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## *Land Use and Development Standards*

2. There shall be no visible storage of motor vehicles (except display areas for sale or rent of passenger vehicles), trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk or their receptacles; tents; equipment; or building materials in any portion of a lot. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

### *D. Mixed-Use Projects*

For the purposes of this Specific Plan, a mixed-use project shall constitute the combination of retail commercial and/or office and residential uses within an integrated development. Mixed-use projects are allowed in the NT, PD, MP, DA-1, DA-2 and WT land use sub-districts subject to the approval of a Conditional Use permit and shall be developed/operated in compliance with the following requirements:

1. No residential dwellings shall be permitted within 100 feet of the Hawthorne Boulevard right-of-way, except in the WALTERIA Sub-District.
2. The proposed site area must be a minimum of 2 acres, except in the WALTERIA Sub-District (WT) where the minimum parcel size shall be 3,000 square feet.
3. At least 25% of the gross floor area must be used for commercial purposes.
4. The project cannot be phased.
5. A minimum of 300 square feet of useable open space per dwelling unit shall be provided.
6. Where residential units are in the same structure as the commercial use, access to residential units shall be from a secured area located on the first floor or at ground level.
7. Access to the residential portion of the development should be restricted. Guest access should be provided through the use of "buzz-in" doors or similar devices to ensure the security of residents.
8. Projects that are three stories or less in height shall incorporate pitched roofs on at least 50% of the roof area in order to provide a residential character/scale to the project.
9. Separate parking facilities shall be provided for residential uses and commercial uses except that residential visitor parking and commercial parking may be shared subject to approval of a Conditional Use Permit.
10. Commercial loading areas and trash/recyclable material storage facilities shall be located as far as possible from residential units and should be completely screened from view from the residential portion of the project.

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11. Lighting for the commercial uses shall be appropriately shielded so as not to spill over into the residential area or impact the residential units in any way.

## **2. Land Use Sub-District Development Standards**

Development standards specific to each of the seven land use sub-districts and the HMD District, are to be used in conjunction with the General Development standards above and with relevant development standards in the Torrance Land Use Ordinance. In addition, these standards are to be used in conjunction with the Design Guidelines in Chapter V. Development standards for each land use sub-district are listed below in Table IV-2, the Land Use Sub-District Development Standards Matrix. Unless otherwise stated, these standards are minimums.