

ORDINANCE NO. 25-1764

AN ORDINANCE OF THE CITY OF NORWALK, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING) OF THE NORWALK MUNICIPAL CODE RELATING TO DEFINITONS, PARKING STANDARDS, SPECIFIC USES IN COMMERCIAL AND/OR MANUFACTURING ZONES, EMERGENCY SHELTER AND LOW-BARRIER NAVIGATION CENTERS, R-1 ZONE PERMITTED USES, INSTITUTIONAL ZONE PERMITTED USES, AND THE LAND USE MATRIX; AND ADDING SECTION 17.04.500 RELATING TO MIXED-USE DEVELOPMENT

WHEREAS, the City is a general law city, incorporated under the laws of the State of California; and

WHEREAS, the City adopts this Ordinance pursuant to the City's general and police powers and property rights set forth under Government Code §65850(a); and

WHEREAS, the City has initiated Zoning Text Amendment (ZTA) No. 2025-03; and

WHEREAS, the City desires to amend Title 17 ("Zoning") of the Norwalk Municipal Code (NMC) as provisions relate to directives from the State of California Department of Housing and Community Development ("HCD") to allow for reinstatement of the City's General Plan Housing Element compliance by amending §17.04.195 ("Emergency Shelters") to reflect current State law and amending §17.05.010 ("R-1 Zone, Permitted Uses") to permit residential group homes; and

WHEREAS, the City desires to amend Title 17 ("Zoning") of the NMC as it relates to §17.03.050 ("Parking layout standards") to allow for tandem parking in residential zones as it relates to Housing Element Program 1.3; and

WHEREAS, the City desires to amend Title 17 ("Zoning") of the NMC as sections relate to the moratorium of uses in Urgency Ordinance 25-1758U, including several sections of Article II ("Specific Uses in Commercial and/or Manufacturing Zones) as it related to standards for convenience stores (liquor stores), discount stores, personal use – laundromats, vehicle/automobile washing, and payday loan establishments; and

WHEREAS, the City desires to amend Title 17 ("Zoning") of the NMC to add a new §17.04.500 ("Mixed-Use Developments"); and

WHEREAS, the City desires to amend Title 17 ("Zoning") of the NMC related to the Land Use Matrix in Section 17.11.010 to reflect amendments made as they relate to mixed-use development, emergency shelters/low-barrier navigation centers, car washes, and residential care facility; and

WHEREAS, the City desires to amend Title 17 (“Zoning”) of the NMC as sections relate to Section 17.01.060 (“Definitions”) to modify and intrude definitions related to the differentiation of “Discount Stores” between large and small format; amend the definitions of “Motel,” “Personal Service Use Category,” and “Single Housekeeping Unit;” and add new definitions for “Family, Multi- or Multiple,” “Group Homes,” “Hostels,” “Hotels,” “Laundromat,” “Long-term Stay Hotel,” “Low-Barrier Navigation Center,” “Mixed-Use Category,” “Mixed-Use with Housing,” and “Residential Care Facilities”; and

WHEREAS, on November 12, 2025, the City’s Planning Commission (“Planning Commission”) conducted a duly noticed public hearing to consider Zoning Text Amendment No. 2025-03, and where after careful review of the evidence in the matter, it adopted Resolution 25-21 recommending City Council approve the proposed ZTA No. 2025-03; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF NORWALK DOES ORDAIN AS FOLLOWS:

Section 1. The City Council finds and declares that the foregoing recitals are true and correct and incorporates said recitals fully into this Ordinance as substantive findings.

Section 2. Purpose. The purpose and intent of this Ordinance is as follows:

1. Adding mixed-use development standards to Chapter 17.04 (“Use Regulations”) and amending tandem parking standards in Section 17.03.050 (“Parking layout standards”) would advance Housing Element Program 1.3 Housing Element goals, policies, and objectives by aiming to reduce constraints on the construction of housing.
2. Amending §17.04.195 (“Emergency Shelters”) as it relates to Emergency Shelters and Low Barrier Navigation Centers and §17.05.010 (“R-1 Zone, Permitted Uses”) to allow permit residential group homes is consistent with direction from the Department of Housing and Community Development as it relates to Stipulated Final Judgement and Order (Case No. 24STCP03551) (“Settlement Agreement”) filed on September 5, 2025 and Housing Element goals and policies.
3. Amending several sections of Article II (“Specific Uses in Commercial and/or Manufacturing Zones) as it related to standards for convenience stores (liquor stores), discount stores, personal use – laundromats, vehicle/automobile washing, and payday loan establishments, and repealing Urgency Ordinance 25-1758U.

4. Amending the Land Use Matrix in §17.11.010 will reflect amendments made to Mixed-Used development standards and emergency shelters/low-barrier navigation centers.
5. Amending §17.01.060 (“Definitions”) to modify and introduce definitions related to the differentiation of “Discount Stores” between large and small format; amend the definitions of “Motel,” “Personal Service Use Category,” and “Single Housekeeping Unit;” and add new definitions for “Family, Multi- or Multiple,” “Group Homes,” “Hostels,” “Hotels,” “Laundromat,” “Long-term Stay Hotel,” “Low-Barrier Navigation Center,” “Mixed-Use Category,” “Mixed-Use with Housing,” and “Residential Care Facilities” would be consistent with amendments proposed.
6. The proposed ZTAs are in compliance with the NMC, the Norwalk General Plan Housing Element, and HCD’s direction to reinstate the allowability of uses contained in Urgency Ordinance 25-1758U and will be in the public interest to be in compliance with various state laws and to protect public safety and welfare by reducing overconcentration of certain uses.

Section 3. Finding. The proposed Zone Text Amendments will be in the public interest since they will contribute to reinstatement of certification of the City’s General Plan Housing Element, will provide for regulation of specific uses the City has determined have a detrimental impact upon the City, will provide clarity to the various sections of the NMC, and will update definitions consistent with the amendments proposed.

Section 4. Approvals. The City Council hereby approves ZTA No. 2025-03 amending Title 17 (Zoning) of the NMC as set forth in Exhibit “A”.

Section 5. Environmental. The City Council hereby finds and determines that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to “common sense” exception set forth in Section 15061(b)(3) of the California Code of Regulations where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 6. Severability. If any section, clause or phrase of this Ordinance is for any reason held to be unconstitutional, or otherwise invalid, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Certification. The City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

PASSED, APPROVED, AND ADOPTED this 16th of December 2025.


JENNIFER PEREZ
MAYOR

ATTEST:

I, **Theresa Devoy**, CMC, City Clerk of the City of Norwalk, California, **DO HEREBY CERTIFY** that the foregoing is a full, true and correct copy of Ordinance No. 25-1764; it has been published pursuant to State law; was introduced at a regular meeting of the City Council held December 2, 2025, and adopted as **Ordinance No. 25-1764** of the City of Norwalk at a regular meeting of the City Council held on December 16, 2025; and said Ordinance has been duly signed by the Mayor and attested by the City Clerk and that the same was approved and adopted by the following vote to wit:

AYES: Councilmembers Ayala and Valencia, Vice Mayor Rios, and Mayor Perez
NOES: None
ABSENT: Councilmember Ramirez

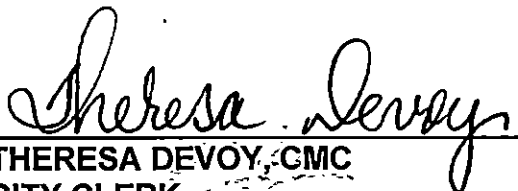

THERESA DEVOY, CMC
CITY CLERK



EXHIBIT “A”

**TITLE 17
ZONING**

**CHAPTER 17.01
ADMINISTRATION**

**ARTICLE I
GENERAL PROVISIONS AND DEFINITION**

17.01.060. “Delete Definition of Apartment.”. The following entries in this section are amended to read as follows and the remainder of the section shall remain unchanged:

“Discount Store – Large Format” means a retail establishment larger than nine thousand nine hundred ninety-nine (9,999) square feet in floor area that sells a broad range of new outlet, close-out, discontinued, liquidation, or overstock and general merchandise, primarily at a single discount price and/or in the low and very low-price ranges.

“Discount Store – Small Format” means a retail establishment less than ten thousand (10,000) square feet in floor area that sells a broad range of new outlet, close-out, discontinued, liquidation, or overstock and general merchandise, primarily at a single discount price and/or in the low and very low-price ranges. Discount store - small format does not include retail stores that contain a prescription pharmacy or permanently dedicate at least fifteen percent (15%) of shelf space to fresh or fresh frozen foods and produce.

“Family, multi-” or “multiple-” means three (3) or more dwelling units on a lot. Units may be attached or detached.

“Group home” means a facility that is being used as a supportive living environment for persons who are considered disabled under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one (1) or more dwelling units. Group homes do not include residential care facilities and any dwelling that operates as a single housekeeping unit.

“Hostel” a lodging establishment offering temporary accommodations, including dormitory-style and private rooms, for short-term stays, often less than thirty (30) consecutive days.

“Hotel” A commercial establishment offering overnight visitor accommodations but not providing room rentals on an hourly basis. A hotel may include ancillary facilities such as common meeting rooms, dining facilities, and guest amenities. See also “Long-Term Stay Hotel” and “Motel”.

“Laundromat” means any business which offers self-service laundry and/or dry-cleaning machines and dryers, which are coin, token, or otherwise fee operated. This use excludes dry cleaning plants.

“Long-Term Stay Hotel (Extended Stay)” A hotel that offers transient lodging accommodations to the general public, targeted to the business or leisure traveler who is planning to stay for an extended time. To constitute an extended stay hotel, each hotel room must contain kitchen facilities to include a range cooktop, microwave or conventional oven, refrigerator, and sink, and must allow stays no longer than one hundred eight (180) days on a commercial basis and not be used as the legal residence or principal dwelling of the occupants(s).

“Low-barrier navigation center” means a housing first, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy.

"Mixed use category" means a complementary mix of residential, commercial and/or office uses in a single district. Mixed-use is primarily categorized as one of the following: “Mixed-use horizontal” means the nonresidential and residential portions are in different buildings but on the same property. Typically, the nonresidential is in the portion facing the street where visibility is higher. “Mixed-use vertical” means the combination of uses are in the same building. Typically, the nonresidential occupies the bottom portion of the building, with the residential on the upper portions.

“Mixed-use with housing” means the combination of commercial and residential uses on the same property in an integrated development project with functional interrelationships and a coherent physical design. The project design may be horizontal (commercial and residential in separate structures), vertical (commercial and residential in the same structure) or walkable (mixture of horizontal and vertical structures in close proximity of each other).

“Motel” A lodging establishment typically featuring a series of rooms whose entrances are immediately adjacent to a parking lot.

"Personal service use category" means any facility or establishment providing non-medical services as a primary use, including barber and beauty/hairstyling establishments, shoe repair shops, spas, dry cleaning pick-up establishments, tailors, home electronics repair, tanning salons, animal care, animal clinics or hospitals, massage establishments, and mortuaries, undertaking establishments, and other uses with similar operations. These uses may also include accessory retail sales of products related to the services provided.

“Residential care facility” means a residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but are not limited to, the following:

- an intermediate care facility/developmentally disabled-habilitative or an intermediate care facility/developmentally disabled-nursing, as defined by California Health and Safety Code Section 1250;
- a congregate living health facility, as defined by California Health and Safety Code Section 1250;
- a community care facility, as defined by California Health and Safety Code Section 1502;
- a residential care facility for the elderly, as defined by California Health and Safety Code Section 1569.2;
- a residential care facility for persons with chronic life-threatening illness, as defined by California Health and Safety Code Section 1568.01;
- an alcoholism or drug abuse recovery or treatment facility, as defined by California Health and Safety Code Section 11834.02;
- a pediatric day health and respite care facility, as defined by California Health and Safety Code Section 1760.2; or
- a family care home, foster home, or group home serving persons with mental health disorders or other disabilities or dependent and neglected children under California Welfare and Institutions Code Section 5116.

“Single housekeeping unit” means that residents of the dwelling unit have established ties and familiarity and interact with each other and whose use of the dwelling unit satisfies each of the following criteria:

- (1) If the dwelling unit is rented, each adult resident is named on and is a party to a single written lease that gives each resident joint use and responsibility for the premises.
- (2) Residents generally do not have separate entrances or separate secured food-storage facilities such as cabinets or refrigerators.
- (3) The residential activities of the household are conducted on a nonprofit basis.
- (4) The household is strictly resident run; there is no care or supervision provided by a third-party or a paid resident manager at the dwelling unit or on the property.
- (5) Membership in the single housekeeping unit is fairly stable as opposed to transient or temporary.
- (6) All adult residents have chosen to jointly occupy the entire premises of the dwelling unit and they each have access to all common areas.
- (7) Membership of the household is determined by the residents not by a landlord, property manager, or other third party.”

**CHAPTER 17.03
DEVELOPMENT REQUIREMENTS**

**ARTICLE II
OFF-STREET PARKING AND LOADING REQUIREMENTS**

17.03.040. Required number of spaces and parking matrix. “Delete Apartment in conjunction with commercial development.” The section is amended to read as follows and the remainder of the section shall remain unchanged:

“Parking Matrix		
Use Category	Minimum Parking Requirement	Definitions/ Notes
Commercial	-	-
Mixed Use, as Listed Below:		§ 17.01.060 § 17.04.010
Multi-family residential in conjunction with commercial development	Required parking for multiple-family dwellings + required parking for commercial uses; or as determined by parking analysis for the specific project.	§ 17.01.060 § 17.04.010 § 17.03.030.B
Social Services, Except as Listed Below:	1 space/200 SF of GFA.	§ 17.01.060 § 17.04.010
Emergency Shelter	1 space per employee for the shift with the highest number of employees, as verified by the Director.	§ 17.01.060 § 17.04.010”

17.03.050 Parking layout standards. The following section is added to read as follows and the remainder of the Subsections shall remain unchanged:

“Subsection A (2). Tandem stall: In a garage, 12 feet wide by 40 feet long. In a carport or on a surface lot, nine feet wide by 36 feet long.”

17.03.050.B Parking Lot Layout Requirements is deleted in its entirety and replaced with the following:

1. "Angle parking is generally recommended for non-residential uses, and 90-degree parking for residential uses. Parallel parking should be avoided.
2. For non-residential uses, tandem parking is permitted only if a full-time attendant is provided and such tandem parking is used to supply not more than 10% of the required number of spaces.
3. For residential uses, tandem parking is permitted as follows:
 - a. In the R-1 zone, enclosed tandem parking may be used to satisfy all parking requirements.
 - b. In the R-2, R-3, and R-4 zones, tandem parking may be used to satisfy not more than 30 percent of the overall required minimum number of parking spaces.
 - c. No more than two vehicles shall be placed one behind the other.
 - d. Tandem spaces shall be assigned to a single dwelling unit.
 - e. Tandem parking shall not be used to meet the guest parking requirement.
4. All parking areas shall be arranged to permit all vehicles to enter from, and exit to, a public right-of-way in a forward direction. Multiple dwellings containing not more than three dwelling units and single-family residences may back into a designated local street unless prohibited upon precise development plan review. All turning and maneuvering areas shall be on-site. Required front yards or setbacks adjacent to streets shall not be used for maneuvering space.
5. Entrances to garages, or parking spaces from an alley shall be located no less than 26 feet from the opposite side of the alley.
6. All parallel parking stalls must be located so no part of a vehicle will encroach into the public right-of-way; such stalls must be separated by a curb or wheelstop from the public right-of-way. Parallel parking stalls shall not be within three feet of a passageway, door opening, or other building entry or exit."

**CHAPTER 17.04
USE REGULATIONS**

**ARTICLE II
SPECIFIC USES IN COMMERCIAL AND/OR MANUFACTURING ZONES**

17.04.095 Payday loan establishments. The section is deleted in its entirety and replaced to read as follows:

- A. "Purpose. The specific purpose of this section is to establish regulations for payday loan establishments.
- B. Definitions. For the purpose of this section, "payday loan establishment" shall be defined as indicated in Section 17.01.060, Definitions, of this title.
- C. Operational Requirements. Payday loan establishments seeking to begin operations after the effective date of this ordinance or is otherwise seeking to reestablish operations following a closure of a period of 30 consecutive days or more shall comply with the following requirements, which may be incorporated as conditions of approval as appropriate:
 - 1. Location. Payday loan establishments are permitted in the C-1, C-3, and M-1 zones, except on properties within the PF overlay zone.
 - 2. Maximum Number. There shall be no more than eight payday loan establishments located within the City of Norwalk. No additional payday loan establishment shall be established if the existing number of payday loan establishments meet or exceed the maximum permitted.
 - 3. Spacing. The following spacing requirement shall apply to newly established or reestablished payday loan establishments:
 - a. Payday loan establishments shall be located no less than one-quarter mile or 1,320 feet from the nearest payday loan establishment within the City of Norwalk, as measured from one property line to another.
 - b. Payday loan establishments shall be a minimum distance of 500 feet from any school (both public and private), alcoholic beverage sales establishment (off-sale), state or federally chartered bank (including credit unions), and community and recreational assembly activities establishment.
 - 4. Lighting. A lighting plan shall be reviewed and approved by the Public Safety Department, Los Angeles County Sheriff's Department and the Community Development Department that shall include, at a minimum, decorative exterior lighting provided on all frontages designed to illuminate persons standing outside such that they can be identified 50 feet away and designed to not cast glare off site.
 - 5. Transparency. Storefronts shall have glass or transparent glazing in the windows and doors. No more than 10% of any window or door area shall be covered by signs, banners, or opaque coverings of any kind. Security gates and bars may be installed on the interior side of windows and doors, provided the design is not visually obtrusive and is subject to the approval of the Community Development Department and the Fire Department.
 - 6. Hours of Operation. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday. Operation on Sundays may be permitted

subject to approval of the Community Development Director and in no case shall exceed the allowable hours of operation permitted Mondays through Saturdays.

7. Security. At least one uniformed security guard will be on duty at all times the business is open. The security guard shall patrol the interior and all exterior portions of the property under control of the owner or operator/lessee of the payday loan establishment, including, but not limited to, parking lots and any open public spaced such as lobbies.
8. Additional Requirements. The following requirements shall apply to payday loan establishments in addition to the above:
 - a. Patrons shall be discouraged from loitering prior to, during, and/or after hours. At least one no loitering sign with letters at least two inches tall shall be installed and maintained where it will be most visible to pedestrians on each side of the building in which the activity is located, including but not limited to, street frontages and parking lots.
 - b. Any graffiti shall be removed within 48 hours of application.
 - c. Litter shall be removed at least two times daily in front of and 20 feet beyond the building along adjacent streets. Furniture (e.g., crates and mattresses) shall be removed daily.
- D. Any payday loan establishment lawfully existing prior to the effective date of the ordinance codified in this section and which is licensed by the City of Norwalk shall be allowed to remain on the same property or, if located within a shopping center development, shall be allowed to move to a different location, as long as the location is within the same shopping center development, and shall not be subject to the provisions of this section. However, if the payday loan establishment closes for a period of 30 consecutive days or more, that establishment shall be subject to the provisions of this section and may not be reestablished unless it fully complies with all provisions of subsection C of this section.
- E. An inventory of existing payday loan establishment shall be conducted by City staff upon the effective date of the ordinance codified in this section and filed with the Community Development Department. After the inventory is completed, only those businesses listed in the inventory are determined to be payday loan establishments lawfully existing as set forth in subsection D of this section.
- F. A litter control plan shall be submitted with an application indicating the location of trash receptacles and provisions for regular maintenance of the site. Execution of a maintenance agreement, subject to approval from the Community Development Department shall be done prior to issuance of a business license.
- G. It shall be the responsibility of the owner of the establishment to ensure the establishment complies with all applicable operational requirements and provisions contained within this section.”

17.04.185. Discount stores. The section is deleted in its entirety and replaced to read as follows:

“Discount stores, small format, as defined in Section 17.01.060, are subject to the issuance, existence, and validity of a conditional use permit as specified in Section 17.04.010, pursuant to Section 17.02.210 and provided that the following minimum conditions, in addition to any other deemed necessary or appropriate to ensure compatibility with existing or future permitted uses in the vicinity, are met:

- A. Minimum Lot Area. Discount stores — small format shall only be located within an existing shopping/retail center with a minimum of three tenants.
- B. Minimum Separation Requirement. New discount stores – small format shall not be less than one mile from an existing discount store of any kind.
- C. Hours of Operation. Business hours, including truck loading hours, shall be limited to 8:00 a.m. to 9:00 p.m., seven (7) days a week.
- D. Maintenance. Dumpsters must be enclosed on four (4) sides with one single opening accessible to solid waste pick up and physically closed to all other items.
- E. Security. External surveillance cameras must be installed and functioning at all times, allowing Public Safety Department and Los Angeles County Sherrif Department to access them, as needed.
- F. Illumination. The property must be adequately illuminated at all times. A lighting plan, subject to approval by the Public Safety Department, Community Development Department and the Los Angeles County Sherrif's Department, shall be required.
- G. Additional Regulations for Discount Stores – Small Format. The regulations of this section are established to regulate the location of discount stores – small format for the purpose of reducing over-concentration and to maintain cleanliness for the health and safety of residents within the City of Norwalk.
 1. Spacing. No discount store – small format shall be established on a lot or lots within one (1) mile of another lot or lots containing an existing discount store of any type, measured from lot line to lot line. No two (2) discount stores – small format shall be located contiguous to one another, in the same building, or on the same lot.
 2. Maintenance. The owner and/or operator of a discount store – small format shall comply with the following:
 - i. Keep the exterior of the site including the sidewalks and parking lots abutting the property free of litter and debris;
 - ii. Landscaping and irrigation shall be provided in accordance with the requirements for the zone in which the development is located; and

- iii. Provide one (1) or more solid waste containers located directly outside the primary entrance for the placement of paper, wrappers, and other items by customers and others. Such containers shall be maintained in good condition and be of suitable capacity to sufficiently contain litter and debris between scheduled waste collections.”

17.04.187. Laundromats. The section is deleted in its entirety and replaced to read as follows:

- A. “Purpose. This section establishes regulations for laundromat establishments to minimize potential adverse on-site and off-site impacts. No laundromat shall be permitted in any area of the City unless the requirements of this section have been satisfied.
- B. Definitions. For the purpose of this section, " Laundromat" shall be defined as indicated in Section 17.01.060, Definitions, of this title.
- C. Operational Requirements. All newly established laundromats shall comply with the following requirements that may be incorporated as conditions of approval, as appropriate:
 - 1. Security Cameras. Security cameras shall be operated on the premises during all business hours, and recordings shall be maintained for a minimum of seven (7) days.
 - 2. Transparency. The following requirements shall apply to laundromats:
 - a. A minimum of sixty percent (60%) of the building facade along a street or streets shall be glass (windows and/or doors).
 - b. Ninety percent (90%) of area of windows shall remain clear to allow views into the commercial space.
 - c. Security gates and bars may be installed on the interior side of windows and doors provided the design is not visually obtrusive and is subject to the approval of the Community Development Department and the Fire Department.

3. Lighting. Outdoor lighting shall be attached to the exterior of the facility containing the laundromat establishment and operated after dusk so that the exterior of the premises is discernible. Burned-out lights shall be replaced immediately.
4. Additional requirements. The following shall apply to laundromat establishments:
 - a. All roof mechanical, electrical, and utility equipment shall be screened from view from adjacent public rights-of-way.
 - b. Litter and debris shall be cleared from the premises and the adjacent right-of-way and sidewalks of the property at least once daily or as needed to maintain a litter free environment.
 - c. Graffiti shall be removed from the exterior of the building within seventy-two (72) hours of application
 - d. At least two (2) "No Loitering" signs shall be posted on the building facade and other visible locations around the site. Signs shall be of a permanent nature and have letters a minimum of two (2) inches in height. Signs shall be posted in a conspicuous place, in both the parking lot area and inside the laundromat, notifying patrons that loitering, panhandling, and/or the consumption of alcoholic beverages upon the premises are prohibited.
 - e. When located below a dwelling unit, and the use is not associated with the residential use, venting shall be located away from residential dwelling units and noise and vibration shall comply with the City of Norwalk's Noise ordinance. Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Sunday.
 - f. Landscaping and irrigation shall be provided in accordance with the requirements for the zone in which the development is located.
 - g. The laundromat shall be operated with at least one (1) attendant on site during all hours of operation.
 - h. Any rear doorways shall remain closed, preventing entry from outside the building after dark, but not preventing emergency exit.

- i. The operator of the business shall be fully responsible for retaining all laundry carts inside the building.
- j. No video, electronic or other amusement devices or games shall be permitted.
- k. All vending machines shall be located inside the building.”

17.04.189. Vehicle/Automobile – Washing. The section is deleted in its entirety and replaced to read as follows:

- A. “Purpose. The purpose of this section is to establish regulations for facilities providing vehicle/automobile – washing as defined by § 17.01.060 to ensure
- B. Spacing/Location. No more than two vehicle/automobile – washing facilities shall be located along any one street and/or within 300 feet of another vehicle/automobile – washing facility. No vehicle/automobile – washing facility shall be located within one thousand (1,000) feet of a district allowing a residential use.
- C. Requirements. Any new establishment of a facility providing vehicle/automobile washing services, whether the use be primary or accessory, shall comply with the following requirements:
 - 1. The minimum lot size for establishment of new facilities shall be 20,000 square feet.
 - 2. Noise generated from activities and machinery associated with Vehicle/automobile – washing facilities shall not generate unduly noise and must comply with the City of Norwalk Noise Ordinance beginning with § 9.04.100 at all times.
 - 3. Service bay openings shall be oriented to face away from the street on which the facility fronts.
 - 4. Lighting shall be designed to be low-profile, indirect or diffused, and to avoid adverse impacts on surrounding uses.
 - 5. The site design, including the location and number of driveways, shall promote safe and efficient on-site and off-site traffic circulation, as determined by the City Engineer.

6. No building or structure associated with the use shall be located within thirty (30) feet of any public street or within twenty (20) feet of any interior property line of a residential use or residential district.
7. Vehicle lanes for car wash openings shall be screened from public streets to a height of forty (40) inches. Screening devices shall consist of walls and/or berms with supplemental plant materials.
8. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m., seven (7) days a week. When abutting a residential use, the hours of operation shall be between 8:00 a.m. to 8:00 p.m., seven (7) days a week.
9. A litter control plan shall be submitted with an application. The litter control plan shall indicate the location of trash receptacles and provisions for employee maintenance of the site.

D. Landscaping and Screening Requirements

1. A masonry wall at least six (6) feet in height shall be provided along all lot lines adjacent to a residential use.
2. At least ten (10) percent of the site must be landscaped.
3. A minimum sized three hundred (300) square foot planter with minimum dimensions of ten (10) feet shall be provided at the corner of intersecting streets unless a building is located at the corner.
4. Additional screening and landscaping may be required where necessary to prevent visual impacts on adjacent properties.
5. All landscaped areas shall be provided with live plants and permanently irrigated.

E. Substantial Change to Existing Facility

Prior to the effective date of the ordinance codified by this section, an existing vehicle/automobile – washing facility may remain in existence until such time the operator and/or owner proposes a substantial change of character or mode to the facility. At that time, the facility shall be made to fully conform with the provisions of this section. For the purposes of this section, “substantial change of character or mode” shall include structural changes (i.e., expansion of usable floor area or area of facility operation), conversion from a hand-wash operation to automated operation or vice versa, a pattern of conduct in violation of other laws or regulations, or a period of closure for more than 120 consecutive days, notwithstanding Chapter 17.01, Article IV, Nonconforming Buildings and Uses.

- F. Conditions of Approval. Conditions of approval may include limitations on operational characteristics of the use; restrictions on outdoor storage and display, canopies, and service bay openings; and/or requirements for buffering, screening, lighting, planting areas, hours of operation, or other site elements to avoid adverse impacts on adjacent lots or the surrounding area.”

17.04.191. Convenience Stores. The section is deleted in its entirety and replaced to read as follows:

- A. “Purpose. The purpose of this section is to establish regulations for convenience stores, which shall have the same definition as provided by § 17.01.060. The requirements contained within this section shall apply to convenience stores generally regardless of whether the establishment sells alcoholic beverages. This section shall also be applicable in addition to the regulations provided in § 17.04.140 for alcoholic beverage establishments.
- B. Operational Requirements.
1. Minimum Lot Area. New convenience markets shall not be permitted on lots less than ten thousand (10,000) square feet net area.
 2. Spacing and Location. All convenience markets shall be separated from residential districts by at least one hundred (100) feet, measured from parcel line to parcel line. Any new convenience store shall not be located within one-half (1/2) mile of an existing convenience store.
 3. Maintenance. Adequate litter receptacles will be provided. A litter control plan shall be submitted with an application. The litter control plan shall indicate the location of trash receptacles and provisions for employee maintenance of the site.
 4. Hours of Operation. Where near residential uses, will be limited in hours of operation to avoid disruption between 10:00pm and 7:00 am.
 5. Safety and Security. The following requirements shall apply to all convenience stores:
 - a. The operation shall provide an on-premises silent alarm system connected to an approved central station or direct hook-up to the Norwalk Public Safety Department and Los Angeles County Sheriff’s Department.

- b. A crime prevention program, subject to approval of the Norwalk Public Safety Department and Los Angeles County Sheriff's Department, shall be submitted with an application.

C. Required Findings:

1. Approval of the use will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable – with consideration to the area's function and character, problems of crime, loitering, and traffic problems and capacity
2. The proposal will not affect nearby religious institutions, schools, parks or recreation centers.
3. Will not interfere with the movement of people along an important pedestrian street.
4. The development will be of architectural and visual quality and character that harmonizes and enhances surrounding area
5. Will avoid unduly, obtrusive signs, unlandscaped areas, and overall garish impressions.

D. **Convenience Stores Selling Alcoholic Beverages.** The following standards shall only be applicable to convenience stores selling alcoholic beverages as an ancillary use and shall be in addition and in conflux to the applicable requirements of § 17.04.140 (Alcoholic Beverage Establishments).

1. No convenience store selling alcoholic beverages shall be located closer than one thousand (1,000) feet to any other establishment selling alcoholic beverages for onsite or offsite consumption.
2. No alcoholic beverages shall be displayed within five (5) feet of the cash register or the front door unless they are in a permanently affixed cooler.
3. On-sale alcoholic beverages shall be prohibited; no consumption of alcohol shall occur on site.
4. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days a week.

5. No convenience store selling alcoholic beverages shall be permitted within five hundred (500) feet of residences, schools, religious institutions, recreation facilities, and parks, determined by measuring from lot line to lot line.
 6. Employees of the establishment shall walk a one-hundred-foot (100) radius from the facility at some point prior to thirty (30) minutes after closing and shall pick up and dispose of any discarded beverage containers and other trash left by patrons.
- E. Convenience Stores Selling Tobacco. Tobacco retail sales are allowed as an accessory to Convenience Stores, including Convenience Stores selling liquor provided the following:
1. No more than 10 percent of the gross floor area of the retail establishment, or more than 15 linear feet of display area projected to the floor, whichever is less, is dedicated to the sale, distribution, delivery, furnishing, marketing display or storage of electronic cigarettes, electronic cigarette products, electronic cigarette paraphernalia, tobacco products or tobacco paraphernalia
 2. No more than 25 percent of gross sales receipts are from the sale or exchange of electronic cigarettes, electronic cigarette products, electronic cigarette paraphernalia, tobacco products or tobacco paraphernalia
 3. All tobacco products must be kept and displayed behind the counter where the register where the transaction is made.
 4. No signs or merchandise related to electronic cigarettes, electronic cigarette products, electronic cigarette paraphernalia, tobacco products or tobacco paraphernalia may be displayed outside of the retail establishment or inside the retail establishment in a location that is reasonably visible from the exterior of the retail establishment.”

17.04.195. Emergency shelters. The section is deleted in its entirety and replaced to read as follows:

17.04.195. Emergency shelters and low barrier navigation centers

- A. "Purpose. It is the purpose of this section to provide for the orderly establishment and use of property for emergency shelters and low barrier navigation centers within the City and in compliance with State law.
- B. Emergency Shelters.
 - 1. Location. Emergency shelters may be established in the following zones as follows, provided such use complies with all the development and operational standards in this section.
 - a. In the C-1 and C-3 zones, emergency shelters of any size may be established as a permitted use, with no discretionary permit required.
 - b. In the M-1 zone, emergency shelters with fewer than 50 beds may be established as a permitted use, with no discretionary permit required.
 - c. In the M-2 zone, emergency shelters with 50 or more beds may be established with approval of a conditional use permit.
 - d. In the I zone, emergency shelters of any size may be established with approval of a conditional use permit.
 - 2. Development Standards.
 - a. An emergency shelter shall comply with all standards of the zone in which it is located, per Title 17 of the Norwalk Municipal Code and Building and Safety Standards per Title 15 of the municipal code.
 - b. Off-street parking shall be provided pursuant to Chapter 17.03, Article II of this title.
 - c. Bike racks shall be provided at the facility where the emergency shelter is located.
 - d. A minimum distance of 300 feet shall be maintained from any other emergency shelter, as measured between property lines.
 - e. Exterior lighting shall be provided for the entire outdoor and parking area of the property, at an intensity of between one and two foot-candles, so as to provide adequate lighting for the property while not disturbing surrounding residential or commercial areas. Light sources shall contain light shields to prevent the spillage of lighting onto adjacent properties.

- f. A waiting and client in-take area shall be provided at a rate of 10 square feet per bed, with a minimum of 100 square feet. Any exterior areas used for such purposes must be screened from the adjacent public right-of-way and the public view by a minimum six-foot tall visually screening decorative wall or fence.
3. Operational Standards.
- a. The maximum length of stay shall not exceed 180 consecutive days in a 365-day period.
 - b. The emergency shelter facility shall provide an on-site manager at the facility at all times of operation.
 - c. The facility shall operate on a first-come, first-serve basis with clients permitted on-site and admitted to the facility between 6:00 p.m. and 7:00 a.m. during Pacific Daylight Time, and 5:00 p.m. and 7:00 a.m. during Pacific Standard Time. Clients must vacate the facility by 8:00 a.m.
 - d. Each facility operator must provide a detailed operations plan for review and approval of the Public Safety Department, the Los Angeles County Sheriff's Department, and Community Development Department prior to the operation of a shelter. The plan, at minimum, shall address such items as follows:
 - i. On-site security and safety;
 - ii. Number of staff and/or volunteers per shift;
 - iii. Ratio of staff to clients;
 - iv. Staff training and qualifications;
 - v. Loitering control;
 - vi. Client eligibility;
 - vii. Types of services and social services offered;
 - viii. Indoor and outdoor management of the facility;
 - ix. Neighbor communication plan to include a written protocol for ongoing communications with the City and the surrounding neighborhood to respond to neighborhood complaints.
 - e. Alcohol and narcotics use and consumption are prohibited within the facility and on the property.
 - f. The emergency shelter facility may provide the following services in a designated area separate from sleeping areas:

- i. A recreation area inside the shelter or in an outdoor area visually separated from public view by a minimum six-foot tall visually screening decorative wall or fence.
 - ii. A counseling center for job placement, educational, health care, legal services, or mental health services.
 - iii. Laundry facilities to serve the number of clients at the shelter.
 - iv. Kitchen and dining areas, which must be in compliance with all applicable Los Angeles County Health Department regulations.
 - v. Client storage area.
 - g. Security personnel shall be provided at all hours.
- C. Low Barrier Navigation Centers. Low barrier navigation centers may be established in the C-3 and I zones as a permitted use with no discretionary permit required, provided such use complies with all the development and operational standards in subsections B.1 and B.2 above, as well as the following additional standards.
 - 1. Connected Services. The facility shall offer services to clients to connect them to permanent housing through a services plan. Such plan shall identify services staffing, which shall be provided to the Community Development Department upon request by the Department.
 - 2. Coordinate Entry System. The facility shall have a link to a coordinated entry system that allows facility staff or staff who co-locate in the facility to conduct assessments and provide services to connect clients to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements designed to coordinate program participant intake, assessment, and referrals.
 - 3. Code Compliant. The facility shall comply with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
 - 4. Homeless Management Information System. The facility shall have a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
- D. The emergency shelter facility or low barrier navigation center shall be subject to City inspections prior to the commencement of operation. In addition, the City

may inspect the facility at any time for compliance with the facility's operation plan and other applicable laws and standards.”

Chapter 17.04

USE REGULATIONS

Article VI. Mixed Use Developments. The new Article is added to read as follows:

“Article VI. Mixed Use Developments.

17.04.500. Purpose and applicability of mixed-use developments.

- A. These mixed-use development regulations are established to provide opportunities for infill development focused on housing production on properties historically zoned exclusively for commercial use. By allowing for mixed-used development projects, the city aims to revitalize commercial corridors and centers by allowing a combination of residential development with commercial and office uses. Either vertical or horizontal integration of uses is allowed, with an emphasis on tying together the uses through appropriate pedestrian linkages, parking, and public open space (e.g., linkage parks or small plazas).
- B. Mixed-use developments are allowed in the C-1, C-3, C and O, and P/O zones. Because of the nature of these districts and their adjacency to low-scale residential zones, building forms and site design will provide a transition from the arterial street frontage to residential properties abutting a property proposed for mixed-use development.

17.04.505. Permitted uses.

The permitted and conditionally permitted uses of the underlying zone shall govern properties proposed for mixed-use development, as set forth in Section 17.04.010 and other specific use requirements contained in this title.

17.04.510. Development standards.

The development standards of the zoning district in which the project is located shall apply, unless otherwise indicated in this Article VI.

17.04.515. Front yard.

- A. When a lot or parcel in a mixed-use development contains part of the frontage in a block and a portion of the frontage in such block is zoned exclusively for residential use, the front yard shall conform to the front yard requirement of such residential zone.

- B. Notwithstanding the provisions of paragraph A above, mixed-use developments shall have a front yard of not less than 10 feet.
- C. No structure, building, wall, or fence shall be within the required front yard. The space between the building wall, structure or fence and the front property line shall be landscaped and permanently maintained as required by Chapter 17.03, Article I.

17.04.520. Side yards.

- A. Every property shall have a minimum five-foot side yard on each side.
- B. For any side yard abutting a street, the minimum side yard width shall be 10 feet.
- C. No structure, building, wall, or fence shall be within the required side yard for a corner lot. The space between the building, wall, structure, or fence and the side property line shall be landscaped and permanently maintained as required by Chapter 17.03, Article I.

17.04.525. Rear yard.

Any lot that abuts a property in an R zone shall provide a rear yard of not less than 10 feet. For property that abuts an alley, where that alley is at least 10 feet wide, the rear yard may be reduced to five feet.

17.04.530. Site planning.

- A. Separation and Relationship of Uses. Residential and commercial uses within a mixed-use development shall be designed to complement each other while maintaining appropriate separation to protect privacy, safety, and comfort of residents.
 - 1. Vertical mixed-use.
 - a. Residential uses shall be located above or behind commercial uses.
 - b. Shared building systems and circulation shall be designed to minimize noise transfer between uses.
 - c. Separate, clearly defined entries shall be provided for residential and commercial uses.
 - 2. Horizontal mixed-use.
 - a. Where residential and commercial uses occur in separate buildings on the same site, they shall be organized to create a cohesive development pattern unified by shared driveways, walkways, and open space.

- b. Buffers such as landscaping, patios, or courtyards shall be used to provide privacy and separation between residential and commercial areas while maintaining pedestrian connectivity.

B. Layout.

1. Surface parking shall not be allowed between a building and the street for any building facing a major or secondary street, as defined in the City's General Plan.
2. Buildings located adjacent to a public street shall have the primary entry oriented towards the public street and shall provide direct pedestrian access between the closest public sidewalk and the building entrance (shared or private).
3. All internal streets, alleys, and driveways shall connect directly with the City's existing and planned street network.

C. Off-Street Parking, driveways, and pedestrian paths.

1. Off-Street parking shall be provided and developed as required by Chapter 17.03, Article II.
2. Driveways for mixed-use developments shall have a width between 12 and 16 feet.
3. For any surface parking area visible from an adjacent public street, screening materials of 42 inches tall shall be provided using one of the following approaches:
 - a. Landscaped berm
 - b. Solid wall
 - c. Solid fencing
 - d. Shrub material
 - e. Trellis with landscape material
4. Pedestrian paths.
 - a. In all parking lots, the color and texture of paving materials for pedestrian pathways shall be different from the color and texture of paved vehicular areas so that pedestrian pathways are clearly visible.
 - b. All pedestrian paths on private property shall be clearly delineated using at least one of the following:
 - i. Colored and/or textured concrete
 - ii. Paving blocks or stones

- iii. Tile
- iv. Brick
- v. Masonry

5. Mechanical equipment.

- a. No mechanical, electrical, or utility equipment shall be located within any required open space area.
- b. All mechanical, electrical, and utility equipment shall be screened from view from adjacent public rights-of-way.

17.04.535. Architectural and building design standards.

A. Mixed-use projects shall reflect a cohesive design approach for all development components.

B. Developments shall incorporate the following architectural elements:

- 1. Multi-level roof lines
- 2. Articulated facades on all building faces, with plane breaks measuring at least two feet deep at least every 50 horizontal feet of building facade
- 3. For buildings with three or more stories, a design approach that clearly differentiates the first floor from the upper stories
- 4. Where exterior stairways are used, they shall be integrated into the overall architectural design of the buildings.
- 5. Exterior materials shall consist of a minimum combination of three different but complementary colors and materials, exclusive of window trim. Acceptable building trim materials include wood siding, brick, stone, slumpstone, and similar weather-resistant, decorative treatments.
- 6. The same material shall continue around building corners a minimum distance of 10 feet.
- 7. Doors and windows shall be stylistically and materially consistent with the building architecture.

C. Where a mixed-use development abuts a residential zone, any building component higher than 35 feet shall be set back an additional five feet from the required setback line.

D. All ground floor residential units along a public street frontage shall provide at least one of the following methods to address privacy:

- 1. Vertically separating units from the street through use of a stoop at least 18 inches above grade

2. Providing a patio of at least four feet deep protected by landscaping three feet deep and a wall no greater than three feet high

17.04.540. Open space.

- A. Common and private open space shall be provided for all residential units at a minimum ratio of 300 square feet of open space per unit, in conformance with the following:
 1. Every unit shall have a private open space area of at least 60 square feet, which may consist of an enclosed outdoor patio, balcony, or deck.
 2. Common open space areas may consist of any combination of rooftop decks, outdoor sports courts, outdoor landscaped areas with seating and similar amenities, swimming pools, indoor exercise rooms, community rooms, or similar facilities, as approved by the Director.
- B. Open space shall be exclusive of parking areas, driveways, turnaround areas, and front and side yards, except that interior side yards a minimum of 10 feet in width may be counted as open space.
- C. Common open space areas shall have no dimension less than 10 feet and may contain sidewalks, landscaping, and pergolas or similar shade structures.

17.04. 545. Landscaping.

Live landscaping shall be provided as required by Chapter 17.03, Article I.

17.04.550. Trash enclosures.

- A. Enclosures for garbage, recycling, and composting collection bins shall be required as specified for the zone in which the development is located. Separate collection areas shall be provided for the residential and nonresidential project components.
- B. At a minimum, trash enclosures shall comply with the following:
 1. Trash enclosure shall be fully enclosed with view-obscuring gates, conveniently located for service vehicles, placed adjacent or within buildings and architecturally coordinated with the remainder of the development, per NMC 17.09.1100.H.
 2. Trash enclosures shall be adequately sized to accommodate all trash, recycling, and green waste bins required by law.
 3. Landscaping shall be provided and maintained on the exterior solid walls of the trash enclosure to deter graffiti and loitering.

4. Trash enclosures shall be covered to prevent precipitation from entering the bins and to prevent scavenging.

17.04.555. Lighting.

- A. Every project shall provide adequate lighting for security and visibility, particularly along walkways and driveways, entrances to parking areas, and open space areas.
- B. Lighting shall be designed to minimize glare and light spillover onto adjacent properties.”

Chapter 17.05

RESIDENTIAL ZONES

Article V. R-1 Zone, Single-Family Residential Zone

17.05.010. Permitted uses. The following text is added as follows and the remainder of the section shall remain unchanged:

“**Subsection I (8):** Group homes, as defined in Section 17.01.060, with seven or more residents.

Subsection Q: Group homes, as defined in Section 17.01.060, with six or fewer residents.”

Chapter 17.08

SPECIAL PURPOSE ZONES

Article IV. I Zone, Institutional Zone

17.08.170. Permitted uses. The following text is added as follows and the remainder of the section shall remain unchanged:

“**Subsection D.** Low barrier navigation centers, subject to the approval of a conditional use permit.”

CHAPTER 17.11

ZONING APPENDICES

17.11.010. Land Use Matrix. “Delete Apartment in Conjunction with Commercial Development” and “Discount Stores.” The following text is added as follows and the remainder of the section shall remain unchanged:

"Table 17-A Land Use Matrix								
	Commercial			Professional		Industrial		
Use Category	C-1	C-3	C-M	O	P/O	M-1	M-2	References
Commercial								
Laundromat	P	P	P	P	P	P	P	§ 17.01.060
Mixed Use, as Listed Below:								§ 17.01.060
Multi-family Housing in Conjunction with Commercial and/or Office Development	P	P	—	C	C	—	—	§ 17.01.060
Social Services, Except as Listed Below:	C	C	—	C	—	C	C	§ 17.01.060; § 17.04.190
Low Barrier Navigation Center	—	P	—	—	—	C	C	<u>§ 17.01.060;</u> <u>§ 17.04.195</u>
Residential – Modular/Community Use, as Listed Below:								
Residential Care Facility	—	C	C	C	C	—	—	§ 17.01.060
Retail, Except as Listed Below:	P	P	P	P	P	P	P	§ 17.01.060
Discount Stores – Small Format	—	C	—	—	—	—	—	§ 17.01.060; § 17.04.185
Discount Stores – Large Format	P	P	P	P	P	P	P	§ 17.01.060; § 17.04.185
Industrial								
Vehicle Service, as Listed Below:								§ 17.01.060
Car Wash	—	—	—	—	—	C	C	§ 17.01.060"