

2.5 Development Standards

This section outlines specific regulations for development and land uses within the Hawthorne Boulevard Specific Plan (HBSP) area, utilizing a mix of traditional and form-based regulations to achieve the desired development and revitalization sought by Lawndale.

Table 2-2: Development Standards

Standard	GC	OC	NC	RC	RHNA1/ RHNA2
Height and Roof					
Maximum Building Height	60 feet	75 feet	60 feet	60 feet	75 feet
Minimum Ground Floor Ceiling Height- Commercial Uses	12 feet	12 feet	12 feet	12 feet	12 feet
Minimum Ground Floor Ceiling Height- Residential Uses	10 feet	10 feet	10 feet	10 feet	10 feet
Density					
Minimum Density	20 du/ gross acre	20 du/ gross acre	20 du/ gross acre	20 du/ gross acre	20 du/ gross acre
Maximum Density	80 du/ gross acre	80 du/ gross acre	80 du/ gross acre	80 du/ gross acre	150 du/ gross acre
Setbacks/Stepbacks					
Minimum/Maximum Front Setback- Ground Floor	3-15 feet	3-15 feet	0-15 feet	3- 15 feet	5-15 feet
Minimum Front Stepback- Upper Floors Buildings 3-story or shorter Buildings 4-story and higher	N/A 40% of the linear frontage above the 3 rd story must be setback an additional 4' beyond the ground floor setback				
Minimum Side Setback - Interior Lot Building ≤ 3 stories with no side windows; neighboring building built to property line Building is > 3 stories, has side windows, or neighboring building setback	N/A 5 feet				
Minimum Side Setback - Corner Lot Street Side	10 feet				

Minimum Rear Setback	
Not Separated by a Street or Alley ¹	10 feet
Separated by a Street	N/A
Separated by an Alley ²	0-10 feet
Minimum Building-to-Building Separation (same lot)	7 feet
Landscaping	
Minimum Landscape Area	5% of total lot area, plus an additional 2% of parking area. (A 3-foot minimum landscaped planter area shall be provided adjacent to the property line where parking abuts a street).

1. *A solid masonry wall a minimum of six feet in height shall be provided along the common property line by the developer of the nonresidential parcel; the Community Development Director may waive or modify this requirement if a suitable wall already exists.*
2. *No additional setback is required for the first 30 feet of building height. Structures over 30 feet in height shall be setback a minimum of 10 feet from the property line adjacent to the alley.*