottom of the canopy or awning to the adjacent grade.
3. Ground floor public realm fronting canopies or awnings are permitted to project a maximum of four feet beyond street front property lines. Any canopy supporting posts or columns are prohibited within the public realm.
4. Upper floor awnings or canopies are permitted over windows or balconies.
5. No more than two canopy or awning materials and or colors shall be utilized. Materials and colors of all canopies or awnings shall be complimentary with the overall building massing and scale, and facade material and color palette.
6. Interior-illuminated vinyl awnings are prohibited. Any integrated light fixture within a canopy or awning shall direct light downward toward the sidewalk or facade.

F. Architectural Elements: Balconies. Balconies provide important outdoor private space for residential units. When designed well, they can provide visual interest to façade designs, in addition to depth and rhythm. Alternatively, balconies can also create a negative repetitive quality when they are designed identically or have the appearance of being “added-on” to a facade. All new balconies shall comply with the following standards:

1. All balconies shall be recessed into the adjacent building façade plane. The maximum projection shall be 50 percent of the balcony's full depth or five feet, whichever is less.

2. No balconies shall project over the public right-of-way or sidewalk, as identified in Section 30.16.040 (Site Planning: Public Realm Standards) not including the portion of the building setback behind the property line.
3. All balconies shall include facias and soffits, and whenever possible, venting systems shall be built into the soffits.

G. Architectural Elements: Fenestration. Fenestration is the arrangement, proportioning, and design of windows and doors in a building. Well implemented fenestration patterns foster an identifiable building character and promote quality design. Window designs enhance façade modulation and emphasize changes in scale and materials. All fenestration patterns, including any glazed openings, window, and door frames shall correlate with massing and scale standards in Section 30.16.050 (TOD Massing and Scale). Window and door openings shall comply with the following standards:

1. **Residential.** For residential uses, a minimum of 50 percent of all window and door openings between the ground floor and 50 feet above grade shall be recessed a minimum of four inches. The recess shall be measured from the outer face of the window or door glazing to the outer edge of the primary façade cladding surface. Internal grid windows are prohibited.
2. **Non-Residential.**
 - a. Ground floor storefront or curtain wall windows and doors systems shall be limited to a maximum of 50 feet in length.
 - b. Storefront systems and curtain walls shall be recessed a minimum of six inches from the primary façade, columns, or pilasters of the building where buildings are constructed at the build-to line.

H. Architectural Elements: Freestanding Walls, Fences, and Gates. Freestanding walls, fences, and gates define and screen yards, walkways, and outdoors areas. Design of all freestanding walls, fences, gates shall minimize the visual impact of parking facilities, provide privacy, and security. As such, the design of such barriers must be considered when addressing the streetscape experience. All walls, fences, and gates shall comply with Chapter 30.30.010 and the following standards:

1. The design of all freestanding fences, walls, gates, and garage doors shall match be integrated with the overall site design with high levels of transparency facing the public right of way, with the exception of alleys.
2. All freestanding exterior security gates or fences shall be located a minimum of two feet behind any build-to line or street-fronting building façade.
3. All freestanding at-grade parking lot screening walls and fences shall be a minimum of four feet and a maximum of eight feet in height. All driveway gates fronting the public realm shall be equipped with vehicle activated warning beacons, bells and light devices.
4. Chain link fences are prohibited.
5. No freestanding parking screening fences or walls shall front on any publicly accessible open space.

- I. Architectural Elements: Trash Enclosures.** Trash enclosures are necessary to ensure that trash areas are properly screened from public view. Trash enclosures shall comply with the Section 30.30.030 and the following standards:
1. Trash collection areas shall be designed, located, or screened so as not to be readily identifiable from adjacent streets.
 2. Where possible, trash enclosure shall be enclosed within the building.
 3. Trash enclosures are not permitted adjacent to any publicly accessible opens space area.
 4. Sizes and dimensions of trash enclosures shall be regulated by the Building and Safety and Integrated Waste Divisions.
- J. Architectural Elements: Utilities.** Utilities are necessary to the function and operation of any building. They can also, when not properly integrated, detract from the aesthetic quality of an urban environment or pose hazards to pedestrians. All utility installations shall comply with the following standards:
1. All mechanical equipment, including electrical and gas meters, shall be architecturally screened from view.
 2. All above-grade utility boxes shall be stainless steel or wrapped with an artistic application.
 3. Gas, water, and electrical meter panels are prohibited to project into the public realm. Gas, water, and electrical utilities shall be integrated into the building facade and not freestanding.
 4. Electrical transformers shall be either underground, enclosed within the building, or placed behind the building so as not to be visible from any public right-of-way. Electrical transformers shall be located adjacent to alley wherever present.
 5. If electrical transformers are located fronting the public realm, transformers shall be enclosed and incorporated as part of the building façade or screened by a combination of landscaping and walls or fencing to be approved by the City.
 6. Electrical transformers, mechanical equipment, backflow prevention devices, and other utility equipment shall not be located within or directly adjacent to a designated publicly accessible open space.
- K. Architectural Elements: Outdoor Lighting.** Lighting can create a unique aesthetic, highlight the design of a building, provide illumination for business operations, and enhance safety for pedestrians and other users. All new lighting shall comply with the following standards:
1. Outdoor lighting of buildings and landscaped and paved site areas shall be provided for aesthetic, utility, and security purposes.
 2. The design of outdoor lighting shall minimize obtrusive impacts of light glare, pollution, and trespass.
 3. Outdoor light fixtures shall be fully shielded from the top so that light is directed downward and confined to the development site. Outdoor light shall not spill over onto adjacent properties or the public realm.
 4. All motion sensing light fixtures shall be fully shielded.

5. Outdoor flood lighting, search lights, and laser source high intensity lights shall be prohibited, except for emergency use by police, fire, or medical personnel.
6. Lighting shall not exceed the maximum permitted building height of the applicable TOD district. Lighting for uncovered parking areas, vehicle accessways and walkways shall not exceed a height of sixteen (16) feet. and the current Glendale Building & Safety Code.

- L. Architectural Elements: Rooftop Equipment.** All rooftop equipment shall comply with Section 30.30.020.B. (Rooftop equipment) that is not able to be concealed within the architecture of the building shall be located towards the center of the roof and screened from view behind a parapet wall or through the use of screens. Solar energy equipment, as defined in this title, shall not be considered rooftop equipment.
- M. Solar energy equipment.** All solar energy equipment must comply with Section 30.30.050 (Solar energy equipment).

30.16.070 TOD District Open Space and Landscaping.

A. Publicly Accessible Open Space Standards. Well-designed open spaces are vital to an urban environment to provide relief and landscaping in contrast to the built forms and streets. The following standards have been identified to encourage the creation of publicly accessible open space, as well as outdoor activity areas in conjunction with private development.

1. Applicability. All new development on lots with a street frontage greater than 60 feet in width shall provide a minimum of 10 percent of gross site area as publicly accessible open space, per Section 30.16.040 (TOD District Site Planning).

2. General Standards.

- a. The design of open space shall be integrated into the overall design concept of new development, surrounding buildings, and existing open space.
- b. All required publicly accessible open space shall be at the same elevation as the adjacent street level sidewalks and ADA/universal access compliant.
- c. A minimum of 85 percent of the required publicly accessible open space shall be in a contiguous space.
- d. A minimum of 90 percent of all publicly accessible open space shall be open to the sky. No building projections may occupy or project into this space at any level of the building.
- e. Paseos, provided as publicly accessible open space, shall be open to the sky a minimum of 75 percent.
- f. A combination of paved and/or landscaped open space seating, gathering, or circulation areas are permitted in the PAOS except not greater than 10 percent of the contiguous open space shall be composed of circulation areas (paths of travel).
- g. PAOS shall be open and accessible to the public at a minimum from 7 AM to 10 PM. Signage shall identify the open space as a public amenity and the hours of accessibility.
- h. Security fences, walls, and gates shall not obstruct access from the public realm.
- i. Raised planters shall not be located along the perimeter of the required PAOS and used to privatize the open space.
- j. Applicants will be required to enter into a statutory development agreement or covenant with the City, specifying that any required publicly accessible open space area shall comply with the intent and standards of the open space regulations.

2. Publicly Accessible Open Space Courtyards and Plazas. Publicly accessible open space courtyards and plazas are outdoor rooms designed for public use and are defined by surrounding buildings and/or streets. The primary functions of a courtyard or plaza is to provide an opportunity for people to engage in diverse social interactions and activities, establish public spaces for relief and relaxation, expand and reinforce the public realm, and contribute to the livability of the

Tropico TOD Districts. During the overall project design process, the proposed use and design of courtyards and plazas should be explicitly defined and shall comply with the established design standards.

- a. **Dimensions.** Publicly accessible open space courtyards and plazas shall have a minimum area of 1,200 square feet and minimum dimensions of 30 feet by 40 feet, except if the required area is less per Section 30.16.040(C). In such instances, the length of the courtyard or plaza shall be approximately the same as its width.
- b. **Accessibility.**
 - i. Courtyards and plazas shall be adjacent and open to a public street and sidewalk of a primary building façade, on one or two-sides (courtyard or plaza) with an unobstructed opening dimension of 30 feet on any open side, unless as noted. An alley shall not be considered a public street.
- c. **Materials.**
 - i. Courtyards and plazas shall be of high-quality materials. Careful detailing shall include consideration of materials, their durability and appearance. No more than 25 percent of the area may be paved in standard concrete.
 - ii. Street-level facade materials and colors standards (see Section 30.16.060) shall be applied to façades that front onto publicly accessible open space.
- d. **Landscaping.**
 - i. At least 25 percent of the courtyard surface shall be landscaped with live vegetation. Shade trees and gardens are strongly encouraged. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.
 - ii. A minimum of one 36-inch box shade tree shall be provided per 600 square feet of public open space in a planting area of at least six feet in length, six feet in width, and three feet deep. At the time of planting, trees shall be at least 12-feet tall with a two-inch caliper, six inches above the topmost root.
 - iii. A maximum of 25 percent of the required landscaping shall be in raised planters and not located on the streetside perimeter; the remaining planting areas shall be at the same elevation as the adjacent paving. Planted areas may berm up within the perimeter at no more than a 3:1 slope. Minimum planting and soils area shall be 24-inch by 24-inch by 24-inch. Where a tree is planted the minimum area and depth shall be increased to 42-inch by 42-inch by 36-inch. Planters should have a 12-inch ledge for seating.
 - iv. The property owner or agent shall maintain open space and landscaping in an orderly and healthy condition within the publicly accessible open space. This shall include proper pruning, staking,

sowing of lawns, weeding, removal of litter and debris, fertilizing, replacement of plants when necessary, and regular watering, where applicable.

e. Amenities.

- i. Seating at the ratio of one seat per 200 square feet of courtyard or plaza area shall be provided, in addition to any permitted outdoor dining, in dispersed locations throughout the space. Seating shall be either movable chairs, or fixed seats or benches, where such seats shall be 18 lineal inches each. Movable seating is strongly encouraged.
- ii. Storefront and unit entries fronting on the open space shall be designed and lighted to address safety and avoid unsafe conditions such as limited visibility, poor illumination, or dark corners.
- iii. A majority of the open space should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade is encouraged. Freestanding shading devices (single installation on the ground, such as trellis, patio covers, etc.) shall be permitted within the open space, provided no more than 50 percent of the open space is covered.
- iv. Permanent building projections, including cantilevered overhangs or balconies, may not project over the open space.
- v. Open space shall be inviting and well-illuminated at night with pedestrian-scaled lighting to address public safety. Fixtures may include low-level lights and overhead lights attached to building walls.
- vi. A special feature (public art, water feature, specimen tree, or other such focal point) shall be provided for each publicly accessible open space plaza or courtyard.
- vii. Bike racks, scooter parking areas, waste receptacles, and other street furnishings shall be provided, if required.
- viii. All publicly accessible open space shall follow the safety standards and considerations as defined by Crime Prevention Through Environmental Design.
- ix. Lighting shall be pedestrian-scaled and may include low-level bollard lights or overhead wall-mounted fixture for a well illuminated area.

- 3. Publicly Accessible Open Space Paseos.** Publicly accessible open space paseos are pedestrian passages that serve as a break in larger blocks, provide mid-block crossings, or access to interior courtyards. Paseos are typically separated from vehicular traffic thus enhancing the pedestrian experience regarding safety and reduced vehicular noise. When paseos are adjacent to large buildings or structures, the sense of enclosure and relative shade allows for paseos to be an attractive alternative to street retail. Paseos should comply with the following design standards:

- a. **Dimensions.** Paseos shall maintain a width of at least 20 feet but no greater than 30 feet. The directly adjacent building walls framing the paseo may not be greater than three times in elevation height than the width of the paseo. The building above this height must be setback a minimum of 20 feet.
- b. **Accessibility.**
 - i. Paseos shall abut the public right-of-way, be physically and visually accessible from the public sidewalk, and shall connect a public street with a different public street or alley.
 - ii. Vehicular access, loading, and parking uses shall be prohibited within the paseo during hours of public accessibility.
- c. **Materials.**
 - i. Paseos shall feature high quality and durable materials applied in a carefully detailed manner.
 - ii. Decorative paving compatible with the style of the adjacent structures shall be applied with no more than 25 percent of the paseo being paved in standard concrete.
 - iii. Street-level facade standards shall be applied to facades fronting onto the open space.
- d. **Landscaping.**
 - i. A minimum of 10% of the paseo area shall be landscaped with live landscaping. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.
 - ii. A minimum of one 24-inch box shade tree shall be installed per 750 square feet of paseo area.
 - iii. Planters shall have a minimum soils area of 24 inches by 24 inches by 24 inches, except where a tree is required, at which point the area and depth shall be increased to a minimum of 42 inches by 42 inches by 36 inches.
 - iv. The property owner or his/her agent shall maintain open space and landscaping within the publicly accessible open space.

B. Residential Open Space Standards. Additional open space is required for mixed-use and multi-family residential developments to ensure a quality of life standard, and access to light and air for building residents, occupants, and guests.

- 1. **Applicability.** New residential development shall meet the requirements of Section 30.16.070(A) (Publicly Accessible Open Space) and shall also provide additional outdoor space equal to a minimum of 140 square feet per residential and/or live work unit.
- 2. **General Standards.**
 - a. Required residential open space may be provided as: publicly accessible open space (above the minimum requirement), common open space (interior

courtyards, paseos, and rooftop decks), private outdoor space (balconies, decks, and patios), or a combination thereof.

- b. A minimum of 10 percent of the required open space for residential development shall be located at the ground floor.

3. Residential Common Open Space. Common open space provided in the form of interior courtyards and rooftop decks should be designed as one or two large, contiguous spaces and not many scattered, separate spaces and shall comply with the following:

- a. Open space must be designed for a mix of active and passive uses and/or activities.
- b. Building codes shall dictate the minimum sizes of these common open space areas.
- c. Seating is to be provided through the use of portable or fixed site furniture or edges along planters and/or fountains.
- d. Open space shall be inviting and well-illuminated at night with pedestrian-scaled lighting to address public safety. Fixtures may include low-level lights and overhead lights attached to building walls.

4. Residential Private Open Space. Private open space provided in the form of balconies, decks, terraces, and patios shall comply with the following:

- a. Private open space shall have a minimum area of 40 square feet. Such private outdoor space shall be designed as a patio, deck or balcony and shall have a minimum length or width of four feet and shall be directly accessible and an integral part of the dwelling unit which it serves.
- b. Balconies must comply with the design standards of Chapter 30.16.060(F).

5. Residential Landscaping Standards.

- a. A minimum of 20 percent of the total required open space for residential developments provided in the form of common open space must be landscaped with live plant material.
- b. Permanent landscaping shall consist of landscaped areas at the ground level or in planters having a minimum length, width, diameter, and depth of 24 inches, except where a tree is required, at which point the area and depth shall be increased to a minimum of 42 inches by 42 inches by 36 inches.
- c. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.
- d. Landscaping is required in the setback area for individual residential units on the ground floor, except for where a walkway, ramp, stoop, or stairs are directly adjacent to the public realm. Landscaping shall be of an appropriate height to screen the residential unit walls and stoops.