

4.1 Introduction

Chapter 4 contains the zoning for the Westchester/Veterans TOD Plan area. It describes the zoning districts and purpose of each, as well as the use restrictions in each zoning district and other legal issues. The development standards for each zoning district are described in Chapter 5. The basis for this zoning includes:

- Applicable recommendations of prior existing plans
- Existing conditions analyses, including field project area character analyses
- Market demand analysis
- The community's vision for the plan area.

These zoning regulations support the community's vision for the Westchester/Veterans TOD Plan area by creating an employment-generating Airport Campus in the southwest, an arts-based Station Area which can develop along a light industrial-focused direction or a mixed-use and residential direction and an economically vibrant Freeway Corridor, and preserving important existing uses.

4.2 Zoning Districts

The Zoning Districts are:

TOD Mixed Use – Arts Cluster (MU-A) provides for a mix of uses that foment the growth of a creative community in the Westchester/Veterans Metro station area. These include art studios, light manufacturing, live/work, lodging, retail and breweries.

TOD Mixed-Use 1 Overlay (MU-1) is an optional overlay zone which provides for residential and retail transit-oriented development in the immediate vicinity of the Westchester/Veterans Metro station and Manchester Boulevard. If a property developer seeks to use the MU-1 Overlay to develop a project, certain conditions must be met (see Chapter 5).



Mixed Use - Arts Cluster



TOD Mixed-Use 1

TOD Mixed Use 2 (MU-2) provides for office, flex, R&D, light industrial and warehousing uses along Florence Avenue adjacent to TechTown. The zoning and development standards mirrors the same zone in The New Downtown and Fairview Heights TOD Plan and Design Guidelines.

TOD Mixed Use 2A (MU-2A) provides for office, flex, R&D, light industrial and warehousing uses in the Freeway Corridor district. The zoning and development standards mirrors TOD Mixed Use 2, but also allows retail and lodging uses.

TOD Mixed-Use Corridor (MU-C) provides for a range of uses that respond to the needs of both a pedestrian-friendly transit-oriented district and the streets with high automobile volumes where this zone is located. The zoning and development standards mirrors the same zone in The New Downtown and Fairview Heights TOD Plan and Design Guidelines.

Airport Campus (AC) provides impetus for the recycling of current rental car facility land into large-scale office, flex, and warehousing/distribution uses proximate to the 96th Street Metro and Automated People Mover station. It also provides for public open space.

C-3 Heavy Commercial is the zoning designation for the Hyundai and Carmax dealerships and Home Depot store on and around La Cienega Boulevard. There are no changes to the zoning or development standards for this zone in this plan.

M-1 Light Manufacturing provides for general commercial uses as well as the fabrication, processing or treatment of products through processes that are not offensive or obnoxious by reason of emission of odor, dust, smoke, gas, noise or similar causes. Live-Work Overlay Zone refers to M-1 zoned areas in which live-work units may be constructed.



TOD Mixed-Use 2



Corridor Mixed-Use



Airport Campus

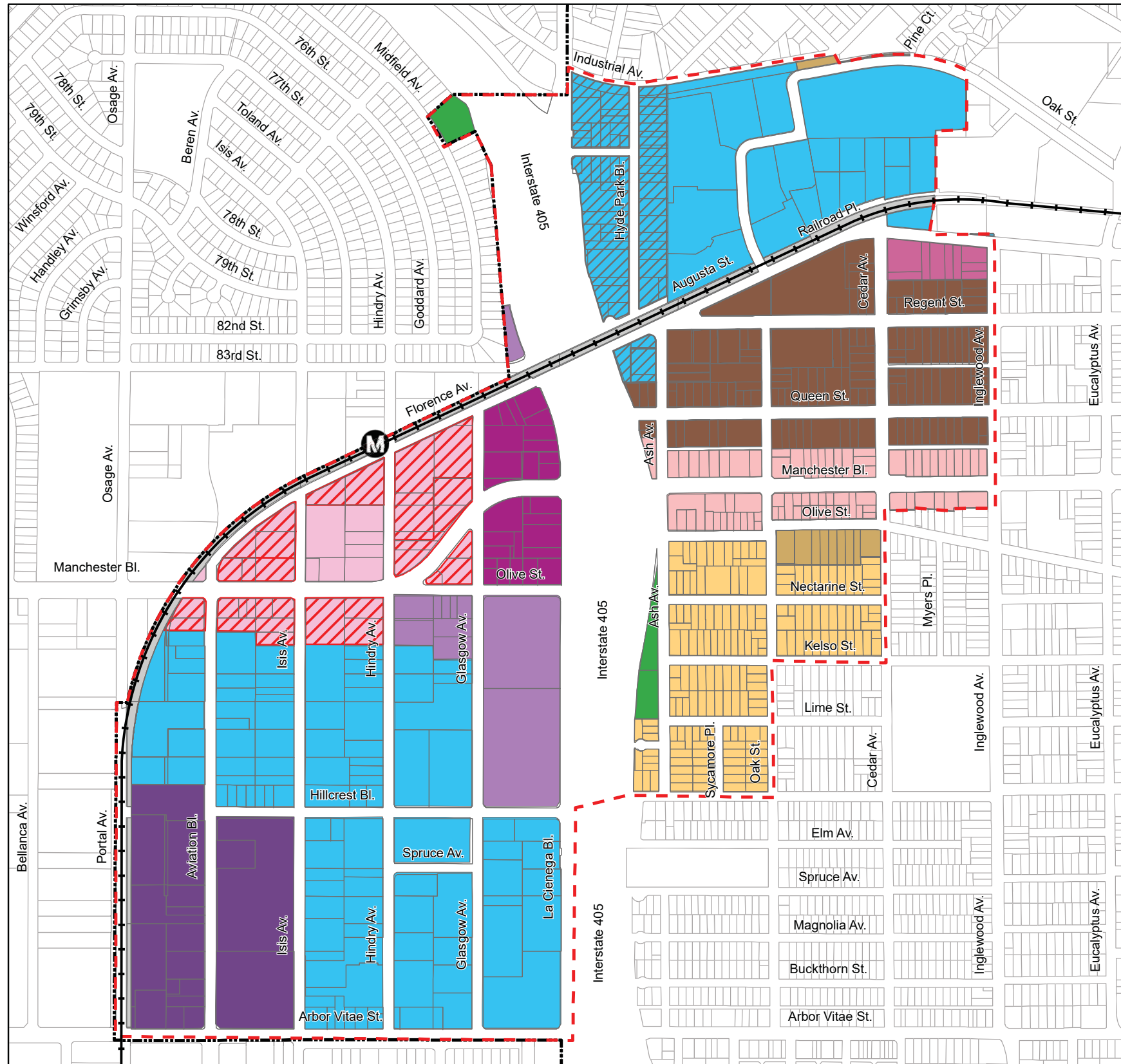









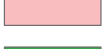







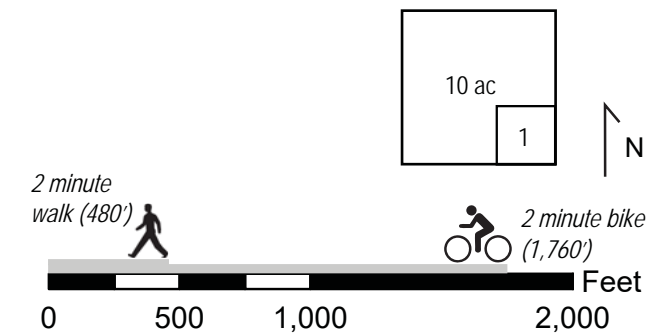


FIGURE 4.1

Westchester/Veterans Zoning Districts

-  City of Inglewood Boundary
-  Westchester Station Planning Area
-  Crenshaw/LAX Line
-  AC (Airport Campus)
-  C-3 (Heavy Commercial)
-  M-1 (Light Manufacturing)
-  MU-2 (Mixed Use 2)
-  MU-2A (Mixed Use 2A)
-  MU-A (Mixed Use - Arts Cluster)
-  MU-C (Corridor Mixed Use)
-  O-S (Open Space)
-  R-2 (Residential Multi Family)
-  R-3 (Residential Multiple Family)
-  R-4 (Residential Multiple Family)
-  T-C (Transportation Corridor)
-  MU-1 (Mixed Use 1 Overlay)
-  Live-Work Overlay





R-3 Residential Multiple Family



R-4 Residential Multiple Family

R-4 Residential Multiple Family provides for higher-density multiple-family residential development in a single-use context. There are no changes to the zoning or development standards for this zone in this plan; however, form-based prototypes do apply in this zone (see Appendix A).

R-3 Residential Multiple Family provides for multiple-family residential development in harmony in scale and character with historic single-family uses. There are no changes to the zoning or development standards for this zone in this plan; however, form-based prototypes do apply in this zone (see Appendix A).

R-2 Residential Limited Multiple Family provides for two or three dwelling units per lot in the Olive Street Residential District. There are no changes to the zoning or development standards for this zone in this plan.

O-S Open Space provides for City-owned parks and plazas. There are no changes to the zoning or development standards for this zone in this plan.

T-C Transportation Corridor provides a zoning designation for the Metro Crenshaw/LAX Line right-of-way.

4.3 Preferred Land Use Plan

Figure 4.2 gives the Preferred Land Use Plan, which locates the recommended future locations for public open space and facilities on top of the zoning map from Figure 4.1.

4.4 Permitted and Prohibited Uses

Figure 4.3 lists the land uses that are permitted, permitted with a special use permit, and prohibited for each zoning district in the TOD Plan area.

4.5 Land Uses Not Listed

Determinations about land uses not expressly listed in Figure 4.3 shall be made in accordance with Section 12-3.1 of the Inglewood Municipal Code.

4.6 Interpretation

The Economic and Community Development Director shall interpret the use categories listed in this Plan. Where this Plan imposes a greater restriction upon the use of buildings or land or requires larger open spaces than are imposed or required by the Municipal Code or other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this Plan shall prevail. Whenever there is any question regarding the interpretation of the provisions of this Plan or their application to any specific case or situation, the Director of Economic and Community Development shall interpret the intent of this Plan.

4.7 Non-Conforming Uses

Any use within the Plan boundary which is nonconforming to the requirements and standards of this Zoning Plan shall be subject to the requirements of the Municipal Code in Section 12-60 and elsewhere.

4.8 Special Use Permits

Special use permits may be granted from the uses and development standards contained in the Plan pursuant to the procedures set forth in the Municipal Code in Sections 12-95, 12-96 and elsewhere.

4.9 Variances

A variance from the development standards contained in Figure 4.3 may be granted for reasons of extraordinary circumstances or conditions on the subject property that create unnecessary hardships in complying with the said development standards. The variance process shall be carried out pursuant to the procedures set forth in the Municipal Code in Section 12-97 and elsewhere. This process may not be used in order to change the permitted uses on a property, increase the number of residential units permitted on a property or change entitlement procedures or fees.

4.10 Change of Zoning Regulations

Amendments to any City of Inglewood zoning regulations, including this Plan, shall be enacted in accordance with the procedures set forth in Section 12-99 of the Municipal Code.

4.11 Planned Assembly Developments

A Planned Assembly Development approval may be granted pursuant to the requirements and procedures set forth in Article 18 of the Inglewood Municipal Code except the minimum site size for a property located in the TOD Plan area to be eligible for a Planned Assembly Development is 22,000 square feet.

The use of the planned assembly development process is discouraged on sites considered “Macro Sites” with Macro Design Guidelines (see Section 4.8), as these sites are considered to already have planned, unified development concepts through this Plan.

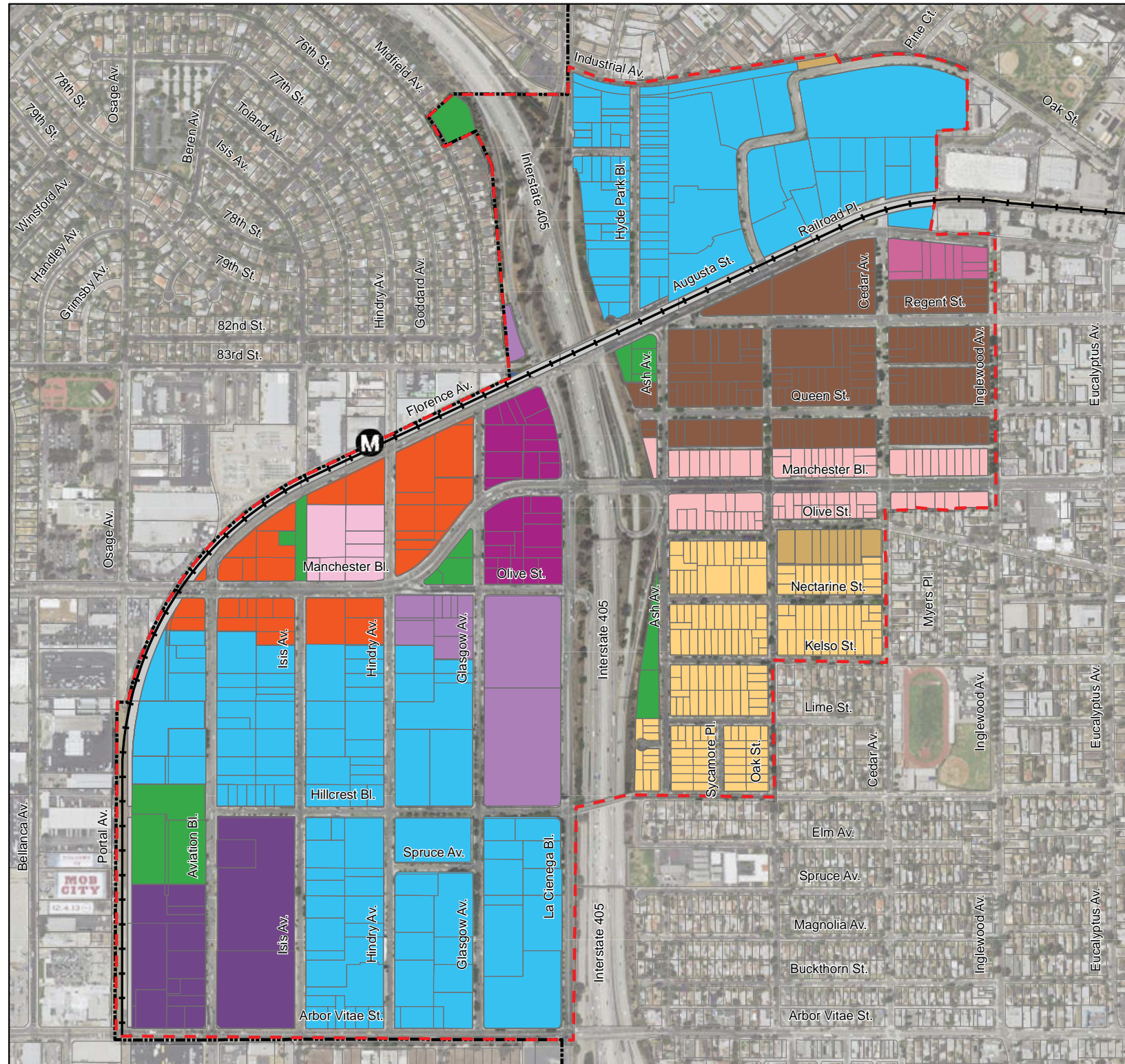

















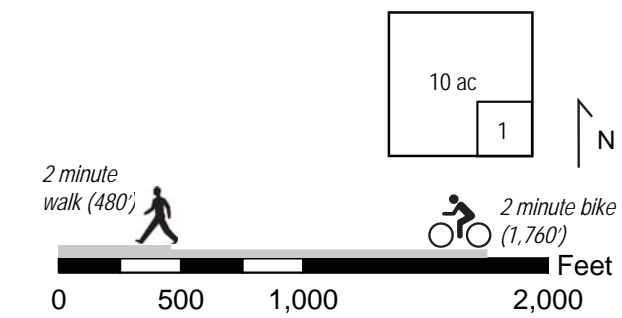


FIGURE 4.2

Westchester/Veterans Preferred Land Use

-  City of Inglewood Boundary
-  Westchester Station Planning Area
-  Crenshaw/LAX Line
-  AC (Airport Campus)
-  C-3 (Heavy Commercial)
-  CMU-1 (Corridor Mixed Use)
-  M-1 (Light Manufacturing)
-  M-2 (Heavy Manufacturing)
-  MU-2 (Mixed Use 2)
-  MU-2A (Mixed Use 2A)
-  MU-A (Mixed Use - Arts Cluster)
-  MU-M (Manchester Mixed Use)
-  O-S (Open Space)
-  R-2 (Residential Multi Family)
-  R-3 (Residential Multiple Family)
-  R-4 (Residential Multiple Family)
-  T-C (Transportation Corridor)



Use		Zone					
		MU-A	MU-1	MU-2	MU-2A	MU-C	AC
Residential	Residential units	N	P	N	N	P	N
	Senior independent housing ¹	N	P	N	N	P	N
	Live-work units in new structures ²	P ³	P ³	N	N	P	N
	Live-work units in existing structures	P	P	P	P	P	N
	Institutional transitional housing	S	N	N	N	N	N
	Homeless shelter	S	N	N	N	N	N
	Residential caretaker's unit	P	N	P	P	N	P
	Halfway houses, orphanages, group homes or community care facility	S	N	N	N	S	N
	Fraternities and sororities	S	N	N	N	S	S
Commercial	General retail, including sales of goods, non-pawn jewelry stores, neighborhood services, finance and insurance establishments, restaurants, bakeries, etc. ⁵	P	P	A	P	P	A
	Sales of distilled spirits for off-site consumption ⁵	S	N	S ⁶	S	S	N
	Sales of beer and wine for off-site consumption ⁵	S	S	S ⁶	S	S	N
	Professional offices	P	P	P	P	P	P
	Beauty salons, barbershops and tanning salons ⁷	P	N	P/S	P/S	P/S	N
	Tattoo parlors	S	S	S	S	S	N
	Shopping centers ⁸	P	P	N	P	P	N
	Specialty merchandise mart	S	S	S	S	S	N
	Auction halls ⁹	N	N	P	P	S	N
	Hotels ¹⁰	P	P	N	P	P	P
	Check cashing	S	S	S	S	S	N
	Rent-to-own	S	S	N	N	S	N
	Pawn shops	S	N	N	N	N	N
	Gymnasiums and studios	P	P	P ¹¹	P	P	A
	Thrift, antiques or collectibles stores	S	S	N	N	S	N
	Swap meets and flea markets	N ¹²	N ¹²	N ¹²	N ¹²	N ¹²	N
	Plant nurseries	N	N	N	N	N	N
Newsstands	P	P	P	P	P	N	
Recreational	Arcades and recreational activities geared to children 12 or younger	S	S	N	N	S	N
	Arcades and recreational activities geared to persons 13 and older	S	S	N	N	S	N
	Bars and nightclubs with alcohol sales for on-site consumption	S	S	N	N	S	N
	Pool halls	S	S	N	N	S	N
	Adult businesses	N	N	N	N	N	N
	Large entertainment facilities: movie theaters, bowling alleys	S	S	N	N	N	N

Notes

1. "Senior independent housing" means a residential development with at least 10 residential units where at least one occupant of each residential unit must be at least 55 years old and less than 5% of the floor area of the development is devoted to assisted living or convalescent facilities.
2. See Chapter 12, Article 17.4 of the Inglewood Municipal Code for the definition and relevant standards.
3. Allowed on ground-floor only. Commercial space must be at least 50% of the unit size and located on the ground floor.
4. Allowed in existing commercial structures only.
5. Regulations governing the sale of alcohol are given in Section 12-24 of the Inglewood Municipal Code.
6. Permitted with a maximum size of 2,500 square feet.
7. Regulations governing these uses are given in Section 12-24 (8) of the Inglewood Municipal Code. No beauty salons or barbershops shall be permitted within 300 feet of a similar establishment unless a Special Use Permit is approved.
8. Shopping centers must comply with all Design Guidelines relevant to the zone/district in which it is located. Developments of multiple retail outlets, each of which fronts directly onto the sidewalk, shall be considered "Retail sales" and not "Shopping centers."
9. A definition of auction halls is given in Section 12-1.12 of the Inglewood Municipal Code, and the regulations that govern its operation may be found in Section 8.56.
10. Includes hostels. Hotels that charge by the hour are prohibited.
11. Permitted with a maximum size of 10,000 square feet.
12. A swap meet or flea market operated by and on the premises of a community nonprofit in the noted zones may be permitted through a Special Use Permit.

Relevant use definitions can be found in Section 12-1 of the Inglewood Municipal Code.

Key

- P = Permitted
- N = Not Permitted
- S = Special Use Permit Required
- A = Permitted as Ancillary Use

Figure 4.3a Permitted and Prohibited Uses

Use		Zone					
		MU-A	MU-1	MU-2	MU-2A	MU-C	AC
Civic	Religious assembly	P	P	P	P	P	N
	Non-religious assembly ¹³	P	P	P	P	P	N
	Private K-12 schools	P	P	N	N	P	N
	Trade schools and colleges	S	S	S	S	S	P
	Public and quasi-public facilities	P	P	P	P	P	P
	Group counseling and tutoring	P ¹⁴	P ¹⁴	N	N	P ¹⁴	N
Medical	Medical offices ¹⁵	P	P	S	S	P	P
	Mortuaries	N	N	N	N	S	N
	Convalescent homes	N	N	N	N	S	N
	Veterinary offices	N	N	P	P	P	N
	Veterinary hospitals	N	N	N	N	N	N
Automobile	Parking lots and structures ¹⁶	P	P	P	P	P	N
	Vehicle storage	N	N	N	N	N	N
	All types of automobile servicing and repair	N	N	N	N	N	N
	Automobile showrooms	P	P	P	P	P	N
	Other automobile sales	N	N	N	P	N	N
	Automobile service stations	N	N	S	S	S	N
Industrial	Automated car washes and trailer rental ancillary to service stations	N	N	S	S	S	N
	Wireless communication facilities ¹⁷	S	S	S	S	S	S
	Emergency ambulance dispatch	N	S	N	N	N	N
	Delivery and distribution	N	N	S	S	N	P
	Welding	P	S	S	S	N	S
	Furniture storage	N	N	N	N	N	N
	Frozen food locker plants	N	N	N	N	N	N
	Light manufacturing ¹⁸	P	N	P	P	N	P
	Building materials storage yard	N	N	N	N	N	N
	Public utility service yard or electric receiving or transforming station	N	N	P ¹⁹	P	N	N
Heavy manufacturing	N	N	N	N	N	N	
Shooting range	S	N	N	N	N	N	

Notes

- 13. Examples of non-religious assembly uses are live theaters and social clubs.
- 14. Group counseling/tutoring facilities where 11 or more members receive services, or where the maximum floor area exceeds 100 square feet for each member receiving services plus 500 square feet maximum of office and administrative floor area, are subject to Special Use Permit approval.
- 15. Acupuncture and chiropractor facilities shall be subject to Special Use Permit approval in those instances where they allow on-site massage or acupressure therapy.
- 16. Parking lots and structures should be local-serving and not airport-serving.
- 17. Wireless communication facilities are subject to compliance with the provisions of Chapter 12, Article 31 of the Inglewood Municipal Code. Additionally, these facilities shall not be mounted on the ground within the TOD Plan Area.
- 18. The definition of “Light manufacturing” shall be the full description of permitted uses in Section 12-25 (12) of the Inglewood Municipal Code.
- 19. Public utility service yards and electric receiving or transforming stations shall be enclosed with a wall not less than six feet high.

Relevant use definitions can be found in Section 12-1 of the Inglewood Municipal Code.

Key

- P = Permitted
- N = Not Permitted
- S = Special Use Permit Required
- A = Permitted as Ancillary Use

Figure 4.3b Permitted and Prohibited Uses