A New Zoning Code for a 21st Century Los Angeles

How a Revised Zoning Code Will Reshape the City

Los Angeles Chamber of Commerce
November 23, 2015
BACKGROUND

- Last comprehensive rewrite of Zoning Code in 1946.
- Layered & Complex: 70+ entitlements
- “Phantom” Code of interpretations & memos
BACKGROUND

- **Dated Assumptions**
  - Land use inextricably linked to urban form & building type
  - Broad zone classifications - “one size fits all”

- **Use of “patches” to compensate for inadequacies**
  - Q’s, T’s, D’s, Overlays, Memos & Interpretations

- **Expertise required to navigate system**
  - Lacks transparency & accessibility to general public
ON SCHEDULE TO DELIVER IN 2015:

- Downtown Code
- WebCode System
- Processes & Procedures
A MODERN, VISUAL CODE

Developing a new code system
- Existing Zoning made up of two or more districts:

  - Current Zoning regulates Uses & Form

  ![Diagram](image-url)
NEW CODE THREAD

- New Modular Approach:

```
Context
---
[U-MR1-S][NX]
---
Form District
---
Frontage
---
Use District
```
NEW ZONING SYSTEM

CONTEXT

- Organizing Mechanism
- General Development Standards
  - Blocks
  - Streets
  - Signs
  - Landscaping
  - Parking
NEW ZONING SYSTEM

FORM DISTRICTS

- Built Environment
- Four sets of metric-types
  - Lot Criteria
  - Building Placement
  - Bulk & Mass
  - Activation
Sec. 1.1.3. Lots, Building Placement and Mass

A. Lot Criteria

Lot Dimensions

- Lot area for new lots (min): 2,500 SF
- Lot area for new lots (max): 25,000 SF

Lot Parameters

- Building coverage (max): 100%
- Outdoor amenity space (min): 20%

B. Building Placement

Build-to Range

- A street build-to range (min/max): 10'/0'
- % of lot width occupied by building facades in A street build-to range (min): 90%
- B street build-to range (min/max): 10'/0'
- % of lot width occupied by building facades in B street build-to range (min): 80%

Side and Rear Building Setbacks

- Side or rear, interior (min): 0'
- Side or rear, abutting alley (min): 0'

Parking Setbacks

- A street (min): 40'
- B street (min): 25'

C. Bulk and Mass

Building Height

- Min: 4 stories
- Max: unlimited

HR1
- Stories: unlimited
- Height: 70.0

HR2
- Stories: unlimited
- Height: 10.0

Frontage Types

- Shopfront: Sec. 1.41
- General: Sec. 1.43

Upper Story Setback

- Upper story setback at 6 stories from interior lot line (min): 40'

Building Mass

- Street-facing facade length (max): 20'
- Floor area ratio, base bonus (max): 7.0/13.0
- HR1
- HR2

D. Activation
NEW ZONING SYSTEM

FRONTAGE

- Relationship to street
- Regulates the façade of buildings & space within setbacks from street
- A choice of different Frontage options, unless mandated by zone
Div. 1.4. Frontages

Sec. 1.4.1. Shopfront

Description
In the Shopfront Frontage, the main facade of the building is located at or near the public sidewalk, often with at-grade entrances spaced at regular intervals. The Shopfront Frontage is intended primarily for retail uses.

<table>
<thead>
<tr>
<th>Transparency</th>
<th>A Street</th>
<th>B Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Ground story (min)</td>
<td>60%</td>
<td>40%</td>
</tr>
<tr>
<td>2. Upper story (min)</td>
<td>20%</td>
<td>20%</td>
</tr>
<tr>
<td>3. Blank wall area (max)</td>
<td>20'</td>
<td>30'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Story Height</th>
<th>A Street</th>
<th>B Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Ground story, floor to floor (min)</td>
<td>16'</td>
<td>16'</td>
</tr>
<tr>
<td>2. Upper story, floor to floor (min)</td>
<td>15'</td>
<td>15'</td>
</tr>
<tr>
<td>3. Ground floor elevation (min/max)</td>
<td>0'12&quot;</td>
<td>0'12&quot;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pedestrian Access</th>
<th>A Street</th>
<th>B Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Street-facing entrance required</td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td>2. Entrance spacing (max)</td>
<td>50'</td>
<td>—</td>
</tr>
</tbody>
</table>

Building Elements Allowed
- Awning: Yes
- Canopy: Yes
- Forecourt: Yes
- Gallery: Yes
- Porch: No
- Recessed Entry: Yes
- Stoop: No

Sec. 1.4.2. Live/Work

Description
In the Live/Work Frontage, the main facade of the building is located at or near the public sidewalk, with at-grade entrances spaced at regular intervals. The Live/Work Frontage is intended for residential uses with the flexibility to convert ground floor space to commercial and retail uses over time.

<table>
<thead>
<tr>
<th>Transparency</th>
<th>A Street</th>
<th>B Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Ground story (min)</td>
<td>40%</td>
<td>30%</td>
</tr>
<tr>
<td>2. Upper story (min)</td>
<td>20%</td>
<td>20%</td>
</tr>
<tr>
<td>3. Blank wall area (max)</td>
<td>40'</td>
<td>50'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Story Height</th>
<th>A Street</th>
<th>B Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Ground story, floor to floor (min)</td>
<td>11'</td>
<td>11'</td>
</tr>
<tr>
<td>2. Upper story, floor to floor (min)</td>
<td>11'</td>
<td>11'</td>
</tr>
<tr>
<td>3. Ground floor elevation (min/max)</td>
<td>0'12&quot;</td>
<td>0'12&quot;</td>
</tr>
</tbody>
</table>

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</tbody>
</table>

Building Elements Allowed
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- Canopy: Yes
- Forecourt: Yes
- Gallery: Yes
- Porch: No
- Recessed Entry: Yes
- Stoop: Yes
NEW ZONING SYSTEM

USE DISTRICTS

- Enumerated vs Category System
- Permission clearly stated as “Permitted”, “Limited”, or “Conditional Use Permit”
- Embed broader use definitions and performance standards
<table>
<thead>
<tr>
<th>USE CATEGORY/USE GROUP</th>
<th>Mixed Use Neighborhood</th>
<th>Mixed Use Community</th>
<th>Mixed Use Regional</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MXN</td>
<td>MXC</td>
<td>MXR</td>
</tr>
<tr>
<td><strong>AGRICULTURE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Size</td>
<td>10k</td>
<td>50k</td>
<td>144k+</td>
</tr>
<tr>
<td>Agriculture</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household Living</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Group Living</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Social Service Living</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Adaptive Reuse Apartment</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Live/Work</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>JLLWQ</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>PUBLIC AND INSTITUTIONAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Education, Public</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parks/Open Space</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Passenger Terminal, Public</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Utilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult Business</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Alcohol Sales</td>
<td>L</td>
<td>L</td>
<td>P</td>
</tr>
<tr>
<td>Animal Service</td>
<td>C</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Education, Private</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Entertainment Production</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
DOWNTOWN
Testing a new code system
DOWNTOWN: FORM

High Rise

Mid Rise

Historic Core
DOWNTOWN: FORM

Medium Scale  Small Scale  Village
DOWNTOWN: FORM

Production Scale       Neighborhood Scale
<table>
<thead>
<tr>
<th>DOWNTOWN: USE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SINGLE USE</strong></td>
</tr>
<tr>
<td>OPEN SPACE &amp; CIVIC</td>
</tr>
<tr>
<td>Parks/Open Space</td>
</tr>
<tr>
<td><strong>RESIDENTIAL EMPHASIS</strong></td>
</tr>
<tr>
<td>Residential Neighborhood MX</td>
</tr>
<tr>
<td><strong>MIXED USE</strong></td>
</tr>
<tr>
<td>Mixed Use Entertainment</td>
</tr>
<tr>
<td><strong>HYBRID INDUSTRIAL MIXED</strong></td>
</tr>
<tr>
<td>Mixed Use Hybrid Industrial I</td>
</tr>
<tr>
<td><strong>HEAVY COMMERCIAL &amp; INDUSTRIAL</strong></td>
</tr>
<tr>
<td>Wholesale</td>
</tr>
<tr>
<td><strong>TRADITIONAL MIXED</strong></td>
</tr>
<tr>
<td>Mixed Use Neighborhood</td>
</tr>
<tr>
<td><strong>INDUSTRIAL EMPHASIS</strong></td>
</tr>
<tr>
<td>Industrial Mixed Use 1</td>
</tr>
</tbody>
</table>
ZONE DISTRICT: HR2-MXR

- High Rise Form District with General Frontage
- Mixed-Use Regional Use District
ZONE DISTRICT: HR2-MXR

FORM DISTRICT

FRONTAGE

USE DISTRICT
ZONE DISTRICT: HC4S-MXE

- Historic Core Form District with Shopfront Frontage
- Mixed Use Entertainment Use District
ZONE DISTRICT: HC4S-MXE

FORM DISTRICT

FRONTAGE

USE DISTRICT

<table>
<thead>
<tr>
<th>USE CATEGORY/USE GROUP</th>
<th>Mixed Use Community</th>
<th>Mixed Use Regional</th>
<th>Mixed Use Entertainment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Residential</td>
<td>P</td>
<td>F</td>
<td>L</td>
</tr>
<tr>
<td>Commercial</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Public and Institutional</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

Description:

- The Architectural FrontageOrdinance requires the frontage of new and existing buildings to be designed in a manner that is visually appealing and integrates well with the surrounding environment.
- The frontage design should be compatible with the overall character of the district.
- Building heights and setbacks must be in accordance with the zoning regulations.
- Signage and lighting must be in compliance with the frontage design guidelines.

Development:

- The architectural frontage and landscaping should be visually appealing and integrate well with the surrounding environment.
- The frontage design should be compatible with the overall character of the district.
- Building heights and setbacks must be in accordance with the zoning regulations.
- Signage and lighting must be in compliance with the frontage design guidelines.

Building Dimensions:

- Building Height:
  - 1st Floor: 15 feet
  - 2nd Floor: 15 feet
  - 3rd Floor: 15 feet
- Lot Size:
  - Minimum: 20 feet

Production Notes:

- Seasonal Design Incorporated
- Site Plan Required
- Site Plan Required
- Building Permits Required
- Building Permits Required
- Building Construction
- Building Bond

Parking:

- Required
- Required
- Required
- Required

Retail:

- Yes
- Yes
- Yes
- Yes

Office:

- Yes
- Yes
- Yes
- Yes

Storage:

- Yes
- Yes
- Yes
- Yes

Prime Location:

- Yes
- Yes
- Yes
- Yes

Utilities:

- Yes
- Yes
- Yes
- Yes
ZONE DISTRICT: PS2-IL

- Production Scale Form District with Warehouse Frontage
- Light Industrial Use District
ZONE DISTRICT: PS2-IL

FORM DISTRICT

FRONTAGE

USE DISTRICT

<table>
<thead>
<tr>
<th>USE CATEGORY/USE GROUP</th>
<th>Industrial Mixed Use 2</th>
<th>Wholesale</th>
<th>Industrial Light</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Size</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential - Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Living</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Social Service Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adaptive reuse Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel/Inn</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education - Public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public – Open Space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Passenger Terminal, Public Transport, Utility Services</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| COMERCIAL               |                        |           |                 |
| Hotel/Inn               |                        |           |                 |
| AOD Business            |                        |           |                 |
| Alcohol Sales           |                        |           |                 |
| Animal Services         |                        |           |                 |
| Education - Private     |                        |           |                 |
| Entertainment Production|                        |           |                 |
| Entertainment Venue     |                        |           |                 |
| Financial Institution   |                        |           |                 |
| Lodging - Overnight     |                        |           |                 |
| Medical                 |                        |           |                 |
| Office                  |                        |           |                 |
| Parking                 |                        |           |                 |
| Passenger Terminal, Private Transport, Utility Services | | |
WEBCODE

A new customized Code experience, on any web-enabled device
The Zoning Code regulates all land, buildings, structures and uses within the City of Los Angeles.

BROWSE ZONING CODE
Read the Code online, or download the Code.

CREATE SUMMARY
See how the zoning code affects your property.

SEARCH
Search the Code and common questions

FAQS
- Residential Administration
- Home Business
- General Zoning Code
- HPOZs

ZONING MAP
Find and map your property, or see a map of the City's zones.

Section 1.2.1. Establishment of Official Zoning Map

This section of the zoning code contains Zoning Administrator Interpretations. Please review the following notes:
ORD-142542
CPC-23667
ORD-165331-SA270

FAQs for Section 1.2.1. Establishment of Official Zoning Map

What is the allowable height and number of stories on the property?

Lot Dimensions

<table>
<thead>
<tr>
<th>Lot</th>
<th>Area (min)</th>
<th>Width (min)</th>
<th>Story (n/a)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>4,000 sf</td>
<td>45'</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Setbacks

- **B1** From primary street (min): 10' 5'
- **B2** From side street (min): 10' 5'
- **B3** From Side Lot Line: 5' 3'
Create Zoning Summary

Use the options below to create a customized zoning code for your needs.

I am interested in a specific...
- Property or address
- Assessor's parcel number (APN)
- Type of use

My property address is...

Number
Example: Enter “14400”.

Street
Note: Do not use prefixes or suffixes. Example: For W Van Nuys Blvd, enter “van nuys”.

I would like to know...

None selected

FAQs for R1 Zoned Properties
- What is the allowable height and number of stories on the property?
- How do you determine the number of habitable rooms?
- What are the lot line designations for the property?
thank you

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