

22.44.130 - West Rancho Dominguez-Victoria Community Standards District.

- A. Intent and Purpose. The West Rancho Dominguez-Victoria Community Standards District is established to implement the goals and policies of the West Rancho Dominguez-Victoria Land Use Plan and Implementation Program. Furthermore, this section is intended to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within the district and to enhance the appearance of the District by setting forth development and building standards.
- B. Description of District. The District lies within the Athens Zoned District Number 57, portions of the Willowbrook-Enterprise Zoned District Number 34, and Victoria Zoned District Number 111. The boundaries of the District are generally 120th Street on the north; Alondra Boulevard on the south; Compton Avenue, Central Avenue, and Stanford Avenue on the east; and Figueroa Street on the west. The map of the District follows this section.
- C. Definitions. For the purpose of this section, the following term shall have the meaning set forth herein:
 — "Commercial horse stable" shall mean a facility used for the business of stabling horses and for services related to the maintenance and care of the horses stabled at the facility.
- D. Community-Wide Development Standards.
1. Graffiti. To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all premises within the District:
 - a. All structures, walls, and fences open to public view shall remain free of graffiti.
 - b. In the event such graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
 2. Oil Well Properties. In order to improve the visual appearance of the district, properties containing oil wells where active extraction is taking place shall be fenced and landscaped in accordance with the following requirements:
 - a. For properties abutting a residential zone or a street, a solid masonry wall or solid fence in compliance with Section 22.52.610 or a fence in compliance with Section 11.48.030 shall be erected around each oil well. The wall or fence shall be not less than six feet in height and shall be provided with landscaping in accordance with Section 22.52.630. The required landscaping for any fence erected in compliance with Section 11.48.030 shall be planted so as to completely screen the fence within five years from the dated of erection of the fence.
 - b. All oil well equipment, structures, facilities and sites shall be maintained in good condition and accumulations of trash and debris shall be removed regularly.
 3. Commercial Horse Stables.
 - a. Commercial horse stables and other commercial uses that use horse stables are permitted in zones M-1 ½ and higher. To ensure that these uses are developed and used in a safe and orderly manner and are compatible with existing land use patterns, these uses shall comply with the following:
 - i. Feed Storage Area. The facility shall have a feed storage area sufficient in size to accommodate the feed necessary for all horses kept at the facility and an unblocked, clear path for access to and from such feed storage area;
 - ii. Manure Management Area. The facility shall have a manure management area with manure containers stored in a place or direction sufficiently away from the feed storage area and horse stalls to avoid unhealthful conditions for the horses;
 - iii. Tack Storage Area. The facility shall have a tack storage area with sufficient space for the storage and maintenance of riding tack for the horses kept at the facility;
 - iv. Water Storage Area. Each horse stall in the facility shall have a water storage area with an adequate delivery method of water of sufficient size for the horse kept in that stall;
 - v. Wash Rack Area. The facility shall have a wash rack area sufficient in size to accommodate the number of horses kept at the facility;
 - vi. Horse Stall Size and Construction. Each horse stall within the facility shall have a minimum length, height, and width of 12 feet and shall be constructed in a workmanlike manner. The horse stalls shall be constructed of fire-resistant material appropriate for equine containment facilities. No more than one horse shall be permitted to be stabled in any horse stall;
 - vii. Horse Stall Access Area. Each horse stall within the facility shall have a minimum access area of 12 feet in width for the ingress and egress and the access area shall be clear and accessible at all times. If the horse stall access area is covered, the cover shall have a minimum height of 12 feet; and

- viii. Horse Recreation Area.
- (a) For any facility that is not adjacent to a publicly-designated riding area or equestrian trail, the facility shall have a horse recreation area that contains the following:
 - (i) A minimum of one 50-foot diameter round pen for a facility that has a maximum of 25 horse stalls and an additional pen of these dimensions for every additional increment of one to 25 horse stalls at the facility; plus
 - (ii) A minimum of one 60-foot by 100-foot riding arena for any facility that has a maximum of 50 horse stalls and an additional riding arena of these dimensions for every additional increment of one to 50 horse stalls at the facility.
 - (b) The horse recreation areas shall be for use only by the horses stabled at the facility;
 - (c) Temporary uses within the horse recreation area may be permitted with an approved temporary use permit, as provided by Part 14 of Chapter 22.56;
- ix. Fences or Walls. The facility shall have a perimeter fence or wall with a minimum height of six feet and a maximum height of 10 feet. All fences or walls shall be of uniform height, built in a workmanlike manner, and constructed solely of new materials. No chain link fencing shall be permitted for this purpose;
- x. Parking. The facility shall have a minimum of one parking space, eight-and-one-half feet in width by 18 feet in depth, plus one parking space, nine feet in width by 44 feet in depth, for every increment of one to four horse stalls at the facility. Adequate access to these required parking spaces shall also be provided. Other than as specified above, parking spaces shall be developed in accordance with Part 11 of Chapter 22.52.
- b. Maintenance. The facility shall be neatly maintained and free of junk and salvage, and all structures, including but not limited to the horse stalls, horse recreation areas, and fences or walls, shall be maintained in good condition at all times.
 - c. Site Plan Depiction. Compliance with the requirements of Subsection D.3.a shall be depicted on an approved site plan for the commercial horse stable or other commercial use that uses a horse stable.
 - d. Modifications. With the exception of the parking requirements in Subsection D.3.a.x, any modification from the requirements set forth in Section D.3.a shall require a conditional use permit, as provided in Part 1 of Chapter 22.56. With respect to the parking requirements in Subsection D.3.a.x, a modification can be obtained through any applicable method under Title 22 of this code that authorizes a reduction in required parking.
 - e. Additional Requirements. The requirements in this Section D.3 shall be in addition to any other applicable requirements in the County Code related to the uses governed by this Section D.3.

E. Zone Specific Development Standards.

- 1. Zone R-1.
 - a. The required front yard shall contain a minimum of 50 percent landscaping.
 - b. Where the rear yard abuts a manufacturing zone, a three-foot landscaped planter strip containing one 15-gallon tree for each 50 square feet of planter area shall be installed along the rear property line. This provision shall not apply to the section of the rear yard where garages or accessory structure may be erected.
- 2. Zone R-2.

The requirements specified in Zone R-1 of this section shall apply to Zone R-2.

- 3. Zone C-2.

Parking requirements for the following uses shall be modified as follows: Markets of less than 5,000 square feet, banks, bookstores, delicatessens, drug stores, and office supply stores shall provide a minimum of one parking space for every 400 square feet of gross floor area. Restaurants of less than 1,000 square feet of gross floor area shall provide a minimum of five parking spaces, and restaurants of at least 1,000 square feet of gross floor area shall be granted a maximum 25 percent reduction of the otherwise required parking.

- 4. Zone C-3.
 - a. The parking requirements specified in Zone C-2 of this section shall apply to Zone C-3.
 - b. A building or structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.
- 5. Zone C-M.
 - a. Buildings and structures shall be set back a minimum of ten feet from the front property line. The front 10 feet of the setback, not including access, parking, and circulation areas, shall be landscaped.
 - b. For properties abutting a residential zone, a landscaped buffer of at least five feet shall be provided and shall be

automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.

- c. For properties abutting a residential zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.52.610 shall be erected along the property lines separating the two uses.
 - d. In order to mitigate noise, all loading docks shall be located as far distant as feasible from adjoining residential zones.
 - e. A building or structure located within 250 feet of a residential zone shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.
 - f. A building or structure located more than 250 feet from a residential zone shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas.
 - g. The maximum lot coverage shall not exceed 70 percent.
 - h. All uses except for parking, vending machines, shopping carts, and accessory uses shall be conducted entirely within a building.
 - i. Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties.
6. Zone M-1.
- a. The requirements specified in Zone C-M of this section shall apply to Zone M-1.
 - b. All activities conducted outside an enclosed structure and located within 500 feet of a residential zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a conditional use permit.
 - c. For properties abutting a residential zone, the following uses shall require a conditional use permit:

Acetylene; the storage of oxygen and acetylene;

Automobile body and fender repair shops;

Automobile painting and upholstering;

Batteries; the manufacture and rebuilding of batteries;

Blacksmith shops;

Building materials, storage of;

Bus storage;

Cannery, except meat or fish;

Car barns for buses and street cars;

Cellophane; the manufacture of cellophane products;

Cesspool pumping, cleaning and draining;

Concrete batching, provided that the mixer is limited to one cubic yard capacity;

Explosives storage;

Fuel yard;

Generators; the manufacture of electrical generators;

Granite, the grinding, cutting, and dressing of;

Lumberyards, except the storage of boxes or crates;

Marble, the grinding, cutting, and dressing of;

Stone, marble, and granite, and grinding, dressing, and cutting of;

Tire retreading;

Truck storage or rental;

Wood yards.

- d. Notwithstanding the provisions of subsection (D)(6)(c) of this section, premises in Zone M-1 may be used for the following accessory uses:

Acetylene; the storage of oxygen and acetylene;

Building materials, storage of;

Concrete batching, provided that the mixer is limited to one cubic yard capacity;

Truck storage.

- e. The minimum lot size shall be 10,000 square feet with a minimum lot width of 75 feet. Lots legally created prior to the effective date of this section shall not be required to comply with this requirement.

7. Zone M-1 1/2.

The requirements specified in Zones C-M and M-1 of this section shall apply to Zone M-1 1/2.

8. Zone M-2.

- a. The requirements specified in Zone C-M and Zone M-1 of this section shall apply to Zone M-2.
- b. Automobile dismantling yards, junk salvage yards, and scrap metal processing yards shall not be permitted within 500 feet of a residential zone.
- c. Automobile dismantling yards, junk and salvage yards, and scrap metal processing yards shall provide a wall or fence of at least eight feet in height in compliance with Section 22.52.610 along all street frontages. The wall or fence shall be set back at least three feet from property lines having street frontage. The setback area shall be landscaped with shrubs, and one 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the setback.
- d. The minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet. Lots legally created prior to the effective date of this section shall not be required to comply with this requirement.

9. Zone B-1.

- a. Accessory uses. Premises shall not be used for accessory buildings and structures.
- b. Prohibited uses. Premises shall not be used for outside storage or for the parking of vehicles for over 72 continuous hours.

10. Zone B-2. The requirements specified in Zone B-1 of this section shall apply to Zone B-2.

11. Zone ()-CRS. The maximum permitted density shall be 17 dwelling units per net acre.

12. Outside Storage. Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties.

(Ord. 2014-0011 § 1, 2014; Ord. 2000-0066 § 2, 2000.)