

Subdistricts	D-1	D-2	D-3	D-4	D-5	D-6	D-7	D-8

Minimum Site Area	-	-	-	-	-	(o)		(s)-
Minimum Lot Area							(q)	(s)-
Maximum Building Height (ft.)	-	26	26 (c)	-	30 (g)	26		(t, u)
Setbacks	-	-	-	-	-	-	-	(u)
Minimum Lot Area per Dwelling Unit (sq. ft.)	-	1,800	-	-	-	-		-
Maximum Fence Height (ft.)	6 ^(a)	-	-	8 ^(b)	-	-		-
Public Hearing and Environmental Review	-	-	(d)	-	-	-		-
Landscaped Buffer Adjacent to Street (Required width in ft.)	-	-	-	-	(k)	5 ^(m)		-
Minimum Front Setback, Upper Story (ft.)	-	-	(e)	-	(h)	-		-
Minimum Side Setback (ft.)	-	-	-	-	-	5		-
Required Roof Design	-	-	(f)	-	-	(f)		(t)
Required Building Design	-	-	-	-	-	(n)		-
Vehicular Access	-	-	-	-	(i)	(m)		-
Reduced Parking	-	-	-	-	(j)	-		-
Use Permit Required	-	-	-	-				(v)
Body Art Studios	-	-	-	-	-	(r)	-	-
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D DESIGN OVERLAY DISTRICT: DEVELOPMENT REGULATIONS ADDITIONAL REQUIREMENTS								
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- s. Projects that include hotels on sites with at least 135 feet in depth and 20,000 square feet of lot area, are eligible to take advantage of flexible development standards contained in the following notes t and u, subject to a use permit.**
- t. The maximum building height for a building with a hotel use shall be 45 feet without the need of a minimum roof pitch of at least four vertical feet for each 12 lineal feet of roof area or structure parking at or below the ground level. Roof mounted mechanical equipment and elevator shafts are allowed to exceed the maximum allowed height limit by five feet, so long as they are properly screened and located in an area that would not be visible**

from or adversely impact the surrounding properties. A study may be required by the Community Development Director showing that adjacent properties will not be negatively impacted.

- u. Along a rear property line abutting an R district, structures shall not intercept a 60° daylight plane inclined inward from a height of fifteen feet above existing grade at the property line. A study may be required by the Community Development Director showing that adjacent residential properties will not be negatively impacted.
- v. Projects involving a change of use (single use or multi-tenant project) shall not be required to obtain a use permit as long as the proposed use(s) is permitted by right as prescribed in Section 10.16.020 and the change of use(s) does not constitute an intensification of the use or parking requirement, regardless of the buildable floor area. No net addition of buildable floor area shall be allowed in conjunction with this provision.

SECTION 3. The City of Manhattan Beach Zoning Map is amended to incorporate the D8- Sepulveda Boulevard Corridor Overlay as reflected on the attached Exhibit.