A. Introduction

This Chapter establishes the zones, use regulations, and development standards for the Downtown Transit Oriented Development (TOD) Specific Plan area. The zones with accompanying use regulations, development standards and design guidelines are intended to provide property owners, business owners, developers, and their designers with basic development and design criteria that are intended to reinforce the desired building and district character.

This Specific Plan shall be used in conjunction with all other City of Baldwin Park relevant adopted plans and ordinances, including:
- Baldwin Park 2020 General Plan
- Baldwin Park Municipal Code Chapter 153 (Zoning Code)
- Baldwin Park Design Guidelines Manual

The City of Baldwin Park completed an update to its Zoning Code in 2012. A major focus of the Zoning Code Update was to incorporate Mixed Use zoning at appropriate locations to support the Mixed Use Land Use Designations identified in the 2020 General Plan. As such, a large portion of the Downtown area (approximately one-third) has been zoned Mixed Use (MU-1), and this mixed use zoning is maintained in this Specific Plan. Downtown is the only location in the City with MU-1 zoning. The MU-1 zone is intended to create opportunities for development that integrate commercial and residential uses. This zoning will be conducive to creating projects that support transit and walkability.

B. Specific Plan Zoning

The Downtown TOD Specific Plan establishes zoning for parcels within the Specific Plan boundary as identified in Figure 4-1. The zones for the Specific Plan area are:
- Mixed Use 1 (MU-1)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
Figure 4-1: Specific Plan Zoning
- Industrial Commercial (I-C)
- Single Family Residential (R-1)
- Garden Multi-Family Residential (R-G)
- Open Space (OS)

The use regulations and development standards for the MU-1 zone are contained within Section C of this chapter. Additional specific regulations in the Zoning Code that apply to development in the MU-1 zone are identified in Tables 4-1 and 4-2.

The C-1, C-2, I-C, R-1, R-G, and OS zones are subject to the provisions of the Zoning Code. In addition, Sections D through H of this chapter provide added provisions, exceptions, and development standards to further tailor these zones and development criteria to the unique aspects and conditions of the Downtown TOD Specific Plan area.

Refer to Chapter 6 (Circulation and Parking) of this plan for parking requirements in the Downtown TOD Specific Plan area.

Where general land use regulations and/or development standards of the Zoning Code are inconsistent with this Specific Plan, the standards and regulations of the Specific Plan shall prevail and supersede the applicable provisions of the Zoning Code. Any issue not specifically covered in the Specific Plan shall be subject to Chapter 153 (Zoning Code) of the Baldwin Park Municipal Code.

The development regulations in this chapter are also supplemented by design criteria set forth in Chapter 5 (Design Standards and Guidelines) of this Specific Plan.

**C. Mixed Use 1 (MU-1) Zone**

**1. Intent and Purpose**

The intent and purpose of the Mixed Use 1 (MU-1) zone is to provide development opportunities for integrated, complementary residential and commercial development on the same parcel or contiguous group of parcels. Development can be integrated vertically, with residential or office uses above retail uses, or horizontally on a site. The MU-1 zone is established to create opportunities for development that integrates commercial and residential uses within the Downtown, with an emphasis on retail, service, entertainment, and restaurant business oriented toward street frontages, and medium- to high-density residential and professional office uses built to complement such uses. The MU-1 zone is intended to promote development and uses which are functionally integrated by location and types of structures, the efficient use of land, optimal site planning and various public and private realm design elements.

When planning for new projects in Downtown, it will be important to preserve flexibility for land owners so they can respond to evolving market conditions. This is
The introduction of higher density housing, both market rate and workforce housing, proximate to the Metrolink station will foster greater pedestrian activity in the Downtown and provide easy access to trains serving employment centers throughout the Los Angeles and San Bernardino county areas. Well-designed attached residential development can be part of a horizontal mixed use project or a stand-alone use in parts of the MU-1 zone.

New mixed-use and retail development should be targeted in the heart of Downtown, with pedestrian-oriented retail uses lining Ramona Boulevard and Maine Avenue. Vertical mixed use projects with housing or office above retail uses add to the desired vibrancy of the Downtown area.
a significant benefit of having the mixed use zoning designation in a large portion of Downtown, which offers greater flexibility than single use zoning. In addition, new development projects should consider including flex spaces that can work as retail, office, or even live/work space, where feasible. This flexibility will allow land owners to maximize the value of their project and encourage ongoing economic development.

2. Use Regulations

a) **Permitted uses.** Table 4-1 identifies the permitted uses in the MU-1 zone.

b) **Conditional uses.** Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 4-1.

c) **Prohibited uses.** If a use is not specifically listed in Table 4-1, that use is prohibited. However, the Zoning Administrator shall have the authority to determine whether the proposed use is permitted based on the findings that the use is similar to and no more detrimental than a particular use permitted in the zone.

d) **Specific Regulations.** Certain uses are subject to specific regulations contained in the Baldwin Park Zoning Code and/or this Specific Plan. References to these provisions are made in Table 4-1.

e) **Mixed uses.** Permitted uses identified in Table 4-1 may be established on a single site as an integrated project, subject to the provisions of this chapter. Along portions of streets designated as Active Retail Frontage (as defined in Figure 4-1), all new development is required to include a commercial component along the street edge. For other areas of the MU-1 zone, any combination of uses as permitted in Table 4-1 is allowed.

f) **Limitations on activities.** The following activities shall not be permitted within any mixed use development:

1) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.

2) Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work.

3) Any other activity or use as determined by the Zoning Administrator not to be compatible with residential activities and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

4) After approval, a mixed use building shall not be converted to entirely residential use.
Table 4-1: Permitted and Conditionally Permitted Uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Specific Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acupressure/Acupuncture Establishments</td>
<td>--</td>
</tr>
<tr>
<td>Alcohol Sales</td>
<td></td>
</tr>
<tr>
<td>a. On-Sale Outlets</td>
<td>CUP</td>
</tr>
<tr>
<td>b. Off-Sale Outlets</td>
<td>CUP</td>
</tr>
<tr>
<td>Antique Shops</td>
<td>P</td>
</tr>
<tr>
<td>Arcades and Internet Cafes</td>
<td>CUP</td>
</tr>
<tr>
<td>Art/Photography Stores, Studios, and Galleries</td>
<td>P</td>
</tr>
<tr>
<td>Banks and Financial Institutions</td>
<td>CUP</td>
</tr>
<tr>
<td>Business Support Services (blueprinting, computer-services,</td>
<td>P</td>
</tr>
<tr>
<td>film processing, small equipment rental, etc.)</td>
<td></td>
</tr>
<tr>
<td>Catering Establishments</td>
<td>P</td>
</tr>
<tr>
<td>Commercial Entertainment (motion picture theaters,</td>
<td>CUP</td>
</tr>
<tr>
<td>performing arts centers, dance halls, etc.)</td>
<td></td>
</tr>
<tr>
<td>Day Care Centers - Child</td>
<td>CUP</td>
</tr>
<tr>
<td>Day Care Centers - Adult</td>
<td>CUP</td>
</tr>
<tr>
<td>Drive-through establishments</td>
<td>--</td>
</tr>
<tr>
<td>Drug Stores and Pharmacies</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td></td>
</tr>
<tr>
<td>a. Detached Single-Family Dwelling Units</td>
<td>--</td>
</tr>
<tr>
<td>b. Multiple-Family Dwelling Units</td>
<td>P</td>
</tr>
<tr>
<td>c. Live/work unit</td>
<td>P</td>
</tr>
<tr>
<td>Educational Institutions</td>
<td></td>
</tr>
<tr>
<td>a. College, University, Professional</td>
<td>CUP</td>
</tr>
<tr>
<td>b. Elementary and Secondary (private)</td>
<td>CUP</td>
</tr>
<tr>
<td>c. Elementary and Secondary (public)</td>
<td>P</td>
</tr>
<tr>
<td>d. Vocational and Trade Schools</td>
<td>CUP</td>
</tr>
<tr>
<td>Food and Beverage Sales</td>
<td></td>
</tr>
<tr>
<td>a. Grocery Stores (includes large, full-service markets)</td>
<td>P</td>
</tr>
<tr>
<td>b. Specialty Stores (deli, coffee, bakery, produce)</td>
<td>P</td>
</tr>
<tr>
<td>c. Convenience Stores</td>
<td>P</td>
</tr>
<tr>
<td>d. Liquor Stores</td>
<td>CUP</td>
</tr>
<tr>
<td>Game Machines</td>
<td>A</td>
</tr>
<tr>
<td>Home Improvements Stores</td>
<td>CUP</td>
</tr>
<tr>
<td>Home Occupations</td>
<td>A</td>
</tr>
<tr>
<td>Hotels and Motels</td>
<td>CUP</td>
</tr>
<tr>
<td>Massage Establishments and Services</td>
<td>--</td>
</tr>
<tr>
<td>Medical/Dental Offices</td>
<td>CUP</td>
</tr>
<tr>
<td>Medical Marijuana Dispensaries</td>
<td>CUP</td>
</tr>
<tr>
<td>Multiple Tenant Retail - Small</td>
<td>CUP</td>
</tr>
</tbody>
</table>
### Table 4-1 (continued)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Specific Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nightclubs</strong></td>
<td>CUP Nightclubs accessory to a permitted primary use are permitted in the MU-1 zone, provided the permit for the primary use expressly identifies the nightclub as an accessory use.</td>
</tr>
<tr>
<td><strong>Off-Street Parking Facility</strong></td>
<td>CUP a) Must be located within 300 ft of the primary use/parcel; b) Not permitted along Active Retail Frontage areas per Figure 4-1.</td>
</tr>
<tr>
<td><strong>Offices - Business and Professional</strong></td>
<td>P In Active Retail Frontage areas per Figure 4-1, only allowed on upper floors or behind retail frontage.</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Outdoor Storage and Use</strong></td>
<td>A Section C.8 of this Chapter</td>
</tr>
<tr>
<td><strong>Personal Services (barber shops, beauty salons/spas, tailors, dry cleaning, self-service laundry, etc.)</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Pet Stores</strong></td>
<td>CUP</td>
</tr>
<tr>
<td><strong>Places of Assembly</strong></td>
<td>CUP In Active Retail Frontage areas per Figure 4-1, only allowed on upper floors or behind retail frontage.</td>
</tr>
<tr>
<td><strong>Recreational Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>a. <strong>Health Clubs and Gymnasiums</strong></td>
<td>CUP</td>
</tr>
<tr>
<td>b. <strong>Dance or Martial Arts Studios</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Residential Care Facilities</strong></td>
<td>CUP</td>
</tr>
<tr>
<td><strong>Restaurants</strong></td>
<td></td>
</tr>
<tr>
<td>a. <strong>Restaurants with no Alcohol Sales</strong></td>
<td>P Zoning Code 153.120 Part 2</td>
</tr>
<tr>
<td>b. <strong>Restaurants with Alcohol Sales</strong></td>
<td>CUP</td>
</tr>
<tr>
<td><strong>Retail Shops</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, or any similar use</strong></td>
<td>--</td>
</tr>
<tr>
<td><strong>Vending Machines</strong></td>
<td></td>
</tr>
<tr>
<td>a. <strong>Regular</strong></td>
<td>A Zoning Code 153.050.040</td>
</tr>
<tr>
<td>b. <strong>Reverse</strong></td>
<td>A</td>
</tr>
<tr>
<td><strong>Secondhand Stores</strong></td>
<td>--</td>
</tr>
<tr>
<td><strong>Service Stations</strong></td>
<td>--</td>
</tr>
</tbody>
</table>

**Legend:**
- **P** Permitted use
- **CUP** Conditional use permit required
- **A** Accessory use
- **--** Use not allowed

a) **General.** Table 4-2 identifies the development standards applicable to all development in the MU-1 zone. Certain development standards may be subject to special conditions. These standards are provided here or where otherwise referenced.

### Table 4-2: Development Standards for Mixed Use 1 (MU-1) Zone

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Specific Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area - Minimum</td>
<td>15,000 sf For newly created lots</td>
</tr>
<tr>
<td>Lot Depth - Minimum</td>
<td>100 ft For newly created lots</td>
</tr>
<tr>
<td>Lot Width - Minimum</td>
<td>50 ft For newly created lots</td>
</tr>
<tr>
<td>Lot Coverage - Maximum</td>
<td>70%</td>
</tr>
<tr>
<td>Front Yard Depth - Minimum</td>
<td>0 ft</td>
</tr>
<tr>
<td>Side Yard Width - Minimum</td>
<td>0 ft</td>
</tr>
</tbody>
</table>
| Rear Yard Depth - Minimum                   | 10 ft  
  a) Zoning Code 153.130.030;  
  b) Section C.3.d. of this Chapter;  
  c) If adjacent to a residentially zoned lot, the minimum rear yard depth shall be 15 ft. |
| Common Open Space Area - Minimum           | Minimum 100 sf per unit; Minimum dimension shall be 20 ft.                         |
| Private Open Space Area - Minimum          | Minimum 36 sf per unit; Minimum dimension shall be 6 ft.                            |
| Floor-Area-Ratio - Maximum for Commercial Only Development | 1.5                                                                 |
| Floor-Area-Ratio - Maximum for Mixed Use Development | 2.0                                                                 |
| Residential Density - Maximum              | 30 du/ac  
  Section C.3.b of this Chapter                                                      |
| Building Height - Maximum                  | 50 ft  
  Zoning Code 153.130.040                                                            |
| Residential Floor Areas - Minimum Efficiency | 500 sf  
  Section C.5. of this Chapter                                                      |
| One Bedroom                                 | 700 sf                                                                               |
| Two Bedroom                                 | 900 sf                                                                               |
| Three Bedroom                               | 1,100 sf                                                                             |
| Each Additional Bedroom                     | 200 sf                                                                               |
| Live/work unit                              | 750sf                                                                                |
b) **Additional Residential Density.** A density bonus of up to 5 units per 1,000 square feet of public open space and up to 10 units per 2,000 square feet of public open space in the form of a courtyard or plaza within the development may be permitted, subject to the following requirements:

<table>
<thead>
<tr>
<th>Community Amenity</th>
<th>Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Open Space,</strong> subject to the following requirements:</td>
<td>5 units per 1,000 square feet of public open space, and 10 units per 2,000 square feet of public open space.</td>
</tr>
<tr>
<td>1) The open space area (courtyard or plaza) shall be a minimum of 1,000 square feet with a minimum dimension of 25 feet, and no more than 3 feet above the level of the street it adjoins. Larger open space areas may be split into two or more areas so as long as the minimum area and dimension are met.</td>
<td></td>
</tr>
<tr>
<td>2) Required setback and parking areas shall not count toward the open space calculation.</td>
<td></td>
</tr>
<tr>
<td>3) Required private and common open space for residential units may not be counted toward the open space calculation.</td>
<td></td>
</tr>
<tr>
<td>4) The open space area shall have direct access to a public street, which is open and unobstructed from the ground level to the sky.</td>
<td></td>
</tr>
<tr>
<td>5) The courtyard or plaza shall be landscaped and includes amenities such as seating, planters and pots, water features, etc. See also Chapter 5 (Design Standards and Guidelines) of this Specific Plan for standards and guidelines for plazas and courtyards.</td>
<td></td>
</tr>
<tr>
<td><strong>Public Art,</strong> subject to the following requirements:</td>
<td>5 units per acre.</td>
</tr>
<tr>
<td>1) The artwork is accessible to the public on the site of the development.</td>
<td></td>
</tr>
<tr>
<td>2) The artwork shall be an amount equal to one percent (1%) of the total building valuation, as defined in Ordinance 1245 (Art in Public Places Program), excluding land allocation and off-site improvements costs.</td>
<td></td>
</tr>
<tr>
<td>3) All requirements of Ordinance 1245 apply, excluding the allowance of full or partial in-lieu fees as an alternative to providing on-site art.</td>
<td></td>
</tr>
</tbody>
</table>
c) **Ground floor treatment for Active Retail Frontage.** The following standards apply to ground floor uses along portions of streets designated as Active Retail Frontage (as defined in Figure 4-1) in the MU-1 zone:

1) The ground-floor or street level frontage, excluding access to parking and entryways to upper level residential uses, shall be designed to accommodate retail, restaurant, or similar type of active use. No residential uses are permitted on the ground floor, except as noted herein:

   - The Zoning Administrator may grant residential uses on the ground floor in an area designated as Active Retail Frontage if the project provides an additional public benefit or amenity, such as but not limited to a public paseo, public courtyard, etc. The residential frontage of the project shall not exceed 25% of the linear frontage of the total linear street frontage of the project site. For example, if a property in an area designated as active retail pedestrian frontage has a 200 foot frontage, no more than 50 feet may be used on ground floor residential uses.

2) For new construction, ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include a minimum floor-to-ceiling height of 18 feet. This standard does not apply to the adaptive reuse of existing buildings.

3) On corner parcels, the nonresidential space shall turn (wrap around) the corner for a distance of not less than 25 feet. The termination of use shall occur at an architectural break in the building.

d) **Building transparency/windows and openings facing streets.** Placement and orientation of doorways, windows, and landscape elements shall create strong, direct relationships with the street. Street-facing facades of all buildings shall incorporate windows and openings providing light to adjacent spaces and rooms, and to create visual interest and provide “eyes on the street.”

1) Along portions of streets designated as Active Retail Frontage per Figure 4-1, the following regulations apply:

   - Windows and openings facing streets shall constitute a minimum of 75% of street-level building facades.
   - On upper-floors, windows and openings facing streets shall constitute a minimum of 40% of building facades for commercial uses, and 20% of building facades for residential uses.
   - Windows and openings shall provide clear and transparent view into the ground floor-uses or shall display merchandise to reinforce a pedestrian scale. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along street level façades.
• During hours of operation, open-wall storefronts, such as retractable doors or folding glass walls, are encouraged.

2) For all other areas of the MU-1 zone, the following regulations apply:
• Windows and openings facing streets shall constitute a minimum of 50% of street-level building facades, with the exception of residential units with individual entries, in which case windows and openings facing streets shall constitute a minimum of 30% of street-level building facades.
• On upper-floors, windows and openings facing streets shall constitute a minimum of 40 percent of building facades for commercial uses, and 20% of building facades for residential uses.
• Residential units with individual entries should include windows on the ground floor that look out onto the street.

e) **Front yard depth.** The front yard depth in the MU-1 zone shall be as required in Table 4-2 with the following exception:

1) For parcels fronting the north side of Ramona Avenue between Maine Avenue and Bogart Avenue, the minimum front yard depth shall range from 45 feet to 70 feet as identified in Figure 4-2, and subject to review by the Zoning Administrator. The purpose of this building setback is to provide space for future street improvements to match the existing right-of-way along the north side of Ramona Boulevard west of Maine Avenue and east of Bogart Avenue, consistent with the Ramona Boulevard cross section provided in Chapter 6 (Circulation and Parking) and as described in Chapter 3 (Urban Design Framework) of this plan. The required front yard area shall be landscaped and maintained pursuant to Subchapter 153.160 of the Baldwin Park Zoning Code.

![Figure 4-2: Front Yard Requirement for Parcels Fronting the North Side of Ramona Boulevard between Maine Avenue and Bogart Avenue](image)

* Front setback line to match existing right-of-way line
f) **Shared property lines with a residential zoned lot.**

1) Wherever a mixed use zoned reversed corner lot shares a rear property line with a residential zoned lot and nonresidential uses are located within 15 feet of that rear property line, a minimum 15-foot wide street side yard area shall be maintained.

2) Wherever a non-residential portion of a mixed use development shares a side or rear property line with a residentially zoned lot, a six-foot tall solid masonry wall shall be provided, along or adjacent to all such side and rear lot lines pursuant to §153.130.060 of the Baldwin Park Zoning Code. A minimum 2-foot landscape buffer shall also be provided along the shared lot lines.

3) Wherever a mixed use zoned lot shares a rear or interior side property line with a single-family residential zoned lot, no portion of the building, including parapets, shall be above an imaginary plane drawn at the rear (or interior) property line and extended at an angle of 45 degrees towards the center of the property, as illustrated in Figure 4-3.

![Figure 4-3: Building Height Adjacent to Single Family Residential Zone](image)

(Note: Illustration is not to scale)

g) **Pedestrian access.** Pedestrian access from the public right-of-way shall be incorporated into all development within the MU-1 zone. The design of new projects shall promote walkability and connectivity to include design and orientation standards such as:
1) A system of pedestrian walkways shall connect buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas and pedestrian amenities.

2) Lighting shall be incorporated along sidewalks or other pedestrian walkways to enhance the pedestrian environment and provide for public safety. Lighting shall be low mounted and downward casting in a manner that reduces light trespass onto adjacent properties.

3) Connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the primary entry and sidewalk, generally no more than 125 percent of the straight line distance.

h) Parking. The following applies to surface parking lots and parking structures. See also Chapter 5 of this plan for additional design standards and guidelines for parking structures.

1) Surface parking shall be located on the interior side or rear of the site to the greatest extent practicable. Surface parking between the sidewalk and buildings shall be prohibited.

2) Any parking structure with at least one floor of parking at grade or above, and which contains primary property frontage along a primary street, shall incorporate wrapped residential uses or retail businesses with shopping windows viewable from the sidewalk along the ground floor, or two or more of the following features:
   • display or shopping windows;
   • landscape material (e.g., foundation plantings, vertical trellis with vines, planter boxes with cascading landscape material) that results in the parking structure being adequately screened from adjoining parcels;
   • architectural detailing and articulation that provides texture on the façade or structure openings and effectively integrates the parking structure into the basic building design; and/or
   • artwork such as sculptures, murals, and mosaics.

i) Building orientation and entrances. Street-facing primary entrances for nonresidential uses shall be unlocked and accessible to the public during business hours. Residential and nonresidential entries shall be clearly defined features of front facades, and of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance, while maintaining a pedestrian scale at the street level.
j) **Entrances.** When nonresidential and residential uses are located in the same building, separate pedestrian entrances shall be provided for each use. The entrances for nonresidential uses shall be visually distinct from the entrances for the residential uses.

k) **Outdoor dining.** Outdoor dining is permitted and encouraged in the MU-1 zone pursuant to the definitions and standards in Section C.6. of this chapter.

l) **Walls and fences.** All new mixed use developments that are located adjacent to the rail tracks shall provide a continuous security fence (or wall) along the common property line to prevent trespassing of the railroad right-of-way, to maintain resident safety, and to reduce train noise impacts on the users of the adjacent buildings. The fence shall be designed as follows:

1) The height of the fence (or wall) shall be a minimum of six feet and a maximum of eight feet.

2) The fence (or wall) shall be made of vandal-resistant materials, such as wrought iron, hedge screening, etc.

3) Landscaping such as dense shrubs and vines shall be planted along the fence (or wall) to soften its appearance.

4. **Required Residential Open Space**

Maintaining open space areas provides recreational opportunities, allows sunlight to enter into living spaces and provides a spacious and inviting feel. The minimum required open space areas for residential uses, as listed in Table 4-2, shall be maintained pursuant to these regulations.

a) **Residential open space.** The following regulations apply to required residential open space areas within all mixed use zoned lots:

1) More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot.

2) Required side or rear yard areas may be included in the calculated open space area but a required front yard area may not.

3) All required open space shall be usable. Usable open space shall be improved to support residents’ passive or active use. Such open space shall be located on the same parcel as the dwelling units for which it is required. The computation of such open space shall include no...
obstructions other than devices and structures designed to enhance its usability, such as swimming pools, fountains, planters, benches, and required landscaping.

4) Open space areas shall have no parking, driveway or right-of-way encroachments.

5) Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement.

b) **Private Open Space Orientation.** Private open space(s) attached to residential units shall be designed to avoid direct visibility into the interiors of adjacent units.

5. **Standards for Live/Work Units**

A live/work unit is defined as an integrated living unit and working space with an internal connection between the living and working space, occupied and utilized by a single housekeeping unit. Retail and/or wholesale sales and/or office businesses may be conducted in live/work units.

The intent of this section is to provide for and make feasible the reuse of existing commercial or residential structures to accommodate live/work opportunities, as well as provide opportunities for new development of buildings specifically designed and constructed to provide live/work units. Live/work units may also occupy a portion of a building design for mixed use development. Live/work units shall be developed according to the following regulations.

a) For live/work units in areas identified as Active Retail Frontage (Figure 4-1), the first 25 feet of floor area depth at the street level frontage shall be devoted to pedestrian-oriented business activity.

b) All living space within the live/work unit shall be contiguous with, and an integral part of, the working space, with direct access between the two areas.

c) At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may have employees in addition to residents as necessary.

d) Access to individual units shall be from common access areas, corridors or hallways.
e) Complete kitchen space and sanitary facilities shall be provided in compliance with all applicable codes.

f) The workspace shall not occupy more than 40% of the unit.

g) All work activities and workspace shall be limited to the first floor.

h) Retail space may be integrated with working space.

i) A business license shall be obtained in compliance with the Baldwin Park Municipal Code for business activities conducted within the live/work unit.

j) Signage shall be a maximum of three (3) square feet; illumination is prohibited.

k) After approval, a live/work unit shall not be converted to entirely residential use.

6. Standards for Outdoor Dining

Outdoor dining is encouraged in the MU-1 zone and may be provided either in private patios or within the public sidewalk right-of-way. These two kinds of outdoor dining areas are defined as follows:

“Patio dining space” is an area adjacent to a street (or alley) level eating or drinking establishment, located within private property line and is used exclusively for dining, drinking and circulation therein. This space may be open or covered with temporary structures such as trellises, umbrellas or permanent structures such as overhangs and upper floors of the building.

“Sidewalk dining space” is an area adjacent to a street level eating or drinking establishment, located within the sidewalk area of the public right-of-way and is used exclusively for dining, drinking and circulation therein. A physical barrier, such as bollards, planter boxes or pots, umbrellas, etc., should separate the dining area from the remainder of the sidewalk and be in place during hours of operation defines the area. Sidewalk dining may be provided with either self-service or waiter/waitress service.

The following standards and guidelines apply to outdoor (sidewalk and patio) dining spaces. See Figure 4-4 for a typical layout of a sidewalk dining space.

a) Sidewalk dining locations. Sidewalk dining shall be permitted within the public sidewalk rights-of-way in the MU-1 zone subject to the clear widths available.
b) **Patio dining locations.** Patio dining shall be permitted within private property adjacent to the streets or public alley walkways. Outdoor patio dining is allowed within the street yard setback.

c) **Adjacency to buildings.** Sidewalk dining within the public sidewalk rights-of-way shall be located immediately adjacent to the buildings with the pedestrian path immediately along the curb.

d) **Maintenance of clear passage.** Sidewalk dining within the public sidewalk rights-of-way shall maintain a clear pathway for pedestrians, free from all obstructions, of not less than 7 feet depending on the exact sidewalk width and extent of pedestrian activity in the streetscape segment. A clear passage of 10 feet in width is preferred. For purposes of calculating the clear pathway dimension, trees, traffic signs, meters, and all similar obstacles shall count as obstructions. The Zoning Administrator shall define exact clear pathway requirements within this range, on a case-by-case basis. The Zoning Administrator may grant exemption to the minimum requirements based on the particular site conditions.

e) **Demarcation of sidewalk dining areas.** The sidewalk dining area adjacent to the building shall be demarcated by barriers such as railings, fencing, or a combination of railings or fencing, and landscaping in planter boxes, or movable bollards. No solid walls shall be allowed. All the outdoor barriers
Outdoor Dining Space: The limits of the outdoor dining are restricted to the restaurant frontage and there is a clear path (minimum 7’0”) without obstructions on the sidewalk.

Sturdy removable barrier made of materials such as wrought iron (maximum 48 inches in height)

Figure 4-4: Typical Layout of Outdoor Dining Spaces
shall be movable and removed from the sidewalk at the close of the business establishment daily. Some discretion in terms of pots and planters placed directly adjacent to the building façade shall be allowed.

f) **Demarcation of patio dining spaces.** The patio dining spaces adjacent to streets or alley walkways shall be demarcated by either temporary or permanent boundary definers such as railings, fencing, or a combination of railings or fencing, and landscaping in planter boxes, or movable bollards.

g) **Outdoor dining within arcades along sidewalk rights-of-way or alley walkways.** The provision of a dining space in a covered arcade that is open to the sidewalk is permitted as long as the architectural integrity of the façade is maintained in conformance with the requirements in Chapter 5 (Design Standards and Guidelines) of this plan.

h) **Windows or doors to outdoor dining along sidewalk rights-of-way or alley walkways.** The provision of windows and doors from indoor dining areas that open to the sidewalk or alley walkway is permitted and encouraged as long as the architectural integrity of the façade is maintained in conformance with the other sections of this chapter and the requirements in Chapter 5 (Design Standards and Guidelines) of this plan, and the open doors and windows do not obstruct the pedestrian right-of-way.

i) **Parking Requirements.** The area used for patio dining shall be included in the eating or drinking establishment’s area for the purposes of calculating the establishment’s parking requirement. The area used for sidewalk dining shall not be included in the eating or drinking establishment’s area for the purposes of calculating the establishment’s parking requirement.

j) **Materials.** The style and materials of the barriers that demarcate the outdoor dining space should be compatible in color and finish with the adjacent structure and approved by City Staff.

k) **Hours of operation.** The outdoor dining space hours of operation shall be limited to the hours of operation of the associated dining establishment.

l) **Display of outdoor menu.** A single-sided framed menu attached to a moveable barrier that defines the sidewalk or patio dining space is permitted within the sidewalk and patio dining spaces. The size of the frame shall not exceed three square feet. Freestanding pedestal menus or A-frame displays are prohibited.

m) **Maintenance of outdoor dining furniture.** Outdoor dining furniture shall be maintained to be safe, sanitary and attractive at all times.
n) **Conformance to ADA and Title 24 requirements.** All outdoor dining areas shall conform to federal and state requirements as per the Americans with Disability Act and California Title 24 Accessibility Guidelines. All other requirements per the City Public Works and Building and Safety Departments shall also be addressed.

o) **Permit Requirements.** An Encroachment Permit is required for all sidewalk dining areas. The City may also require additional liability insurance. Please see the Community Development Department for details on how to apply.

### 7. Additional Development Standards for Mixed Use Developments

This section provides additional development standards for mixed use developments. The primary intent of these standards and criteria is to balance the needs of nonresidential uses for access, visibility, parking, loading, safety, and economic development with the needs of residential uses for privacy, security, and relative quiet.

a) **Loading and unloading activities of mixed use developments.** Where applicable, the covenants, conditions, and restrictions of a mixed use development shall indicate the times when the loading and unloading of goods may occur on the street, provided that in no event shall loading or unloading take place after 10:00 P.M. or before 7:00 A.M on any day of the week.

b) **Lighting standards for mixed use developments.** Lighting for nonresidential uses shall be appropriately designed, located, and shielded to ensure that they do not negatively impact the residential uses in the development or any adjacent residential uses.

c) **Recycling and refuse storage facilities standards for mixed use developments.** Recycling and refuse storage facilities for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the development. Recycling and refuse storage facilities for nonresidential uses shall be compatible in architectural design and details with the overall project. The location and design of trash enclosures shall mitigate nuisances from odors when residential uses might be impacted. Trash areas for food service and sales uses, when occupying the same building as residential uses, shall be refrigerated to control the odor.

d) **Residential noise notice.** Residents of new mixed use development projects in the MU-1 zone, whether owners or tenants, shall be notified in writing before taking up residence that they will be living in an urban-type environment and that the noise levels may be higher than a strictly residential area. The covenants, conditions, and restrictions of a residential or mixed use project
shall require that prospective residents acknowledge the receipt of the written noise notification. Signatures shall confirm receipt and understanding of this information.

8. Outdoor Storage and Uses

a) **Uses Restricted to Indoors.** Unless otherwise indicated in this Chapter, all uses listed in Table 4-1 must be conducted to wholly within an enclosed building. The following uses or businesses are exceptions to this rule:

1) Outdoor dining and food service in conjunction with a cafeteria, café, restaurant or similar establishment.

2) Newspaper stalls.

3) Other sales and display areas as approved through a conditional use permit or similar discretionary permit.

4) Other uses as approved by the Zoning Administrator through the Zoning Code interpretation process pursuant to Subchapter 153.210 of the Baldwin Park Zoning Code.

b) **Outdoor storage materials.** Outdoor storage of materials shall be limited to the accessory storage of goods sold or utilized by the principal use of the lot where permitted by Table 4-1. No outdoor storage is permitted in the front or side yard. All materials shall be entirely screened from view from public right-of-way by a 6-foot tall solid fence or masonry wall.

c) **Outdoor storage areas.** Any areas developed and/or used for outdoor storage and use shall comply with the most current National Pollutant Discharge Elimination System (NPDES) Permits Implementation of Best Managements Practices (BMP) and maintenance of those BMP’s.

d) **Outdoor sale and display location.** No outdoor sale or display area shall occupy any required parking space or required yard areas.

9. Other Applicable Zoning Regulations

In addition to the requirements contained in this chapter of the Specific Plan, regulations contained in the following Subchapters of this Baldwin Park Zoning Code may apply to development in the MU-1 zone:

153.110 Specific Plan Zone
153.120 Standards for Specific Land Uses and Activities
153.130 Site Planning and General Development Standards
153.140 Performance Standards
153.150 Off-Street Parking and Loading
153.160 Landscaping Standards
153.170 Sign Regulations
153.180 Antennas and Other Telecommunications Facilities
153.200 Nonconforming Lots, Structures and Uses
153.210 Administrative Procedures

See also Chapter 6 (Circulation and Parking) of this Specific Plan for parking requirements in the Specific Plan area. In addition, refer to Chapter 5 of this plan for additional site planning and architectural guidelines for mixed use developments.

D. Neighborhood Commercial (C-1) Zone

Per Subchapter 153.050 of the Baldwin Park Zoning Code, the intent and purpose of the Neighborhood Commercial (C-1) zone is as follows:

The C-1 zone provides areas for the development and protection of neighborhood-scale, low-intensity retail and service commercial uses that provide conveniences to neighborhood residences.


The development provisions for the C-1 zone contained in Subchapter 153.050 (Commercial and Industrial Zones) of the Baldwin Park Zoning Code apply to all development in the C-1 zone in the Downtown TOD Specific Plan area.

In addition, refer to Chapter 6 of this plan for parking requirements, and to the City of Baldwin Park Design Guidelines Manual for additional site planning and architectural guidelines for neighborhood commercial uses.

E. General Commercial (C-2) Zone

Per Subchapter 153.050 of the Baldwin Park Zoning Code, the intent and purpose of the General Commercial (C-2) zone is as follows:

The C-2 zone provides areas for the development of a broad range of retail, service and entertainment uses designed to meet the shopping and service needs of the local residential and business communities.

The development provisions for the C-2 zone contained in Subchapter 153.050 (Commercial and Industrial Zones) of the Baldwin Park Zoning Code apply to all development in the C-2 zone in the Downtown TOD Specific Plan area, with the following additions and exceptions:

a) **Limitations on use.** The following uses shall not be permitted in the C-2 zone:
   1) Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, or any similar use.
   2) Automotive washes.
   3) Boat sales (new or used).

The commercially-zoned properties on northwest corner of Ramona Boulevard and Baldwin Park Boulevard, two of the City’s busiest arterials, are ideally positioned at the western gateway to Downtown. The site’s size, location, and visibility are highly valued by retail tenants. Redeveloping from a strip mall to a lifestyle center could attract both local and regional shoppers. Lifestyle centers usually require less land, generate higher revenue margins, and have more amenities for shoppers and pedestrians.
4) Drive-through establishments.
5) Mortuaries.
6) Service stations.

In addition, refer to Chapter 6 of this plan for parking requirements, and to the City of Baldwin Park Design Guidelines Manual for additional site planning and architectural guidelines for general commercial uses.

F. Industrial Commercial (I-C) Zone

Per Subchapter 153.050 of the Baldwin Park Zoning Code, the intent and purpose of the Industrial Commercial (I-C) zone is as follows:

The I-C zone provides areas for the development of industrial parks, office complexes and light manufacturing businesses.


The development provisions for the I-C zone contained in Subchapter 153.050 (Commercial and Industrial Zones) of the Baldwin Park Zoning Code apply to all development in the I-C zone in the Downtown TOD Specific Plan area, with the following additions and exceptions:

a) **Limitations on use.** The following uses shall not be permitted in the I-C zone:
   1) Drive-through establishments.
   2) Mortuaries.

In addition, refer to Chapter 6 of this plan for parking requirements, and to the City of Baldwin Park Design Guidelines Manual for additional site planning and architectural guidelines for industrial uses.

G. Garden Multi-Family Residential (R-G) Zone

Per Subchapter 153.040 of the Baldwin Park Zoning Code, the intent and purpose of the Garden Multi-Family Residential (R-G) zone is as follows:

The R-G zone provides an environment suitable for both small-lot detached or attached dwelling units where more than one unit may be built on a lot. The intent is to promote desirable characteristics for medium-density neighborhoods.

The development provisions for the R-G zone contained in Subchapter 153.040 (Residential Zones) of the Baldwin Park Zoning Code apply to all development in the R-G zone in the Downtown TOD Specific Plan area, with the following additions and exceptions:

a) Front Yard Setback - Minimum. The minimum front yard setback in the R-G zone shall be as follows:
   1) General – 10 feet.
   2) Lot with a side entry garage – 10 feet.
   3) Lot adjacent to R-1-7,500 or R-1 zone – 20 feet.

In addition, refer to Chapter 6 of this plan for parking requirements, and to the City of Baldwin Park Design Guidelines Manual for additional site planning and architectural guidelines for small lot single family and multi-family residential uses.

H. Open Space (OS) Zone

Per Subchapter 153.060 of the Baldwin Park Zoning Code, the intent and purpose of the Open Space zone is as follows:

The Open Space zone is established to maintain open space areas in the City for recreational opportunities and to prevent incompatible development in areas that should be preserved or regulated for scenic, recreational, conservation, aesthetic, or health and safety purposes.


The development provisions for the Open Space zone contained in Subchapter 153.060 (Open Space Zone) of the Baldwin Park Zoning Code apply to all development in the Open Space zone in the Downtown TOD Specific Plan area.