

CURRENT CODE			DRAFT NEW CODE		COMMENTS
<b>CHAPTER 1: ZONING</b>	<b>Part 1</b>	<b>Introduction</b>	<b>Part 1</b>	<b>Introductory Provisions</b>	General regulation regarding determination of permitted uses and prohibition of all uses not expressly permitted will be established in Part 1, Division 1, Title, Authority and Purpose. Prohibited uses will be identified in use regulations tables in Part 2, Base, Overlay and Special Districts, and interpretation responsibilities will be established in Part 5, Division 1, Planning Authorities.
	Division 1	Title, Authority and Purpose	Division 1	Title, Authority and Purpose	More detailed list of purposes based on General Plan.
	Division 2	Format	Division 2	Structure of Zoning Code	
	Division 3	Zoning Classifications	Division 3	Establishment of Zoning Districts	Title changed to avoid confusion with new Use Classifications in Part 5.
	Division 4	Zoning Boundaries	Division 4	Rules for Construction of Language and Interpretation	New provisions establishing and consolidating rules for language and interpretation.
			Division 5	Rules for Measurement	New Division consolidates revised and new provisions explaining how to perform calculations and measurements required to implement zoning regulations.
	<b>Part 2</b>	<b>Residential Zones</b>	<b>Part 2</b>	<b>Base, Overlay and Special Districts</b>	All base district regulations will use the same format including purposes for each group of districts (e.g., residential, commercial and mixed-use, etc.) and specific purposes for sub-districts (e.g., LDR, LMX, MDR, HDR, etc.) based on General Plan and 2021-2029 Housing Element Update, tables establishing land use regulations and development regulations, and supplemental regulations applicable to certain uses and types of development in particular districts. New code will include additional tables and graphics to clarify requirements. Accessory uses permitted in specific districts (e.g. residential) will be listed in Land Use Regulations tables cross-referencing specific sections where requirements are set forth. The draft Code distinguishes accessory uses from accessory buildings and structures, which will be in Part 3, General Development Standards.

**EXHIBIT 2**

	Division 1	Uses Permitted	Division 1	Residential Districts	New code eliminates Residential Agricultural (RA) District and replaces R and RM zones with Low Density Residential (LDR), Low Medium Density Mixed Residential (LMX), Medium Density Residential (MDR), and High Density Residential (HDR) zones and higher densities and building heights consistent with adopted General Plan and 2021-2029 Housing Element Update. Provisions for reuse and redevelopment of Organic Refuse Landfill Sites in Section 9121.12 moved to Part 3-B, Requirements for Specific Uses. Division 2. Accessory Uses and Division 3. Conditional Use Criteria of existing code also replaced with requirements for specific uses in Part 3-B. Base district provisions also include supplemental regulations applicable to some or all development (.e.g. regulations implementing SB 9, transition requirements adjacent to lower-density districts, etc.).
	Division 2	Accessory Uses	Division 2	Commercial and Mixed-Use Districts	Division 2 establishes provisions for zones that include both residential and complementary commercial uses consistent with adopted General Plan and 2021-2029 Housing Element Update. New code eliminates replaces Commercial, Neighborhood Center (CN) Mixed-Use Carson Street and Mixed-Use Sepulveda zones with three new zones to implement the General Plan Mixed Use land Use classifications. The new zones are Downtown Mixed Use (DMX), Corridor Mixed Use (CMX) and Flex Mixed Use (FLX) districts consistent with the adopted General Plan and 2021-2019 Housing Element. FLX will restrict residential to sites identified in 2021-2029 Housing Element when development conforms to policies in Housing Element.

			Division 6	Overlay Districts	Seven overlay districts in current Carson Zoning Code will be replaced with new base district provisions, modified and new regulations for use and development of specific uses in Part 3-B: Requirements for Specific Uses, procedures in Part 4: Administration and Permits; and in other sections in the new Code. New overlay districts in Division 6 of new Code will include Mobile Home Park Overlay District consistent with adopted Housing Element and recently approved Council ordinance, and Commercial Automotive Overlay district, incorporating most provisions in Commercial Automotive (CA) District in Section 9138.15 of existing code.
	Division 3	Conditional Use Criteria			See Part 3-B, Division 8, Requirements for Specific Uses, for standards applicable to certain specific uses in addition to any regulation imposed by provisions in regulations for district where use(s) are located.
	Division 4	Density			See Part 2, Section 9211.3, Development Regulations
	Division 5	Site Requirements			See Part 2, Section 9211.3, Development Regulations
	Division 6	Site Development Standards			See Part 3-A, Division 1. General Development Regulations, and Divisions 2 through 6 for requirements for fencing, walls, and screening; landscaping; lighting and glare; noise; and off-street parking and loading.
	Division 7	Environmental Effects			
	Division 8	Special Requirements for Certain Uses			See Part 2, Section 9211.2, Use Regulations and Part 3-B, Division 8. Requirements for Specific Uses.
	<b>Part 3</b>	<b>Commercial Zones</b>			Requirements for redevelopment of landfill sites and other brownfields will be in Part 3-B Division 44. In addition to requiring a use permit to allow development on any landfill site, regulations will state that applicant may be required to pay for peer review by an independent consultant selected by the City.
	Division 1	Uses Permitted			See Part 2, Division 2, Commercial and Mixed Use Districts
	Division 2	Accessory Uses			

	Division 3	Conditional Use Permit			See Part 2, Division 2, Commercial and Mixed Use Districts, Section 9212.2, Land Use Regulations and Part 3-B, Division 8, Requirements for Specific Uses.
	Division 4	(Reserved)			
	Division 5	Site Requirements			See Part 2, Section 9211.3, Development Regulations, Part 3-A, Division 1. General Development Regulations, and Part 3B, Division 8, Requirements for Specific Uses.
	Division 6	Site Development Standards			
	Division 7	Environmental Effects			See Part 3-A, Division 7, Performance Standards for objective standards for vibration, noise, radiation, odor, dust, heat, light and glare.
	Division 8	Special Requirements for Certain Uses			See Part 3-B, Requirements for Specific Uses.
	Division 5	Site Requirements			See Part 3-A, General Development Regulations
	Division 6	Site Development Standards			See Part 3-A, General Development Regulations
	Division 8	Water Efficient Landscaping			See Part 3-A, Section 9313.7, Water Efficient Landscaping, in the existing Code with new provisions that meet current State requirements and reflect best practices. Including these detailed requirements in the new Code will also make the regulations easier to use by eliminating the need for applicants to consult the Los Angeles County Code.
	<b>Part 6</b>	<b>General Development Standards</b>	<b>Part 3-A</b>	<b>General Development Regulations</b>	Supplemental development and site regulations applicable to all districts except where specifically stated including site features such as parking and loading, fences and walls, landscaping, permitted encroachments into setbacks and above height limits, light and glare, noise, screening of equipment, water-efficient landscaping, performance standards, and bird-safe buildings.
			<b>Part 3-B</b>	<b>Requirements for Specific Uses</b>	Requirements for specific uses including some provisions in Parts 2 through 5 of existing Code consolidated into a single section and cross-reference as necessary in use regulations for zoning districts in Part 2 of new Code.

	<b>Part 7</b>	<b>Procedures</b>	<b>Part 4</b>	<b>Administration and Permits</b>	
	Division 1	Procedures in General			<p>Part 4 of new Code will expand upon and refine many of the provisions in Part 7. Procedures of the current Code. The provisions have been organized to first list the specific responsibilities of decision makers who review, approve and handle appeals of the planning and zoning actions identified in Section 9171.1, Types of Procedures, of the existing Code. New Code will include a table listing types of approvals and responsibilities. Division 2, Common Procedures, will establish procedures applicable to all types of approvals (e.g., noticing, public hearings, effective dates, revocation of permits, appeals, etc.) Part 5 will then proceed to establish requirements for specific processes and permits in an order meant to reflect their relative frequency of use. In addition to clarifying the complementary roles of the Director, Planning Commission, and City Council, the Code will list the different findings that are required when deciding on planning and zoning applications. The existing findings will be revised as necessary to comply with changes to State law that require objective standards as a basis for decisions. Other Divisions in this Part include new provisions for zoning compliance review to verify that each every new or expanded use or structure complies with all applicable Code requirements, revised provisions for development and site plan review based on objective standards, and new provisions for community benefits to implement General Plan policies allowing certain development projects to exceed maximum height, density, and FAR allowed in exchange for incorporating specified amenities to the community. This Part also includes procedures for review and action on use permits, variances, exceptions, adoption and implementation of Specific Plans, and legislative actions such as general plan and zoning text and map amendments.</p>
	Division 2	Procedures by Type			
	Division 3	Elements of Procedure			
	<b>Part 8</b>	Implementing Provisions			<p>Provisions in Part 8 of current Code will be carried forward without change or with revisions needed to ensure consistency with the General Plan and applicable provisions of State law.</p>

	Division 1	Applicability of Regulations			
	Division 2	Nonconformities			The entire Division or provisions applicable to industrial and other non-residential uses will be included in Phase 2.
	Division 3	Relationship of Zoning Regulations to Other Laws and Regulations			See Part 1, Introductory Provisions, Section 9111.3 Applicability.
	Division 4	Interpretation of Provisions			See Part 1, Introductory Provisions, Section 9111.4, Interpretation.
	Division 5	Violations and Penalties			See Part 4, Administration and Permits, Division 18. Enforcement and Abatement.
	Division 6	Assignment of Authority, Powers and Duties			See Part 4, Administration and Permits, Division 1. Planning Authorities.
	<b>Part 9</b>	<b>Definitions</b>	<b>Part 5</b>	<b>General Terms</b>	
			Division 1	Use Classifications	Use classifications describe one or more uses of land with similar characteristics such as the type and amount of activity, type of product, etc., replacing use lists such as the lengthy lists of product types associated with different industrial activities. Objective is to provide a systematic basis for assigning present and future uses to zoning districts, facilitating reuse of retail and industrial spaces by other uses with similar characteristics, and more easily accommodate changes in technology and retail economy. All use types allowed citywide should be classified and listed here according to use classification. Final list will be revised and expanded based on input regarding use classifications and updated during Phase 2 as provisions applicable to industrial and other non-residential districts are reviewed and approved.

			Division 2	Definitions	Definitions in existing Code will be reviewed and revised as necessary to remove unnecessary detail, policies and standards. New Code will include additional terms needed to avoid ambiguity in zoning administration and reflect State law and regulations such as alcohol license types. Cross references will be provided for common terms that may be defined by a single generic concept of consolidated with similar terms (e.g., "structure height: see Height"). New terms specifically related to land use and development will be added such as "change of use", addition, adjacent, allowed use", alteration, by-right, conditional use, and others.
<b>CHAPTER 3: STANDARDS AND CRITERIA FOR RESIDENTIAL CONDOMINIUMS</b>					Proposed new requirements for all multi-family residential development consolidates standards for rental and condominium projects in a single set of requirements applicable to all multi-family development. See Part 2, Base, Overlay, and Special Districts, Section 9211.7
<b>CHAPTER 4: DENSITY BONUS PROVISIONS FOR RESIDENTIAL UNITS</b>					See Part 3-B, Division 13, Affordable Housing and Childcare Incentives
<b>CHAPTER 5: OIL AND GAS CODE</b>					No changes proposed to this Chapter, which will not be part of the new Zoning Code.