



The New Zoning Code & Its Implementation

What is the New Zoning Code and how will it be implemented?

Outline

- Background
- Building from Decades of Progress
- Enhanced Organization
- Zoning as Community Planning Tool
- Public Benefit Systems
- Delivery of the New Zoning Code
- Implementing the New Zoning Code
- What's Next?



Introduction

New Code Implementation Section (NCIS)

- Tasked with preparing City Planning to implement New Zoning Code, and assisting other Departments in doing so.
 - Training
 - Case Systems & Website
 - Forms & Information
- Program Oversight: Lisa Webber, AICP, Deputy Director
Maya Zaitzevsky, Principal City Planner
- Program Manager: Erick Lopez, Senior City Planner
- Project Managers: Andrew Jorgensen, AICP, City Planner
Veena Snehansh, City Planner
Maira Sanchez, City Planner

Introduction

Zoning Integration Program (ZIP)

- Tasked with Chapter 1A adoption, zoning code maintenance, community plan update zoning support, Chapter 1A zoning code technical assistance
- Program Oversight: Shana Bonstin, Deputy Director
- Program Managers: Andy Rodriguez, Senior City Planner
Erin Coleman, Senior City Planner
- Project Managers: Alex Heath, City Planner
Ricky Reaser, City Planner
Michael Sin, City Planner

Introduction

Code Studies

- Tasked with preparing targeted Zoning Code amendment ordinances for both Chapters 1 and 1A
- Program Oversight: Arthi Varma, AICP, Deputy Director
Hagu Solomon-Cary, AICP, Principal Planner
- Program Manager: Nuri Cho, Senior City Planner
- Project Managers: Bonnie Kim, City Planner
Lilian Rubio, City Planner
Diego Janacua-Cortez, City Planner

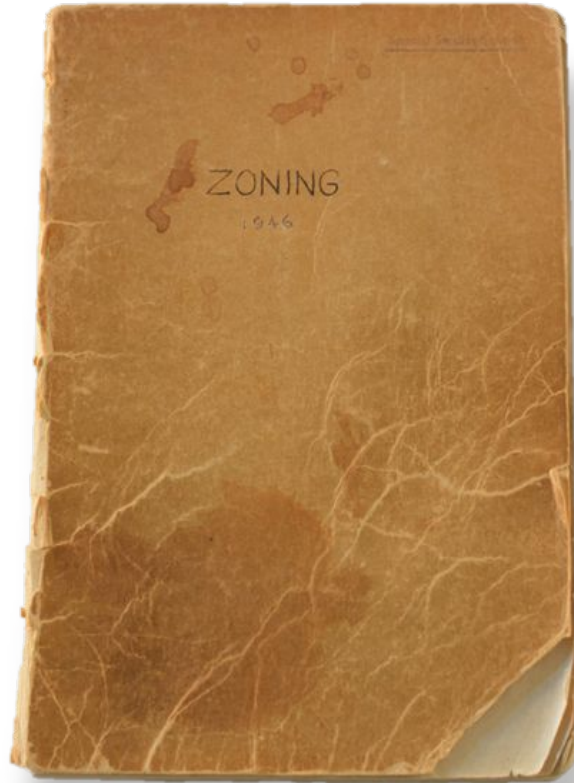
Background

Current Zoning Code

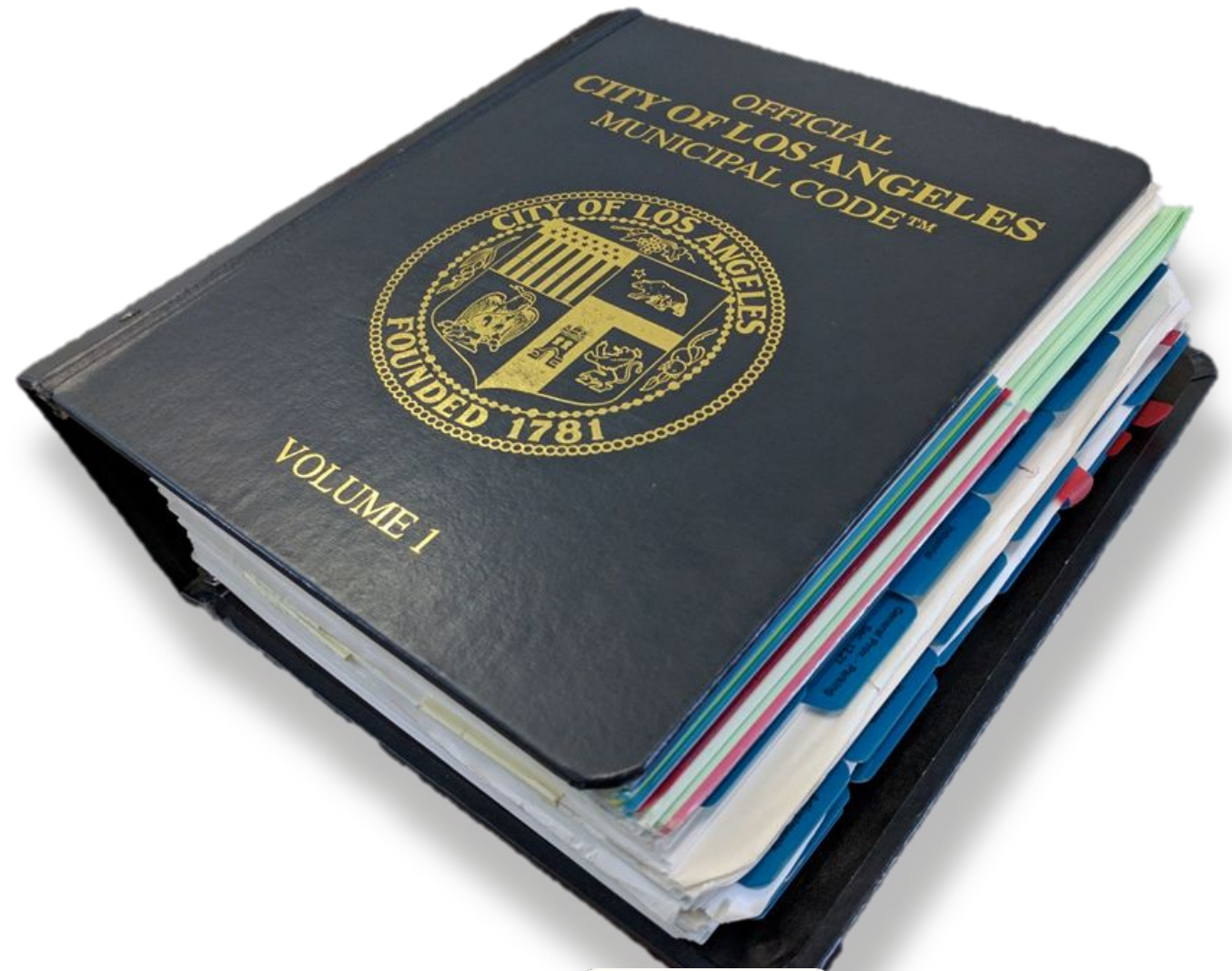
- Zoning Code last comprehensively restructured in **1946**
 - 11 separate Zoning Ordinances into one Zoning Code
 - Charter Reform Program in 2000 made significant changes as a result of City Charter amendments
- Vision changed a lot since then, but zoning approach had not been reevaluated since then
- Current Zoning Code, Site-Specific Ordinances, and Overlays have served up to this point
- Result:
 - More than 2/3rds of City is regulated by two or more sets of regulations
 - Simple zoning questions, not easy to answer



Current Zoning Code



1946



TODAY

Current Zoning Regulations

[Q]C2-2D-CDO

Q Modifications:

- Use permissions
- Signs

Zone Class:

- Use permissions
- Density
- Lot Area
- Setbacks

Height District:

- FAR
- Height

D Modifications:

- Setbacks
- FAR
- Height

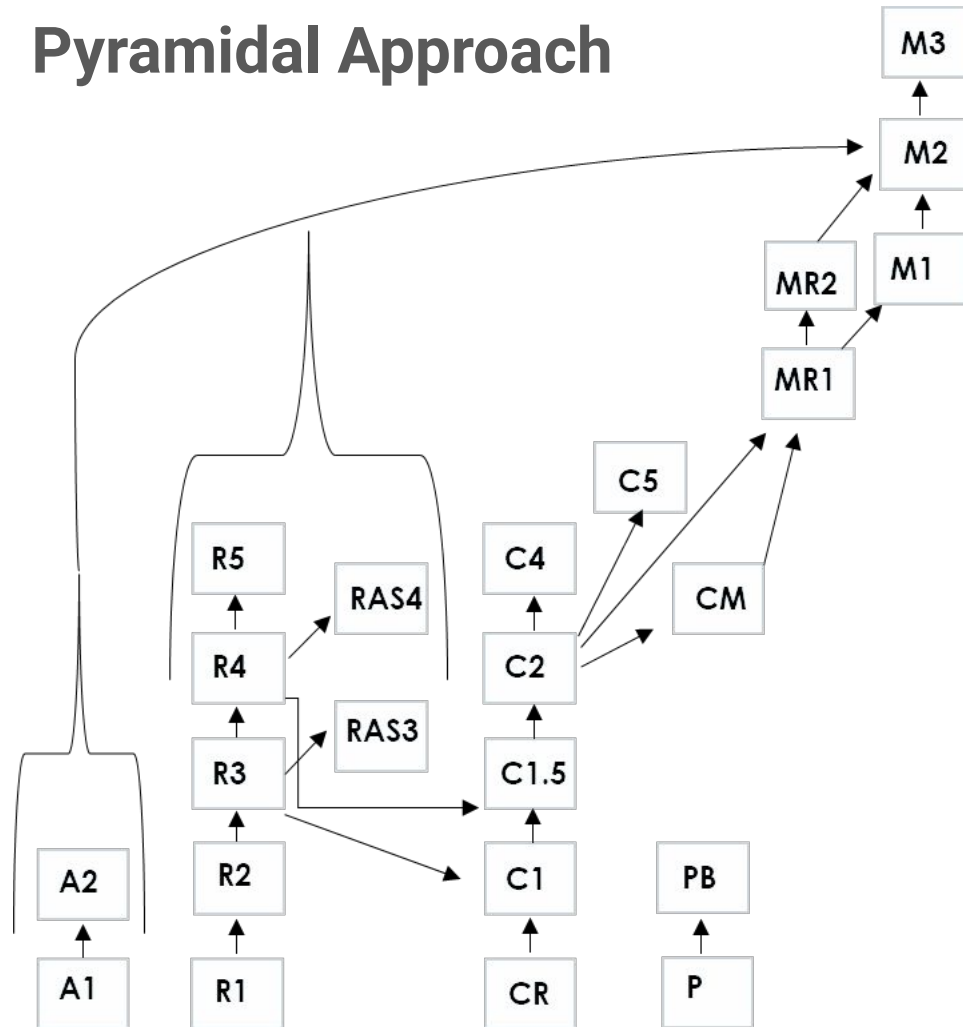
CDO:

- Design Standards
- Landscaping
- Pedestrian Orientation
- Parking Design
- Signs

- 12.21. General Provisions**
- 12.22. Exceptions**
- 12.24. Conditions Use Permits & Other Similar Quasi-Judicial Approvals**
- 12.40. Landscape - General Requirements**
- Art. 4. Public Benefit Projects**
- Art. 4.4. Signs**

Uses in Current Zoning Code

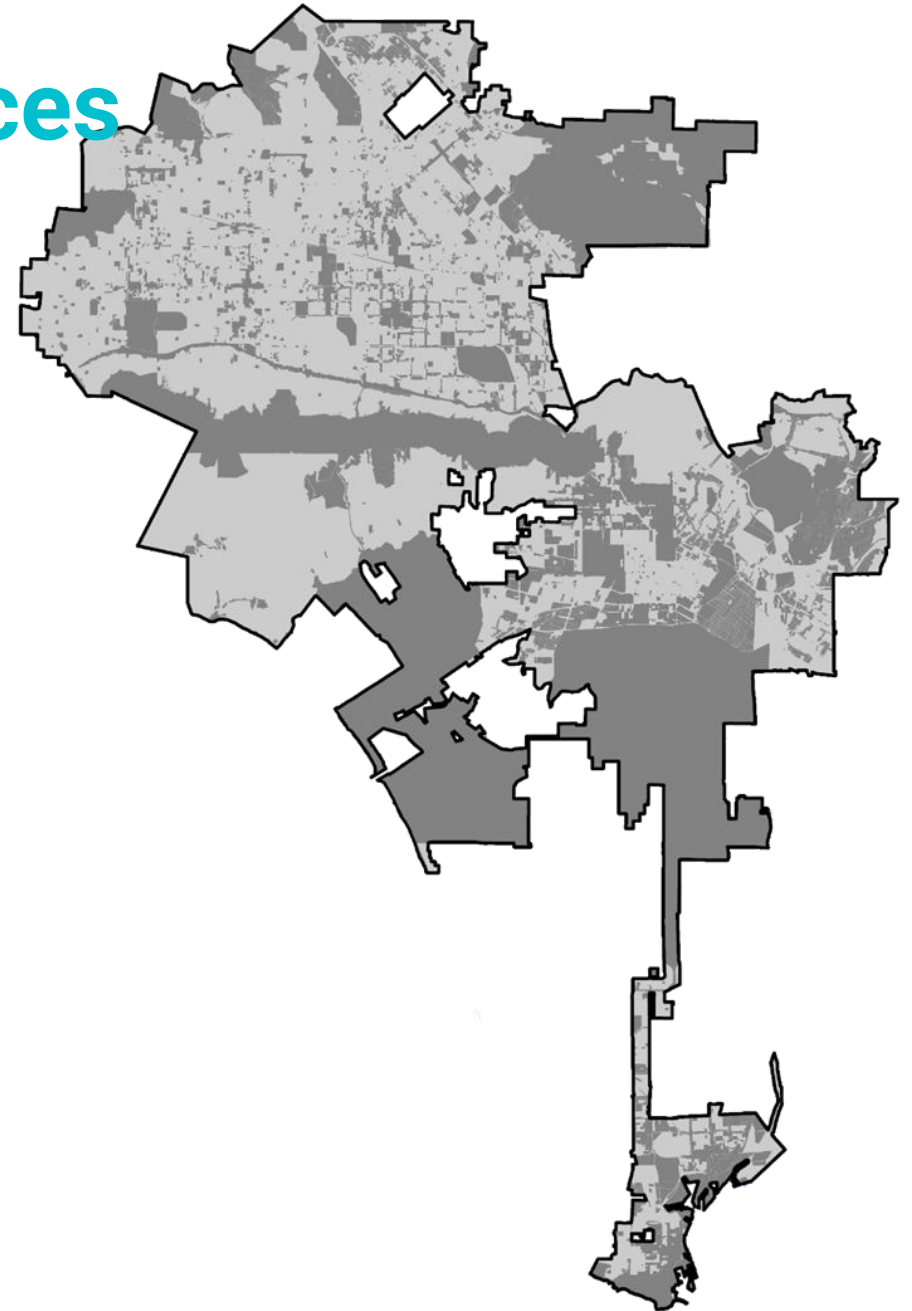
Pyramidal Approach



- Uses in zones build upon others, but no comprehensive list is provided in Code
- More uses found in:
 - 12.24 – Conditional Uses
 - Article 3 – Supplemental Use Districts
 - Article 4 – Public Benefit Projects
 - Q Conditions
- Zoning Administrator’s Use List

Overlays & Site Specific Ordinances

- Supplemental Use Districts, Specific Plans, Qs, Ts, & Ds
- More than 2/3 of properties are regulated by one or more overlays in addition to base zoning
- Can be difficult to decipher the rules for use and development of property



Listening Sessions



Guiding Document



1. Distinct Neighborhoods

Recommendations to help promote and preserve neighborhood character.

2. Housing Affordability and Diversity

Recommendations to help improve housing diversity and choice.

3. Centers and Corridors

Recommendations to help enhance commercial corridors and centers.

4. Transportation Choice

Recommendations to help improve mobility choices across the City.

5. Jobs and Innovation

Recommendations to help strengthen the City as a global center for employment and innovation.

6. A Strong Core

Recommendations to help improve daytime and nighttime activity Downtown.

7. A Healthy City

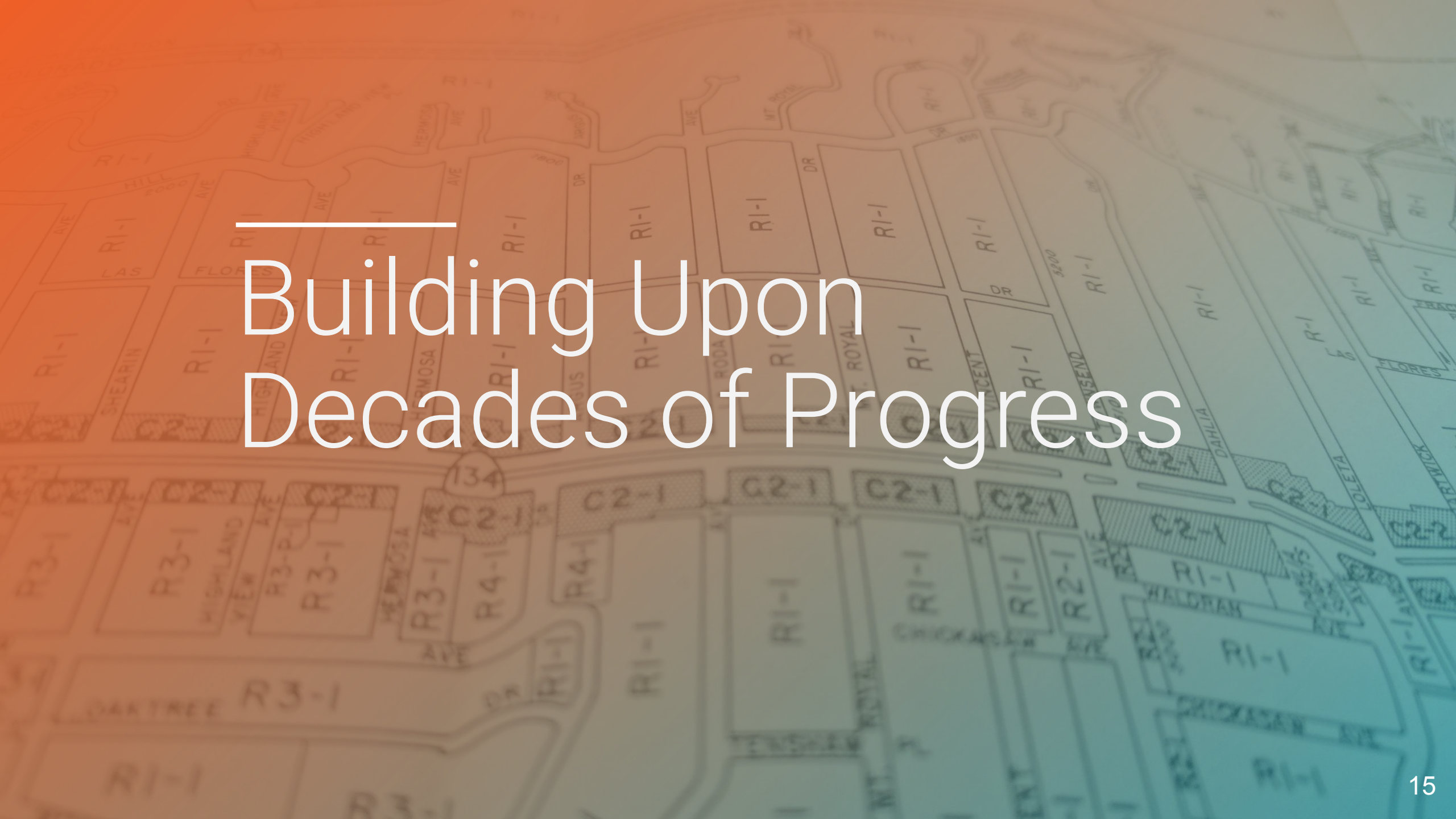
Recommendations to help improve community health through greener, more resilient development.

8. Code Delivery

Recommendations to help ensure an open, transparent and responsive delivery and review process.

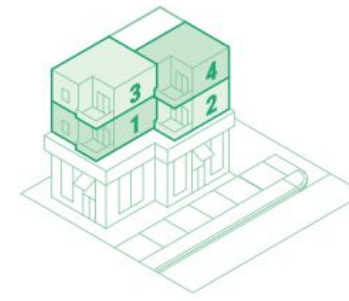
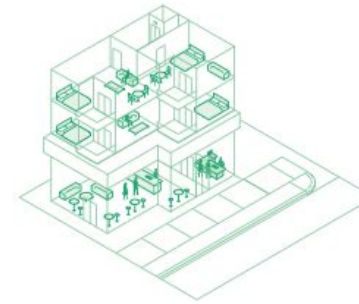
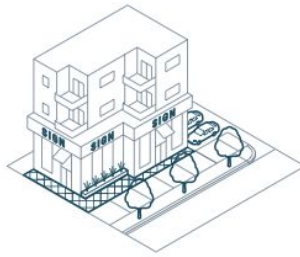
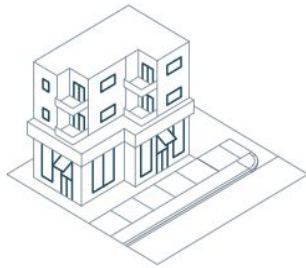
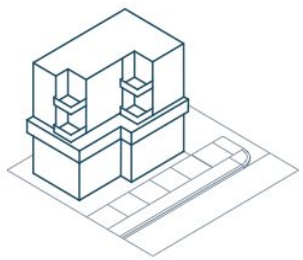
Objectives for the New Zoning Code

- Tools to implement **wide range of community visions**
- Structured to align with **contemporary planning needs** and objectives
- **Adaptable** to current and future policy needs
- **Unbundling of regulations** for built environment from activities allowed on a site and other requirements
- Incorporation of existing design **guidelines into objective standards**
- **Primary source** for zoning regulations
- Visual, **easier to understand** and navigate



Building Upon Decades of Progress

New Zoning System



[FORM - FRONTAGE - STANDARDS]

Building Size

Relationship to the Street

Development Standards

Built Environment

[USE - DENSITY]

Permitted Uses

Number of Units

Activity

[OVERLAY]

Supplemental Standards

Optional Third Bracket

New Zoning Code Structure

Chapter 1A of the Municipal Code

Article 1. Introductory & Emergency Provisions

Article 2. Form

Article 3. Frontage

Article 4. Development Standards

Article 5. Use

Article 6. Density

Article 7. Alternate Typologies

Article 8. Specific Plans, Supplemental & Special Districts

Article 9. Public Benefits Systems

Article 10. Streets & Parks

Article 11. Division of Land

Article 12. Nonconformities

Article 13. Administration

Article 14. General Rules

Article 15. Fees

Reorganizing Existing Regulations

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[FORM

FRONTAGE STANDARDS]

[USE DENSITY]

[OVERLAY]

12.21. General Provisions

12.22. Exceptions

12.24. Conditions Use Permits & Other Similar Quasi-Judicial Approvals

12.40. Landscape - General Requirements

Art. 4. Public Benefit Projects

Art. 4.4. Signs

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[FORM

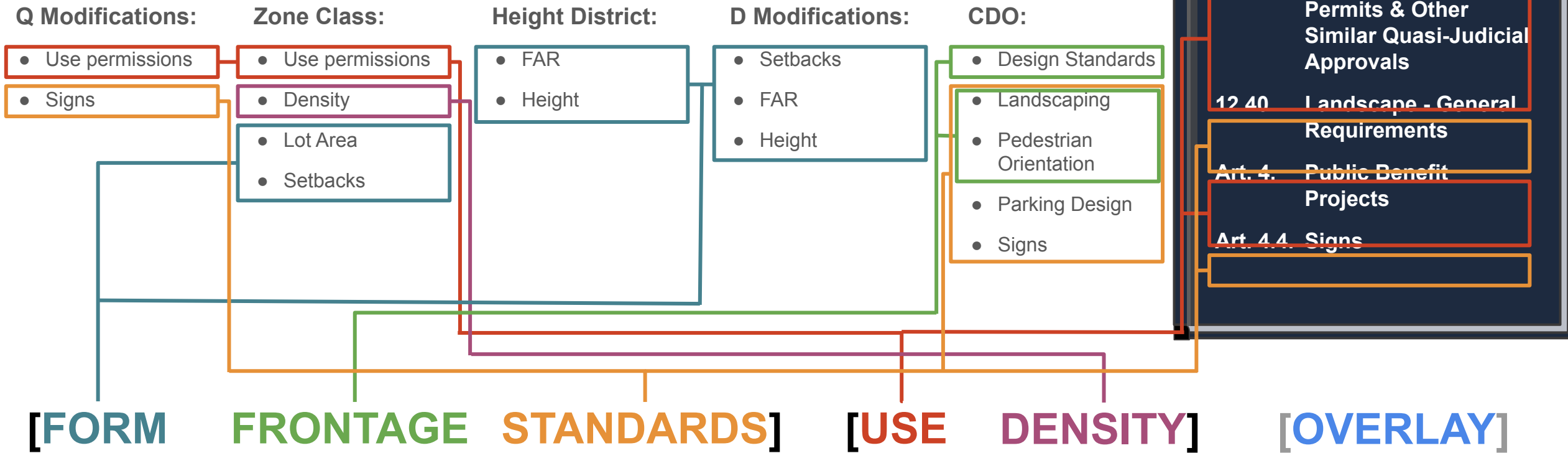
FRONTAGE STANDARDS]

[USE DENSITY]

[OVERLAY]

Reorganizing Existing Regulations

[Q]C2-2D-CDO



Translated Zoning

[Q]C2-2D-CDO



[MB3-SH1-1] [CX3-4]

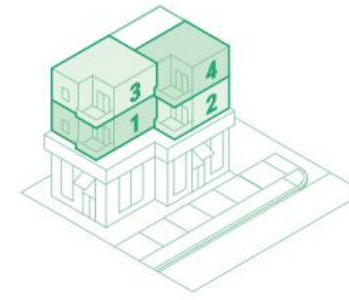
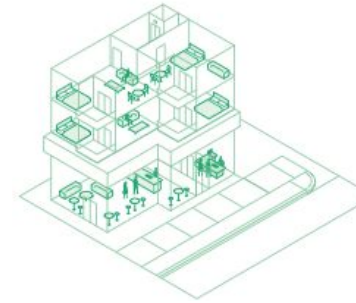
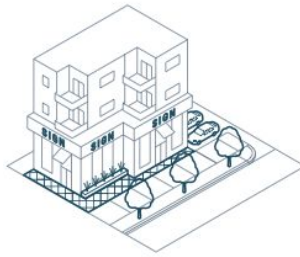
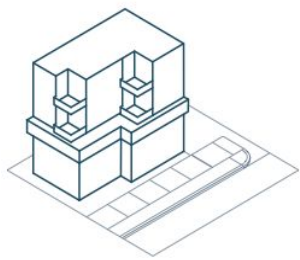
New Zoning System Facilitates Access to the Same Regulations

- Centralized
- Multiple documents integrated into base zoning
- Summarized (*as little as 16 pages in this example*)
- Digestible
- Easier to navigate



Enhanced Organization

New Zoning System



[FORM - FRONTAGE - STANDARDS]

Building Size

Relationship to the Street

Development Standards

Built Environment

[USE - DENSITY]

Permitted Uses

Number of Units

Activity

[OVERLAY]

Supplemental Standards

Optional Third Bracket

Zoning District Article Structure

PART A: INTRODUCTION

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Orientation -

Form District Example:

Zone String

LM2-MU2-5 [RG1-FA]

Find Your Applied Form District

Part 2B (Form Districts)

SEC. 2B.2 LOW-RISE MEDIUM 2 (LM2)

A. Lot Parameters

Lot area (min)	2,500 sq ft
Lot width (min)	25'
Building coverage (max)	90%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Rear (min)	0'
Alley (min)	0'
Special lot line (min)	0'
Lot amenity space (min)	25%
Residential amenity space (min)	n/a

B. Bulk and Mass

Base FAR (max)	1.5
Base height in stories (max)	5
Turnus FAR	3.0
Turnus height in stories (max)	6
Building width (max)	100'
Building break (min)	15'

Form Rule Category: Not Applicable (Div. 2C.5)

Link to Rules: Not Applicable

Part 2C (Form Rules)

Form Rule Category

SEC. 2C.4 BUILDING MASS

SEC. 2C.5 BUILDING WIDTH

The required amount width of any building or collection of buildings on a lot.

A. Intent:
To preserve the general pattern of development and preserve long building that are significant out of context with traditional patterns, by limiting new buildings into multiple, closely adjacent building widths and encourage large projects to preserve open space for recreation and recreation.

B. Applicability:

- Building width requirements apply to all housing for long buildings or structures on a lot.
- Building width requirements apply only to portions of buildings or structures located above the ground floor elevation.
- Building width requirements do not apply to exceptions listed in Sec. 2C.5.3 (Exceptions).
- Building width requirements do not apply to exceptions listed in Sec. 2C.5.3 (Exceptions).

C. Measurement:
Building width is measured horizontally and parallel to each street lot line from one end of an applicable building or collection of buildings to the opposite end.

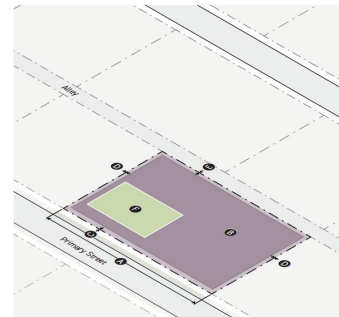
Learn More About Your Rules

PART B: DISTRICTS

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Mid-Rise Broad Form Districts -

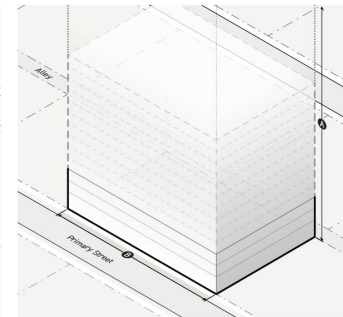
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1
Lot area (min)	n/a
Lot width (min)	25'
2. COVERAGE	Div. 2C.2
Building coverage (max)	90%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Rear (min)	0'
Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3
Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4
Base FAR (max)	1.5
Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS	Div. 2C.6
Building width (max)	280'
Building break (min)	25'

PART C: RULES

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Lot Size -

DIV. 2C.1. LOT SIZE

SEC. 2C.1.1. LOT AREA

The total area within the boundaries of a lot.

A. Intent

To ensure that newly established lots are consistent in size with surrounding lots.

B. Applicability

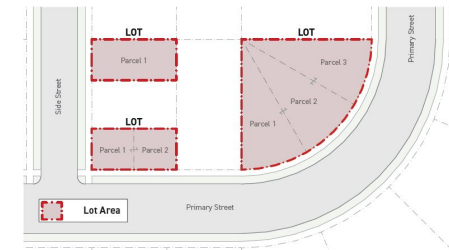
Minimum lot area requirements apply to all lots.

C. Standards

No lot may have an area less than the minimum specified in the applied Form District (Part 2B).

D. Measurement

- Lot area is measured as the total area within the boundary of a lot, measured horizontally.
- Lot area includes all portions of a lot allocated for required easements.
- For measurement on portions of a lot required for land dedication, see Sec. 14.1.11. (Lot).



E. Relief

- A reduction in required lot area of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
- A reduction in required lot area may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

Anatomy of a Rule

General Structure

- A. Intent
- B. Applicability
- C. Standards
- D. Measurement
- E. Exceptions
- F. Relief

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Build-To -

SEC. 3C.1.2. BUILD-TO DEPTH

The depth of the build-to zone. The build-to zone is the area on a lot starting at the minimum building setback and continuing inward for the maximum build-to depth for the full width of the lot. A building is required to occupy the build-to zone for the required minimum build-to width.

A. Intent

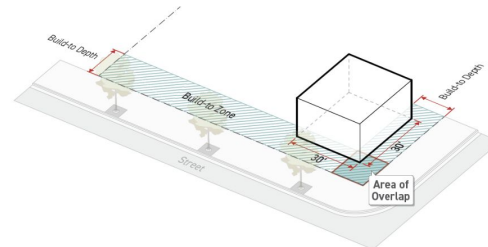
To regulate the placement of buildings along the public realm such that buildings frame the public realm with a consistent street wall.

B. Applicability

Build-to depth standards apply to all portions of buildings and structures required to satisfy minimum build-to width and applicable stories standards.

C. Standards

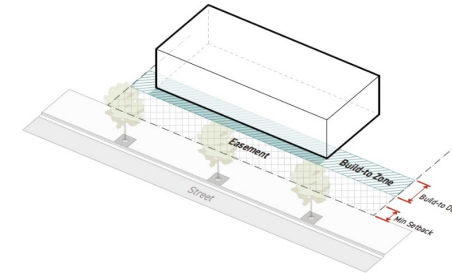
1. The build-to zone shall be no deeper than the maximum build-to depth specified by the applied *Frontage District (Part 3B)*.
2. Buildings shall occupy the build-to zone for at least the minimum required build-to width.
3. Once the minimum build-to width standard has been satisfied, buildings and structures may occupy the area behind the build-to zone.
4. On a corner lot where intersecting frontage lot lines have build-to requirements, a building shall occupy the portion of the lot area where the build-to zones of the two intersecting frontage lot lines overlap, as described below:
 - a. The building shall occupy the build-to zones for both frontage lot lines for a minimum of 30 feet from the corner. Distance is measured away from the corner, starting at the edge of the building occupying the area of overlap, parallel to the frontage lot line. This building width counts toward the required build-to width for both frontage lot lines.
 - b. This standard does not apply when a pedestrian amenity space occupies some portion of the area of overlap and is being used as a pedestrian amenity allowance. See *Sec. 3C.2.4. (Pedestrian Amenity Allowance)*.



[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Build-To -

D. Measurement

1. The build-to depth is measured perpendicular to the frontage lot line starting from the minimum building setback and continuing inward away from the frontage lot line.
2. Where a lot includes an easement that abuts the frontage lot line and the easement is deeper than the minimum building setback, the applicant may choose to measure the required build-to depth from the interior edge of the easement rather than the lot line.

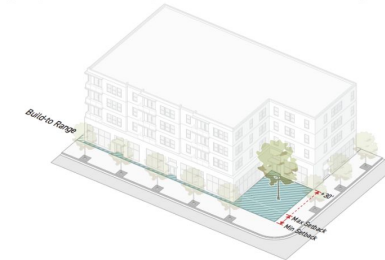


E. Exceptions

See *Sec 3C.1.4. (Pedestrian Amenity Allowance)*.

F. Relief

1. To preserve existing trees, the Zoning Administrator may grant relief from the maximum build-to depth, increasing the build-to depth a maximum of 30 feet for the minimum width necessary to protect the tree, pursuant to *Section 13B.5.2. (Adjustment)*.



2. An increase in build-to depth of 20% may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
3. A deviation from maximum build-to depth may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

Anatomy of a Program

General Structure

- A. Purpose
- B. Eligibility
- C. Standards
- D. Incentives
- E. Process
- F. Records & Agreements

Public Benefit Systems | ARTICLE 9
- Community Benefits Program -

SEC. 9.3.3. PRIVATELY OWNED PUBLIC SPACE INCENTIVE PROGRAM

A. Purpose

The purpose of this Section is to encourage the development of privately owned public spaces such as outdoor plazas, parks, seating areas, and other similar types of outdoor amenity spaces on private land.

B. Eligibility

If the option to provide privately owned public space is available in the incentive program of the applicable CPIO or Specific Plan, the project shall be awarded additional floor area, up to the maximum bonus FAR allowed by the applied Form District, by providing privately owned public space in conformance with the requirements established below.

C. Standards

A project is considered to be providing privately owned public space where:

1. General

- a. The entire privately owned public space is made permanently available to the general public in accordance with the requirements in *Sec. 2C.3.3.C.3. (Public Amenity Space)*.
- b. The privately owned public space shall be, at minimum, equal to or greater than the size of the lot's minimum required lot amenity space area required by the applied Form District, including any pedestrian amenity exemption. This provision may not be used in conjunction with the 25% reduction for making outdoor amenity space publicly accessible in accordance with *Sec. 2C.3.1.D.3. (Measurement)*.
- c. All portions of the privately owned public space shall be contiguous.
- d. The privately owned public space complies with any additional requirements set forth in the applicable CPIO or Specific Plan.

2. Planting

In addition to the requirements in *Div. 4C.6. (Plants)*, plant species with toxic fruit, thorns, noxious smells, dropping branches, or weakwood, or plant species which are prone to root encroachment which damages building foundations are prohibited.

3. Seating

Regardless of the seating requirements in *Sec. 2C.3.3.C.3. (Public Amenity Space)*, the privately owned public space shall provide the following.

ARTICLE 9 - | Public Benefit Systems
- Community Benefits Program -

Public Benefit Systems | ARTICLE 9
- Community Benefits Program -

6. Way-Finding

When a CPIO requires additional public facilities in conjunction with a privately owned public space, way-finding signs shall be provided at each of the access points to guide people to the public facilities.

D. Incentives

A project may obtain additional floor area, up to the maximum bonus FAR for the applied Form District. The amount of additional floor area shall be awarded in accordance with the applicable CPIO or Specific Plan.

E. Process

The Department of City Planning shall approve additional floor area as outlined in the applicable CPIO or Specific Plan, up to the maximum bonus FAR for the applied Form District, for providing privately owned public space which meet the requirements established in Subsection C. (Standards) in accordance with *Sec. 13B.3.1. (Administrative Review)*.

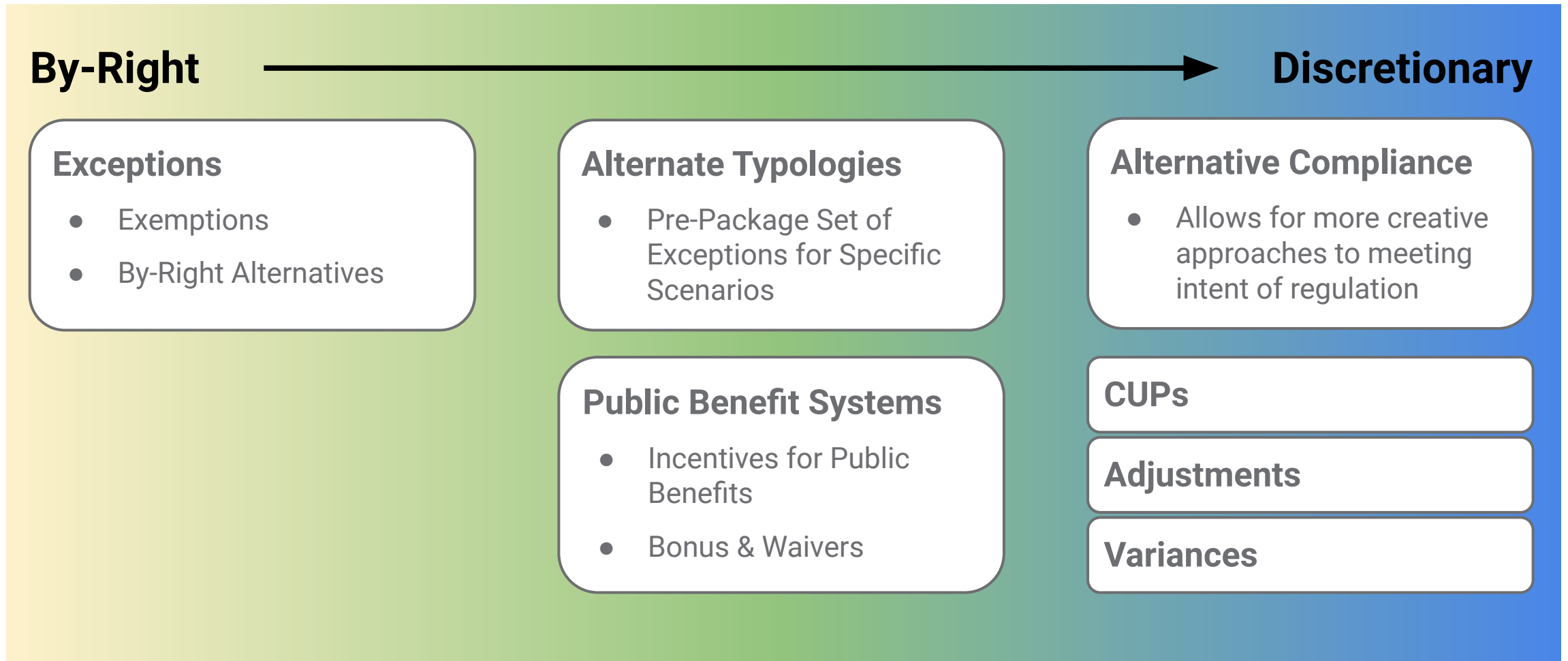
1. Relief

The Director of Planning may approve additional floor area as outlined in the applicable CPIO or Specific Plan, up to the maximum bonus FAR for the applied Form District, for providing privately owned public space which does not meet the requirements established in Subdivision C. (Standards) in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

F. Records and Agreements

A covenant acceptable to the Department of City Planning shall be recorded with the Los Angeles County Recorder, guaranteeing that the privately owned public space will be maintained and remain open to the public during all required hours.

Relief Mechanisms

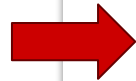
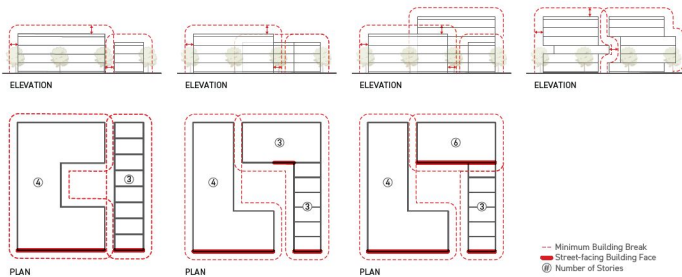


Relief Mechanisms

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Building Mass -

2. Measurement

A building break is measured perpendicular to the outermost surface of each applicable portion of a building both vertically and horizontally.



F. Exceptions

1. Encroachments

The following are allowed to encroach into the building break, as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (Sec. 14.15.A.1.a.)	
Encroachment (max)	2'
Clear width (min)	3'
Roof Projections (Sec. 14.15.A.1.b.)	
Encroachment (max)	2.5'
Clear width (min)	3'
Unenclosed Structures (Sec. 14.15.A.1.d. - Sec. 14.15.A.1.d.)	
Encroachment (max)	5'
Clear width (min)	3'
Mechanical/Electrical Equipment (Sec. 14.15.A.1.f. - Sec. 14.15.A.1.g.)	
Encroachment (max)	1.5'
Clear width (min)	3'

2. Building Break Outdoor Amenity Space Alternative

As an alternative to a building break, a street-facing outdoor amenity space that meets the following standards may be used to establish buildings or collections of abutting buildings as separate buildings for the purpose of measuring maximum building width:

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Building Mass -

- The outdoor amenity space shall meet the design standards for outdoor amenity space in Sec. 2C.3.3.A. (Outdoor Amenity Space).
- The outdoor amenity space width shall be at least 2 times the minimum building break dimension specified in the applied Form District (Part 2B), measured parallel to the applicable street lot line.
- The outdoor amenity space width shall not be greater than the maximum building width, measured parallel to the applicable street lot line.
- The outdoor amenity space depth shall be at least 5 times the minimum building break dimension specified in the applied Form District (Part 2B), measured perpendicular to the street lot line.
- A minimum of 75% of the outdoor amenity space area shall meet the design standards in Sec. 2C.3.3.C. (Pedestrian Amenity Space).
- The outdoor amenity space may count toward the required minimum build-to width required by the applied Frontage District (Part 3B), provided it meets the requirements of Sec. 3C.1.3.E. (Build-to Width Exceptions).
- Any portion of the outdoor amenity space may count toward lot amenity space in Sec. 2C.3.1. (Lot Amenity Space) and residential amenity space in Sec. 2C.3.2. (Residential Amenity Space), provided it meets all applicable standards.



G. Relief

- Increased building width of 20% or less or reduced building break of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
- Increased building width or reduced building break may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

Relief Mechanisms



ARTICLE 7 - | Alternate Typologies
- Corner Store -

SEC. 7B.2.1. CORNER STORE 1

A. Eligibility


1. **Eligible Districts**

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	3 & 4	RX_	All

2. **Eligible Lots**

The Corner Store 1 Alternate Typology is eligible only on lots meeting the following standards:

- Shall have an area no greater than 10,000 square feet, and
- Shall be a corner lot.



B. Intent

The Corner Store 1 Alternate Typology is intended to accommodate small-scale, community serving commercial uses in a scale appropriate for predominantly residential settings. This Alternate Typology intends to improve the walkability of residential neighborhoods, provide surrounding residents with amenities within a convenient distance of their homes, and support community-oriented small businesses development.

C. Review

Administrative review is required, see Sec. 14.5.1. (*Administrative Review*).

BOYLE HEIGHTS - PUBLIC HEARING DRAFT April 2022 City of Los Angeles Zoning Code | 7-19



ARTICLE 13 - | Administration
Alternative Compliance - Quasi-Judicial Relief

DIV. 13B.5. QUASI-JUDICIAL RELIEF

SEC. 13B.5.1. ALTERNATIVE COMPLIANCE

A. Applicability

1. **General**

This Section applies to the following situations where this Code expressly allows Alternative Compliance:

- The proposed development does not comply with a design, development, or performance standard required by this Chapter or *Chapter 1 (General Provisions and Zoning)* of this Code, and the applicant proposes an alternative standard or condition consistent with Paragraph b. below.
- The applicant proposed deviations from regulations which do not substantially alter the execution or intent of the regulations that apply to a proposed development.

2. **Specific Plan Excluded**

This Section does not apply to specific plans.

B. Initiation

An application for an Alternative Compliance is filed with the Department.

C. Notice

1. **Notice of Public Hearing**

- There is no public hearing required for the initial decision on an Alternative Compliance, and therefore no notice of a public hearing is required.

2. **Notice of Public Hearing on Appeal**

- The following notice is required for the public hearing on an appeal:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"> The applicant; Property owner(s) of the subject property; Owners and occupants of properties within 300 feet of the exterior boundaries of the property involved; The Certified Neighborhood Council representing the area in which the property is located; and Interested parties who have requested in writing to be notified

Sec. 13B.5.1. Alternative Compliance

1 Initiation

APPLICANT

2 Submittal

COMPLETENESS REVIEW

3 Decision

PLANNING DIRECTOR

APPROVE / DENY

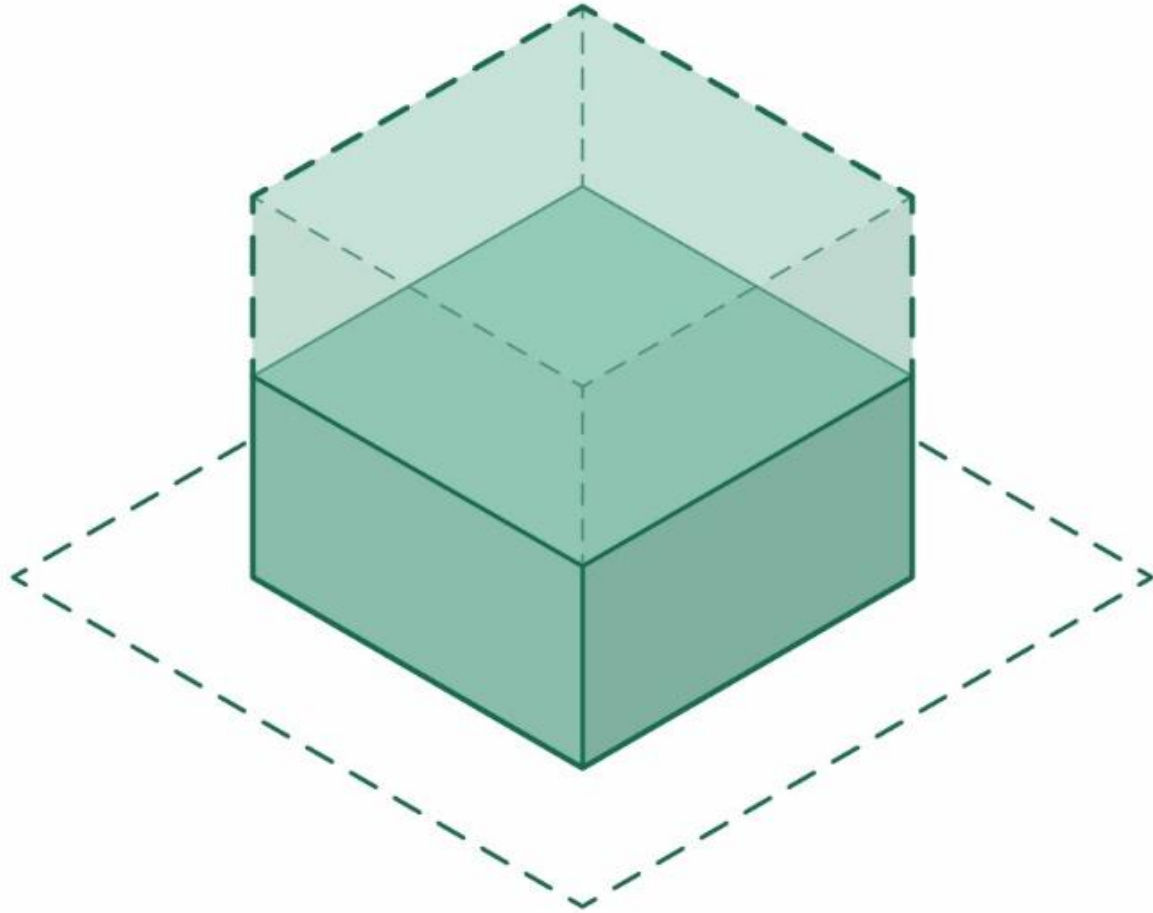
APPEAL AVAILABLE

Effective Date: 1/23/23; Operative Date: 7/22/23 City of Los Angeles Zoning Code (L.A.M.C. Chapter 1A) | 13-133

Zoning as Community Planning Tool



[FORM-FRONTAGE-STANDARDS] [USE-DENSITY] [OVERLAY]



Form Districts

What should the scale of buildings be in the neighborhood?

Form Districts

- Allowable development envelopes for buildings
 - Lot Size
 - Building Placement (Coverage)
 - Amenity
 - FAR & Height
 - Building Mass

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Mid-Rise Broad Form Districts -

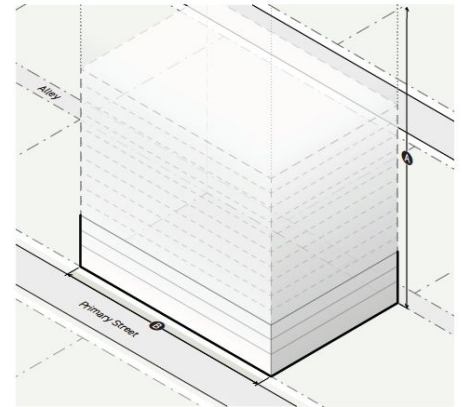
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2	
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3	
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

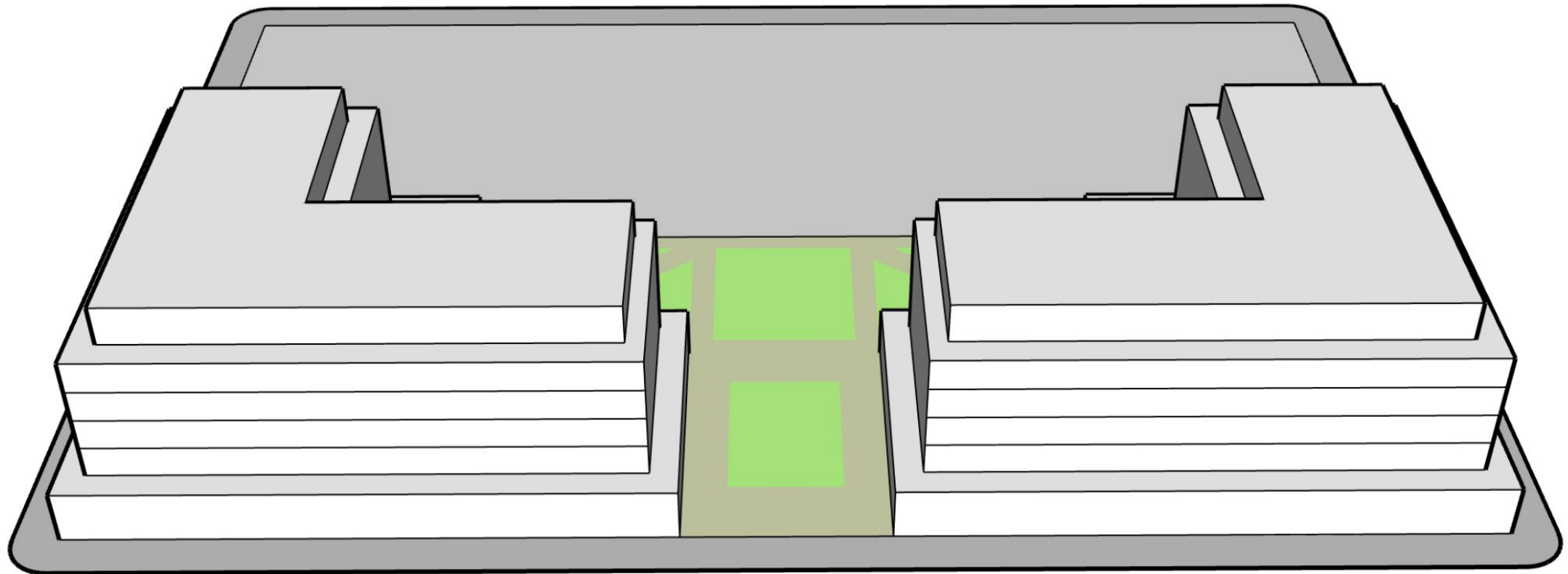
B. Bulk and Mass



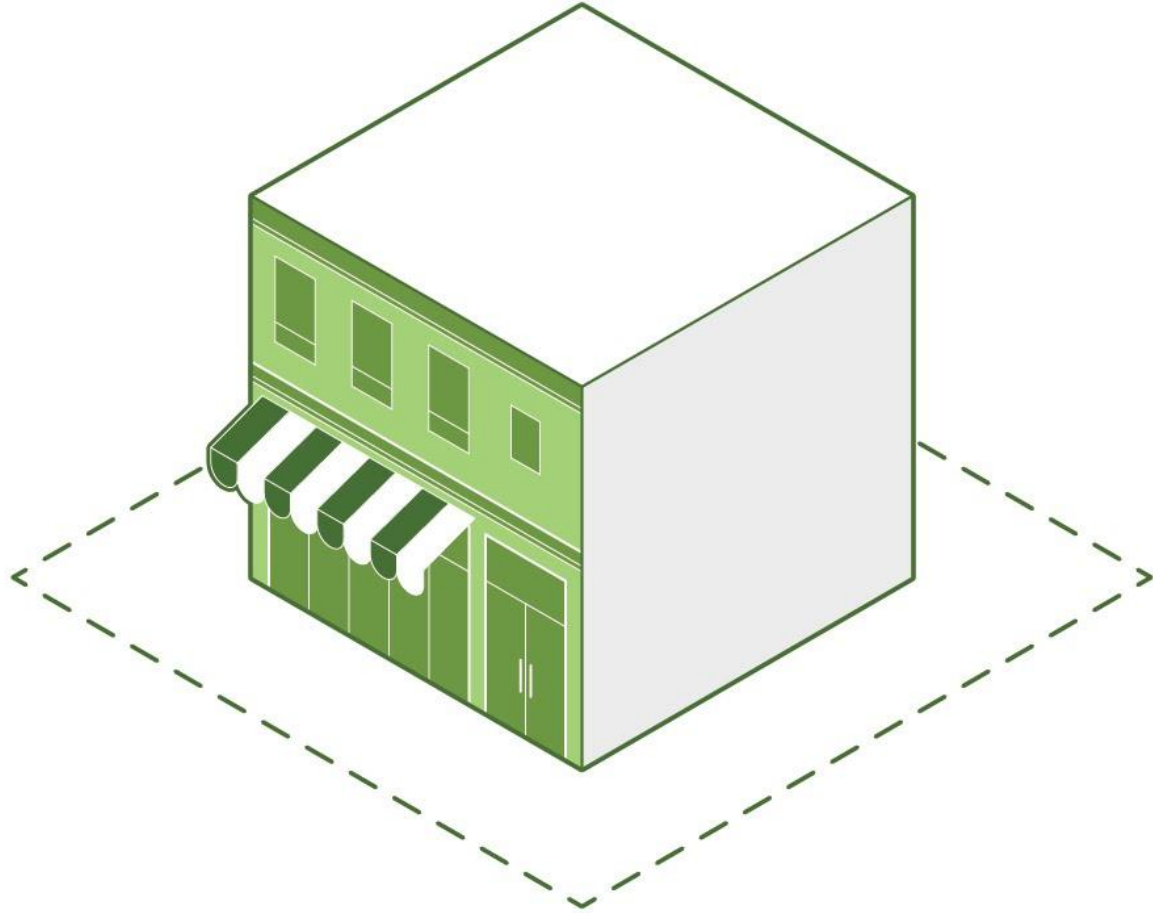
1. FAR & HEIGHT Div. 2C.4	
Base FAR (max)	1.5
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS Div. 2C.6	
B Building width (max)	280'
Building break (min)	25'

[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]

Lot, Mass, Amenity Space



[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]



Frontage Districts

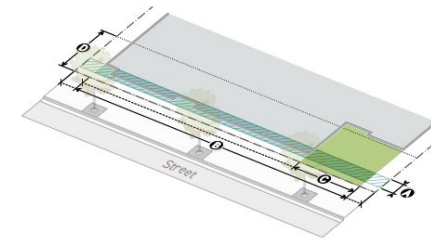
How should buildings be experienced from the street?

Frontage Districts

- Requirements for how site & building addresses the right-of-way:
 - Build-To
 - Parking Setback
 - Landscape
 - Windows (Transparency)
 - Articulation
 - Entrances
 - Ground Story
- Many existing overlay requirements will be reflected in the Frontages

SEC. 3B.4.1. SHOPFRONT 1 (SH1)

A. Lot



	Primary	Side
BUILD-TO <i>Div. 3C.1</i>		
Applicable stories (min)	5	5
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	20%	10%
PARKING <i>Div. 3C.2</i>		
D Parking setback (min)	20'	5'
LANDSCAPING <i>Div. 3C.3</i>		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

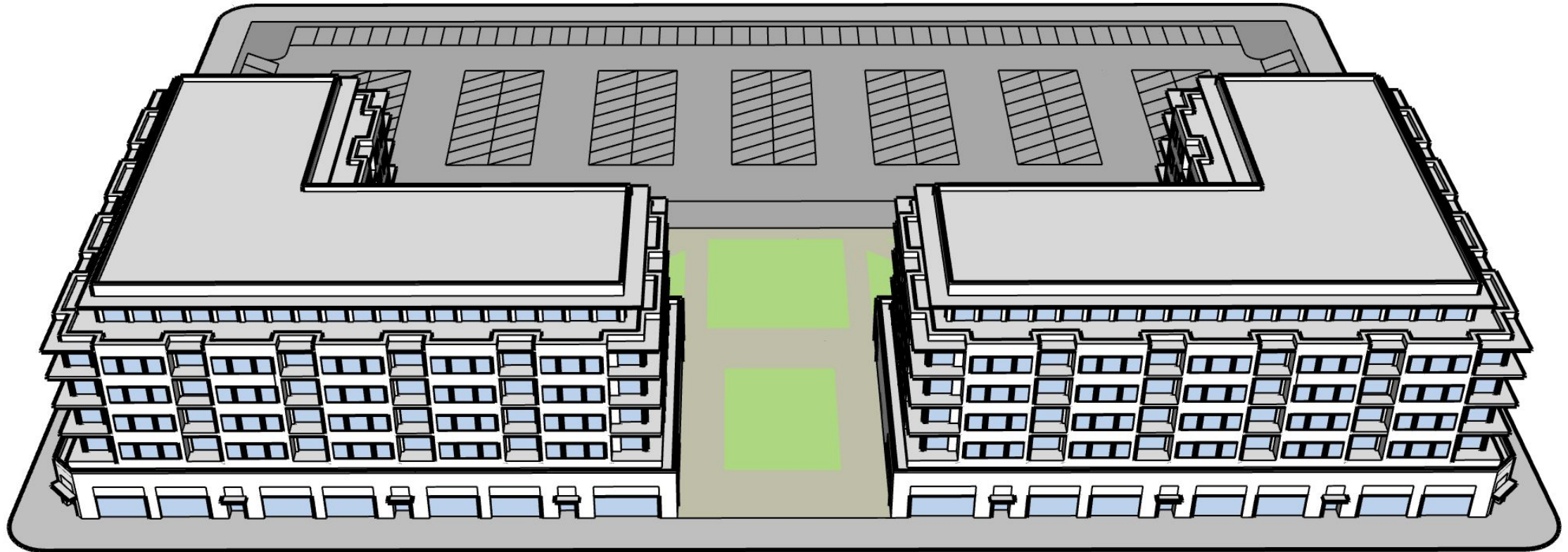
B. Facade



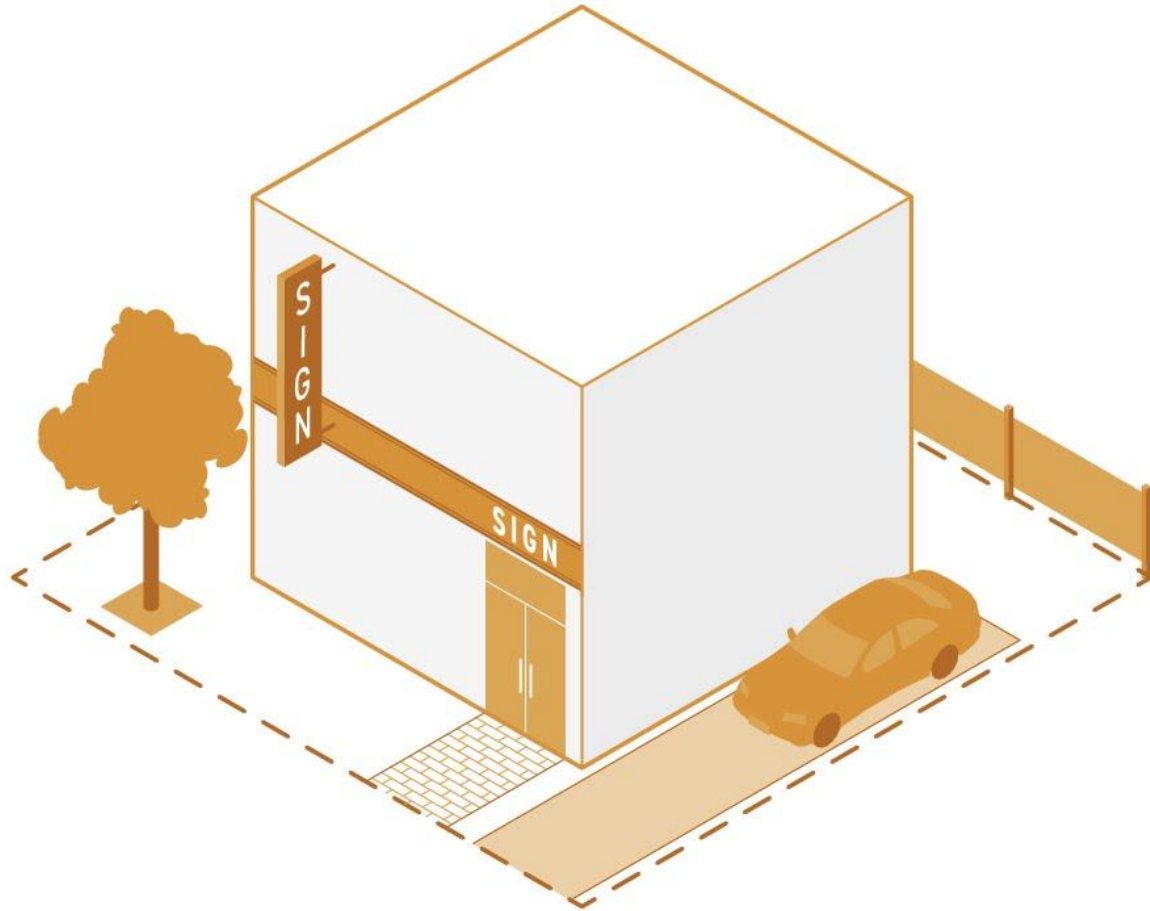
	Primary	Side
TRANSPARENCY <i>Div. 3C.4</i>		
A Ground story (min)	70%	50%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	15'	25'
ENTRANCES <i>Div. 3C.5</i>		
D Street-facing entrance	Required	Required
E Entrance spacing (max)	50'	75'
Required entry feature	No	No
GROUND STORY <i>Div. 3C.6</i>		
F Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
G Ground floor elevation(min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]

Facade Treatment, Parking Location, Entrance Spacing/Treatment



[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]



Development Standards Districts

What should the site characteristics be in the neighborhood?

Development Standards Districts

- Development standards that vary to address different types of neighborhoods
- Development standards currently varying:
 - Pedestrian Access
 - Automobile Access
 - Parking Ratios
 - Parking Structure Design
 - On-Site Sign Allocation / Permissions
 - Development Review Thresholds

DIV. 4B.5. DISTRICT 5

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.5.2. STANDARDS

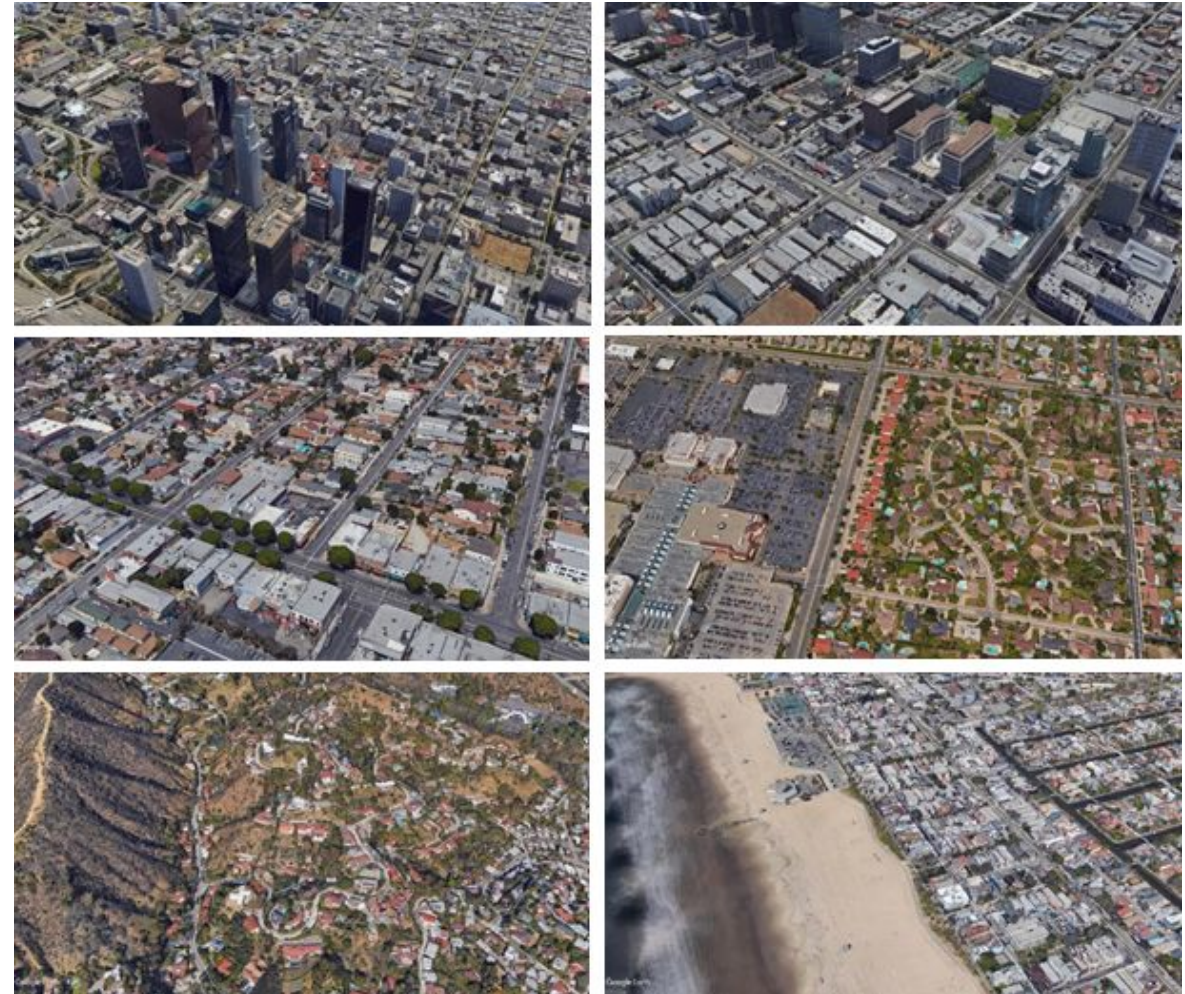
PEDESTRIAN ACCESS	<i>Div. 4C.1</i>	
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS	<i>Div. 4C.2</i>	
Automobile access package	Package 1	
AUTOMOBILE PARKING	<i>Div. 4C.4</i>	
Required parking stalls	Package A	
Exempt change of use, non residential tenant size (max)	n/a	
Parking structure design	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable
SIGNS	<i>Div. 4C.11</i>	
Sign package	2	
DEVELOPMENT REVIEW	<i>Div. 4C.14</i>	
Development review threshold	Package 2	

See Part 4C. (Development Standards Rules) for additional development standards that apply.

[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]

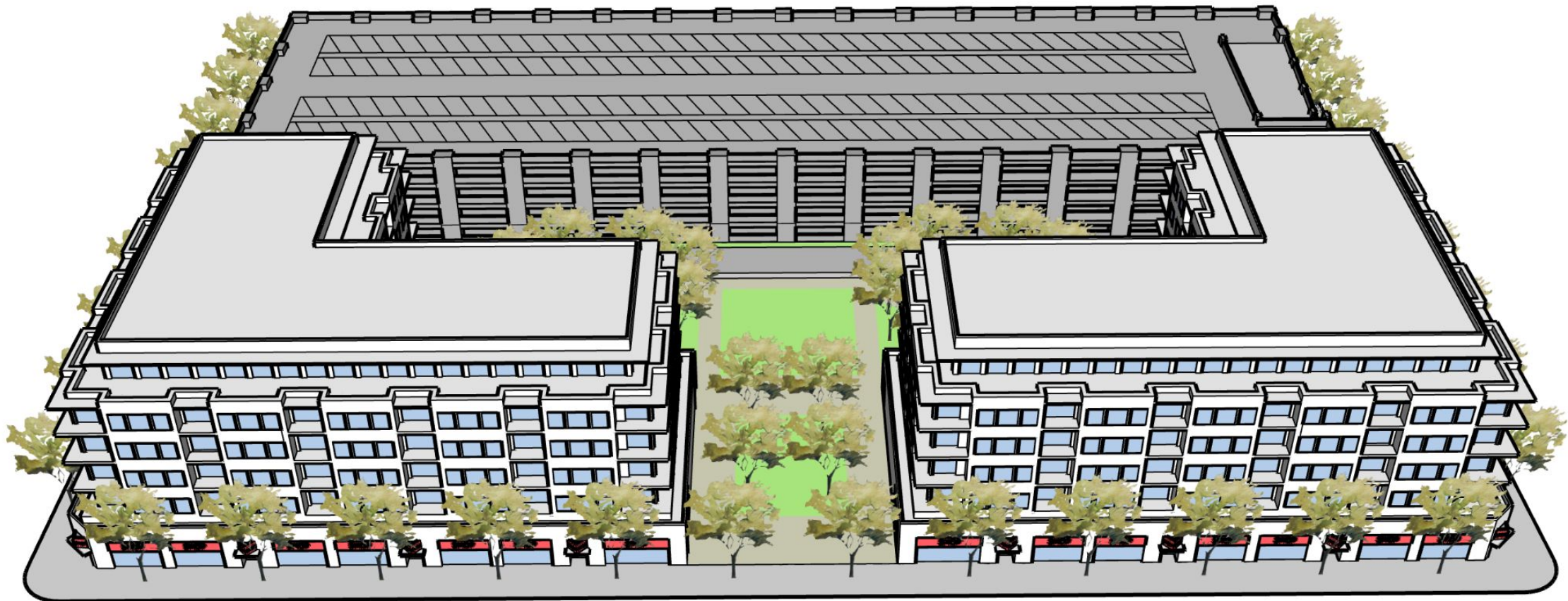
Contextual and Citywide Development Standards

- Pedestrian Access
- Automobile Access
- **Bicycle Parking**
- Automobile Parking
- **Transportation Demand Management**
- **Plants**
- **Screening**
- **Grading & Retaining Walls**
- **Outdoor Lighting & Glare**
- Signs
- **Site Elements**
- **Environmental Protection**
- Development Review

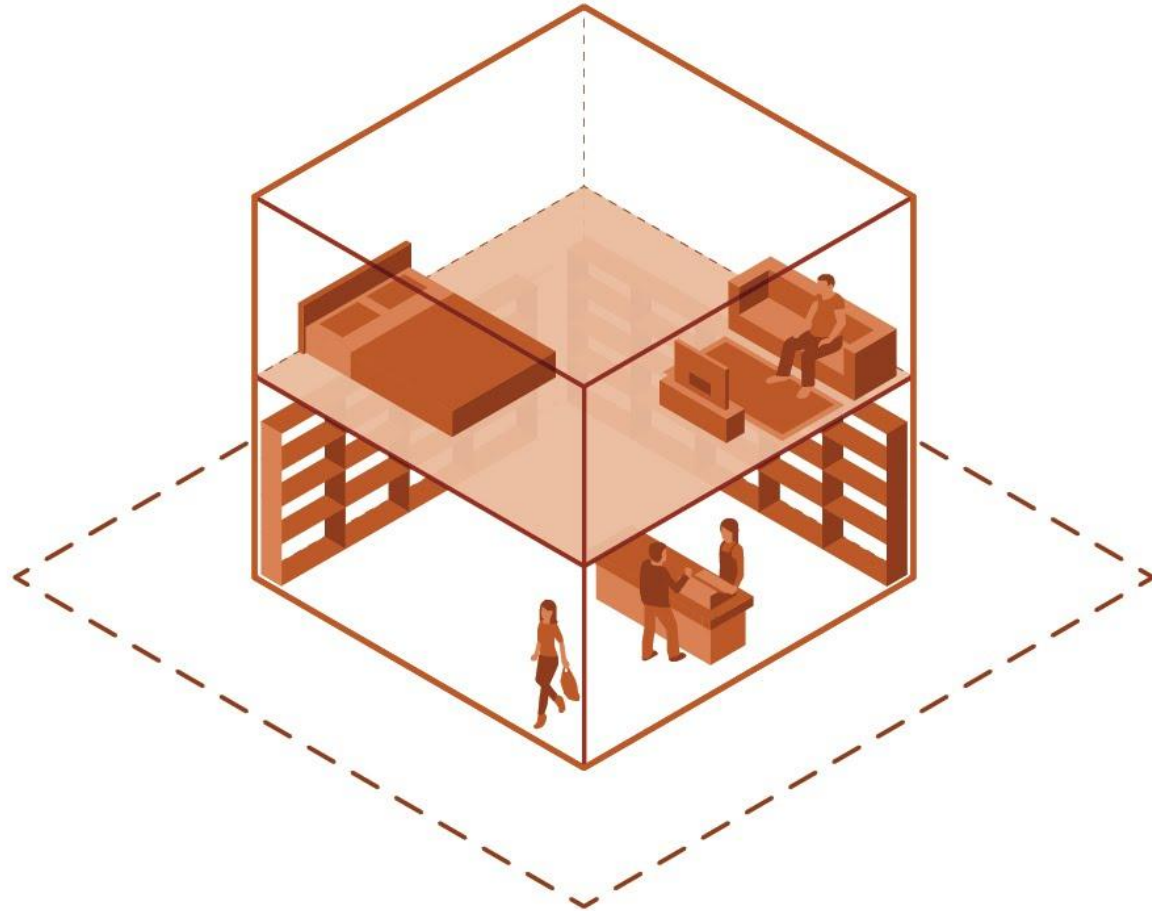


[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]

Pedestrian & Vehicle Access, Parking, Landscaping, Site Improvements



[FORM-FRONTAGE-STANDARDS][**USE-DENSITY**][OVERLAY]



Use Districts

What activities should be allowed?

Use Districts

- Grouped system
 - Uses are only separated out if they are regulated differently
 - Current Use List sorted into “use groups”
- Each Use District has permission levels for every use:
 - P Permitted
 - P* Permitted with Standards
 - C Conditional
 - -- Not Permitted
- Projects often have more than one Use
- Use standards organized into tables to reference a consistent set of rules - minimize unnecessary variation.

SEC. 5B.5.3. **COMMERCIAL-MIXED 3 (CX3)**

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

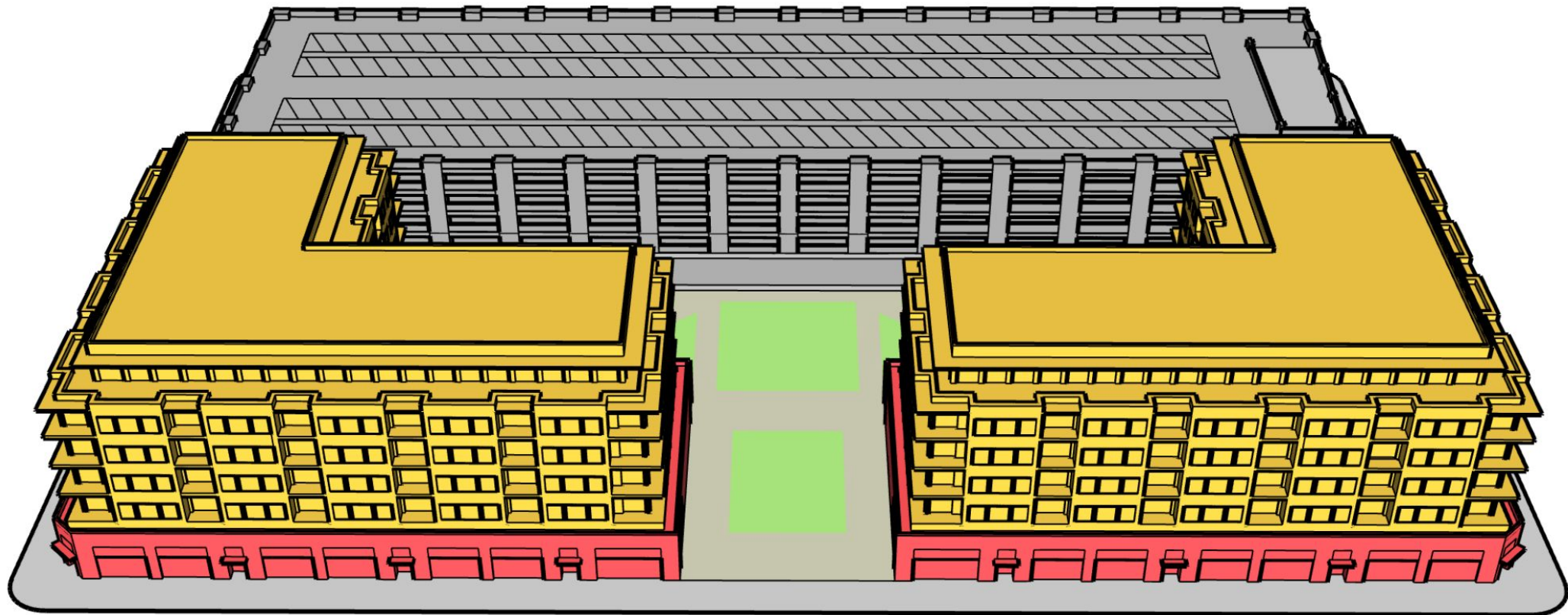
B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.5.3.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Non-medical	P		
Transitional Shelter	P		

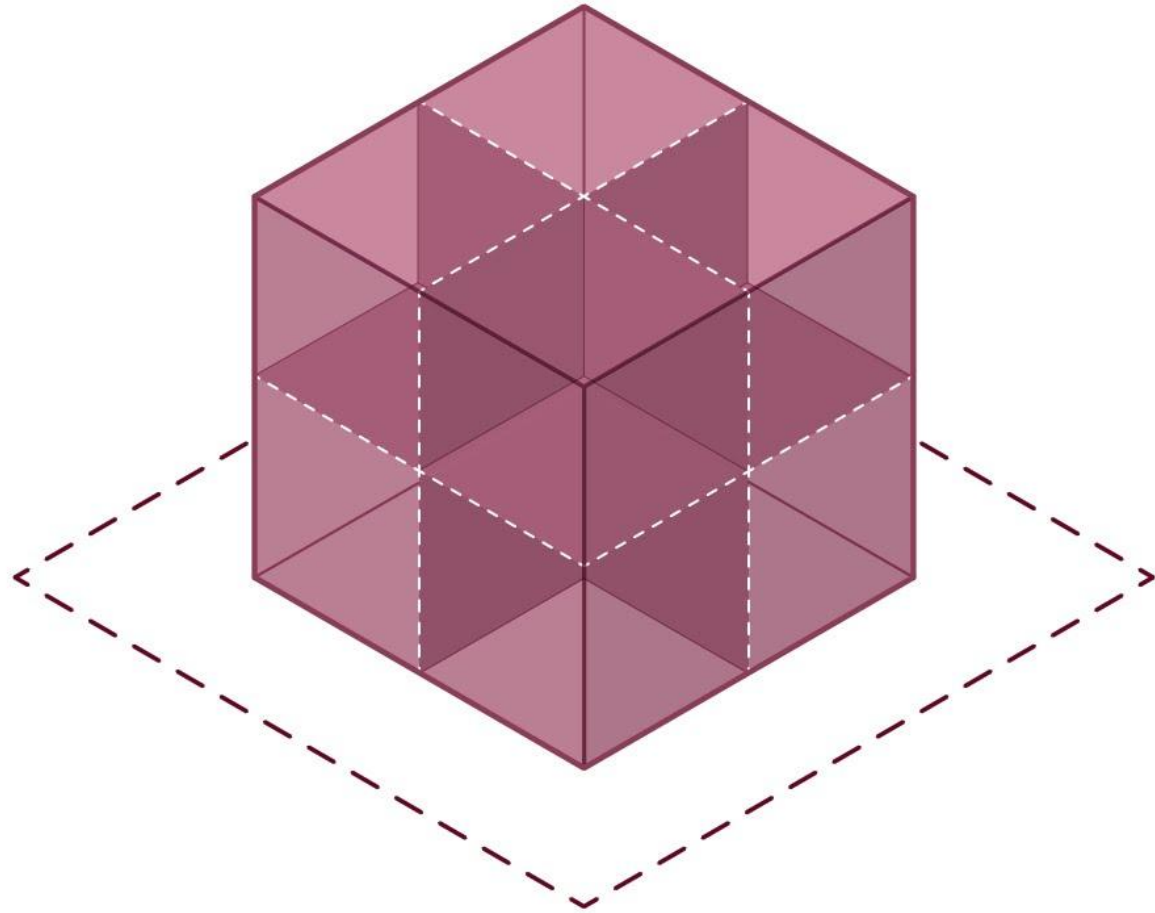
KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

[FORM-FRONTAGE-STANDARDS][**USE-DENSITY**][OVERLAY]

Use Permissions, Standards, and Programs



[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]



Density Districts

How should population be accommodated?

Density Districts

- Shows density at-a-glance
- Units allowed based on Lot Area or Lot
 - Lot Area Example: Density District 8 allows 1 Household Dwelling Unit for every 800 sq-ft of Lot Area
 - Per Lot Example: Density District 1L allows 1 Household Dwelling Unit per Lot

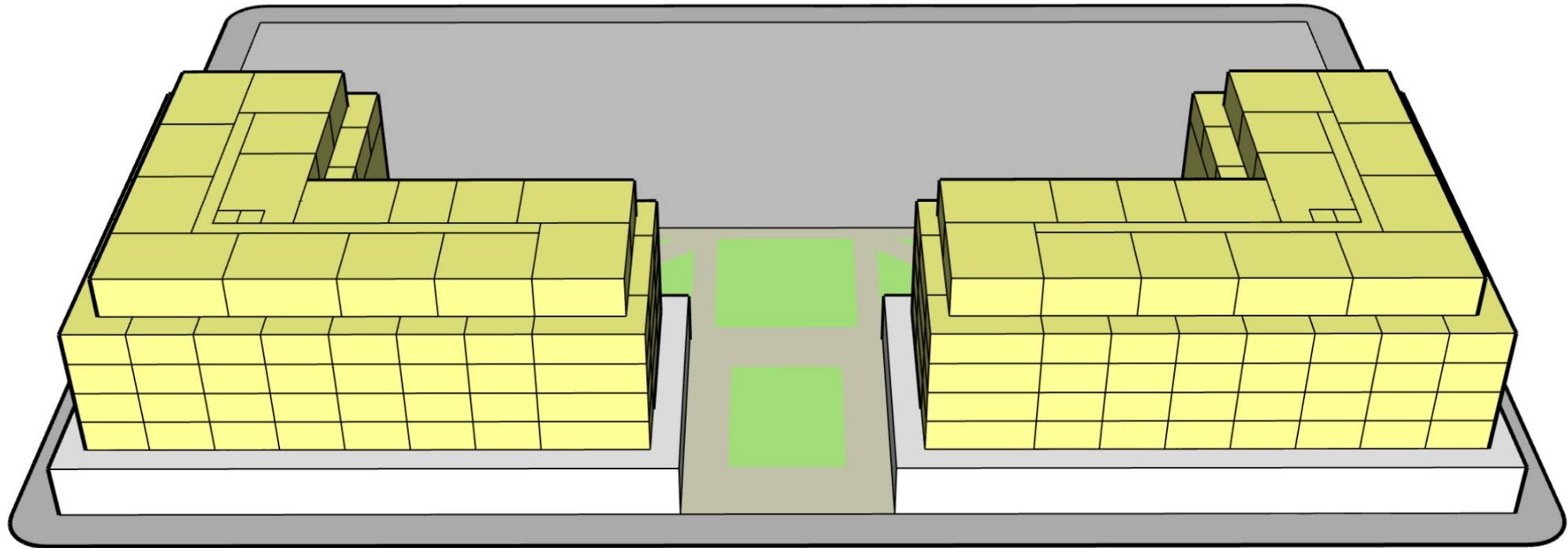
SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

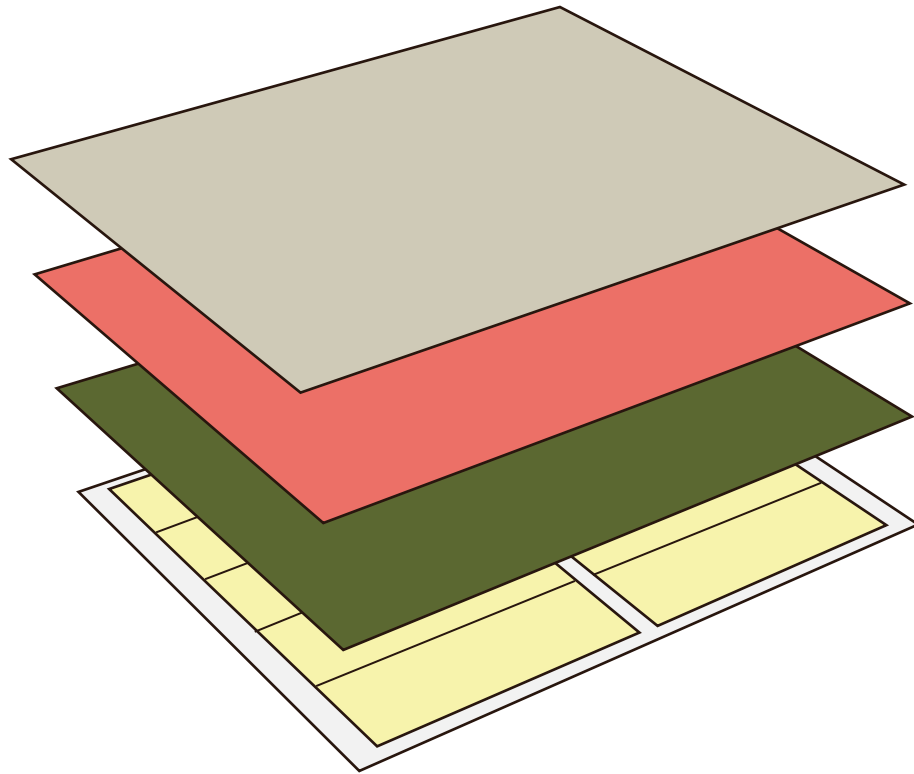
LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2.	Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3.
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
25	2500	1250
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]

Number of Units



[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]



“THIRD BRACKET”

How can we deal with unique regulatory situations?

“Third Bracket”

- Overlays will be limited to adding regulations that are not otherwise addressed by zoning.
- Currently moving forward:
 - Specific Plans
 - Community Plan Implementation Overlays
 - Sign Districts
 - Oil Drilling Districts
 - Community Design Overlays
 - Historic Preservation Overlay Zones
 - Conservation Districts (new)

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Public Benefit Systems

An aerial photograph of the Griffith Observatory in Los Angeles, California, taken during the "golden hour" of sunset. The observatory's iconic white neoclassical architecture, featuring three large domes, is illuminated from within, casting a warm glow. The building sits atop a grassy hillside. In the background, the dense Los Angeles city skyline is visible, with numerous skyscrapers and buildings silhouetted against the hazy, orange-tinted sky. The overall scene conveys a sense of public service and civic infrastructure.



Public Benefit Systems

What public benefits need to be incentivized and facilitated?

Public Benefit Systems

Consolidates all of the City’s various incentive programs

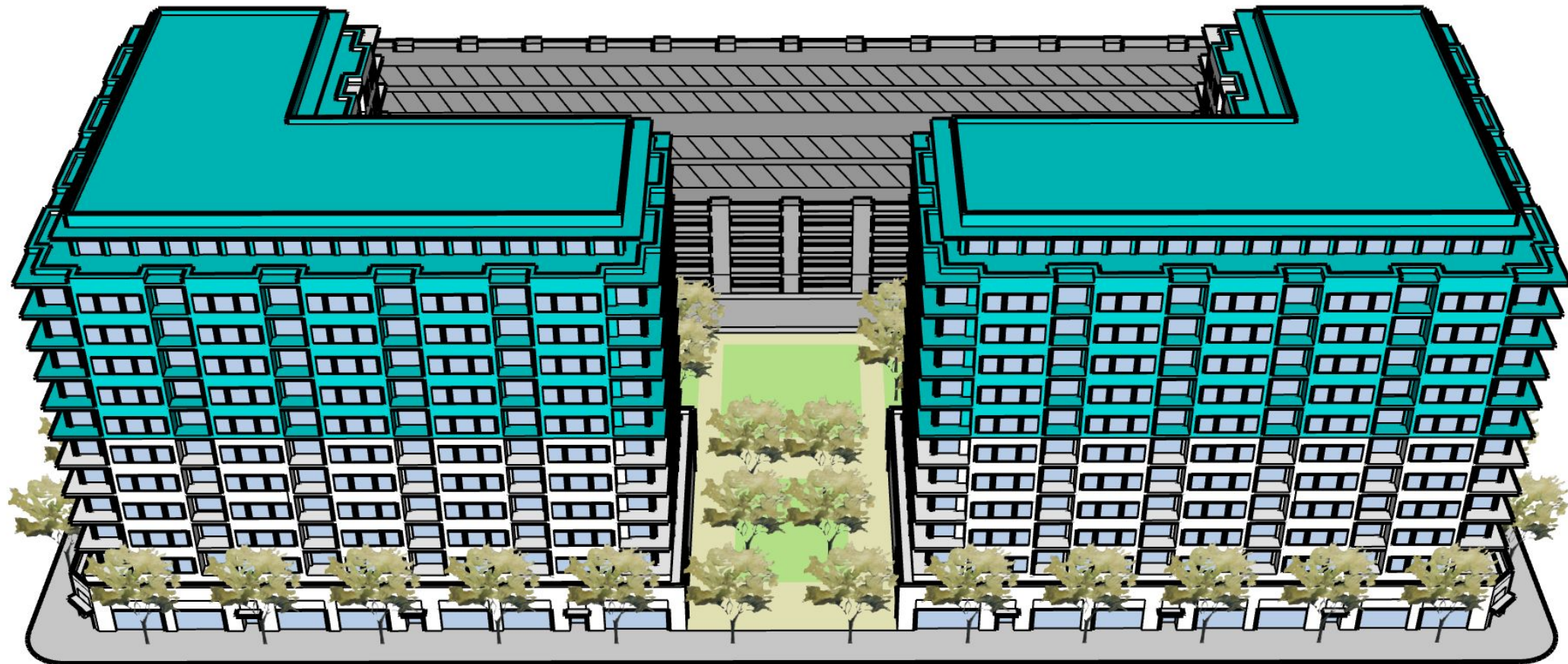
- Allows for more effective calibration of programs
- Incentives considered to be:
 - Granting of additional development potential
 - Relief from obligations or regulatory requirements/restrictions

CONTENTS

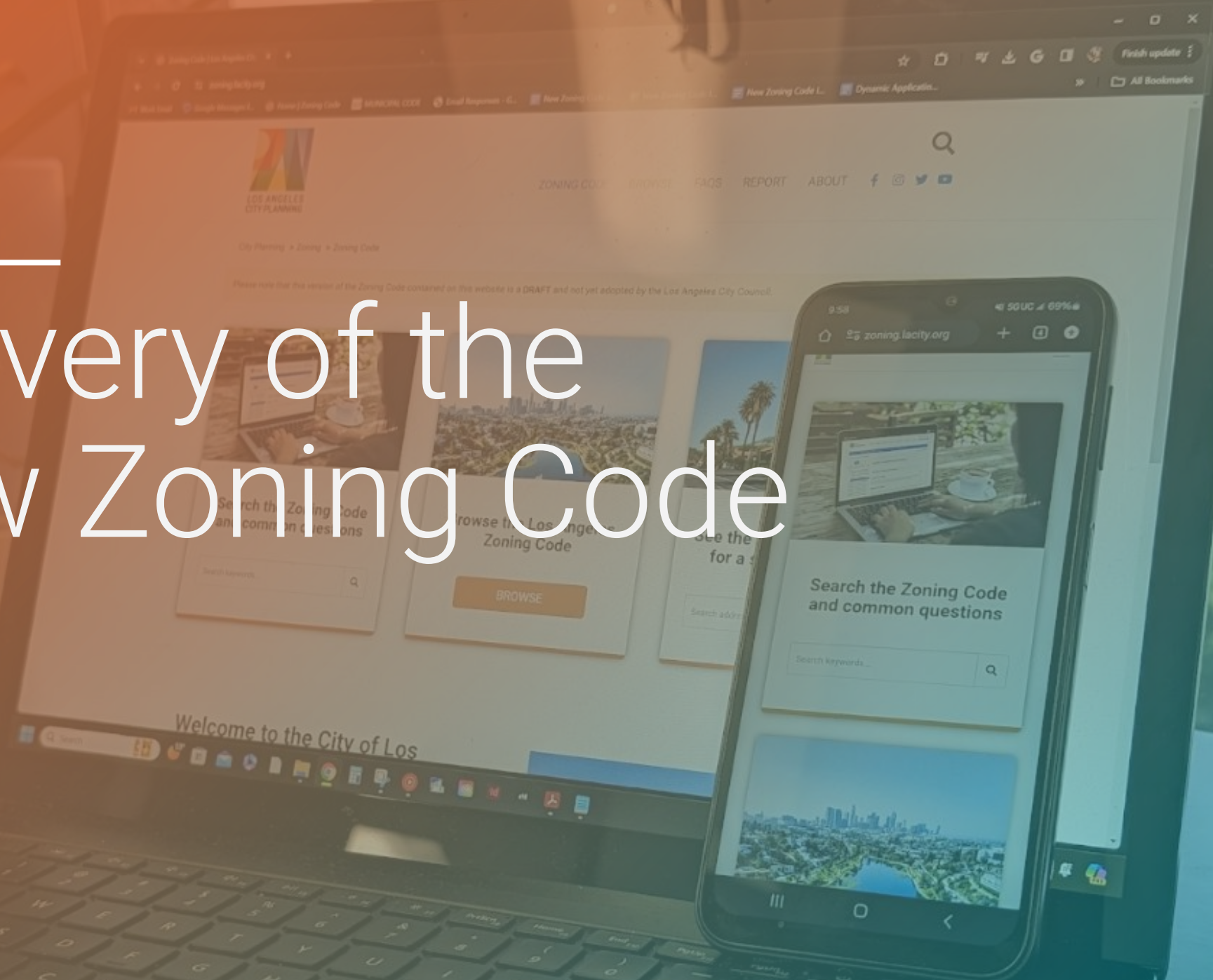
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[FORM-FRONTAGE-STANDARDS][USE-DENSITY][OVERLAY]

Access to Bonus FAR



Delivery of the New Zoning Code



Interactive Zoning Code

New Interactive Web-Based Zoning Code

- New Zoning Code will be delivered in a new, first-of-its-kind system
- Interactive experience that builds upon the latest web technologies
- Same system available on any web-enabled device:
 - Desktop
 - Tablet
 - Phone
- New Zoning Code in your pocket!



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LOS ANGELES CITY PLANNING

ZONING CODE BROWSE FAQs REPORT ABOUT

City Planning > Zoning > Zoning Code

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Search the Zoning Code and common questions

Search keywords... [SEARCH]

Browse the Los Angeles Zoning Code

BROWSE

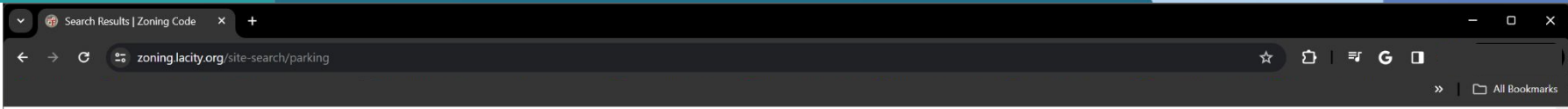
See the Zoning regulations for a specific property

Search address or apn... [SEARCH]

Welcome to the City of Los Angeles' new Zoning Code, Chapter 1A of the Los Angeles Municipal Code.

The new Zoning Code will be applied to individual properties through the update of the City's community plans. Until the entire City of Los Angeles has been rezoned, two zoning codes will continue to be in effect: the Legacy Zoning Code, Chapter 1 of the Los Angeles Municipal Code (LAMC), and the new Zoning Code, Chapter 1A of the LAMC.

BROWSE



ZONING CODE BROWSE FAQs REPORT ABOUT

City Planning > Zoning > Zoning Code > Search Results

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SEARCH RESULTS

Filter Search Results

Form

Frontage

- AL1 (1) AL2 (1) CDF1 (1) CDR1 (1) CHC1 (1) G1 (1) MK1 (1) MU1 (1) MU2 (1) SH1 (1) SH2 (1) WH1 (1)

Standard

- 5 (1)

Use District

- A1 (1) CX1 (1) CX2 (1) CX3 (1) CX4 (1) I1 (1) I2 (1) IX1 (1) IX2 (1) IX3 (1) IX4 (1) OS1 (1) P1 (1) PS (1)

Search bar with 'parking' and 'Search' button

Results 1 - 10 of 235 for parking
Div. 4C.4. Automobile Parking
To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

Search results

- Glossary: Parking Space
Sec. 4C.4.4. Parking Area Design
Glossary: Parking Stall
Glossary: Parking Area
Glossary: Wrapped Parking
Glossary: Parking (Use)
Sec. 4C.4.1. Automobile Parking Stalls

[WORK IN PROGRESS]

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Search the Zoning Code and common questions

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Browse the Los Angeles Zoning Code

BROWSE

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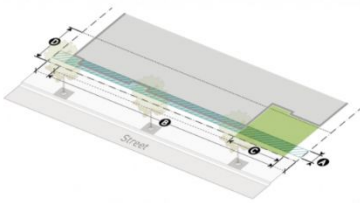
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BROWSE


zoning.lacity.org/browse/3#3B.4.1

SEC. 3B.4.1. SHOPFRONT 1 (SH1)

A. Lot



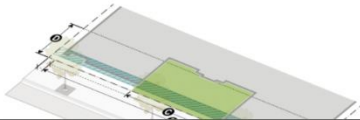
B. Facade




	Primary	Side		Primary	Side
BUILD-TO			TRANSPARENCY		
<i>Div. 3C.1.</i>			<i>Div. 3C.4.</i>		
Applicable stories (min)	5	5	A Ground story (min)	70%	50%
A Build-to depth (max)	5'	10'	B Upper stories (min)	30%	30%
B Build-to width (min)	90%	70%	C Active wall spacing (max)	15'	25'
C Pedestrian amenity allowance (max)	20%	10%	ENTRANCES		
<i>Div. 3C.2.</i>			<i>Div. 3C.5.</i>		
PARKING			D Street-facing entrance	Required	Required
D Parking setback (min)	20'	5'	E Entrance spacing (max)	50'	75'
<i>Div. 3C.3.</i>			Entry feature		
LANDSCAPING			n/a n/a		
Frontage planting area (min)	30%	30%	GROUND STORY		
Frontage yard fence & wall type allowed:	A2	A2	<i>Div. 3C.6.</i>		
			F Ground story height (min)		
			Residential	16'	16'
			Nonresidential	16'	16'
			G Ground floor elevation(min/max)		
			Residential	-2'/2'	-2'/2'
			Nonresidential	-2'/2'	-2'/2'

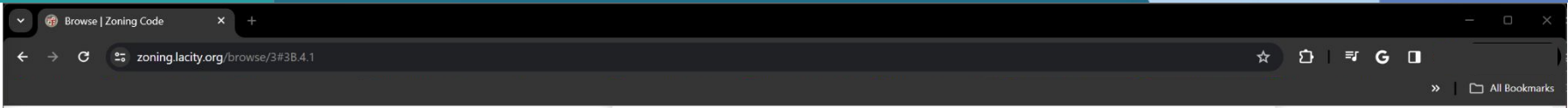
SEC. 3B.4.2. SHOPFRONT 2 (SH2)

A. Lot



B. Facade

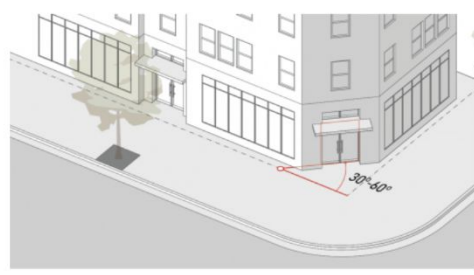




- b. Provide both ingress and egress pedestrian access to the ground story of the building.
- c. Remain operable at all times. Access may be controlled and limited to residents or tenants.
- d. Shall not provide access directly to motor vehicle use areas, utility areas or fire stairs.
- e. The exterior door surface shall be angled between 0 to 60 degrees, measured parallel to the frontage lot line or the door shall have direct access from an entry feature allowed by the applied *Frontage District (Part 3B)* having a pedestrian access point which faces the frontage lot line.



- f. On a corner lot or a lot with a *Dual Frontage District (Div. 3B.8.)* applied, having intersecting frontage lot lines, an entrance facing both intersecting frontage lot lines and angled between 30 to 60 degrees, measured parallel to each of those frontage lot lines, may be used to meet the requirement for a street-facing entrance along both frontages.



- g. Non-required entrances are allowed in addition to required entrances.

2. Entrance Spacing

The distance between street-facing entrances meeting the standards of *Sec. 3C.5.1.C.1. (Street-Facing Entrance General Standards)*.

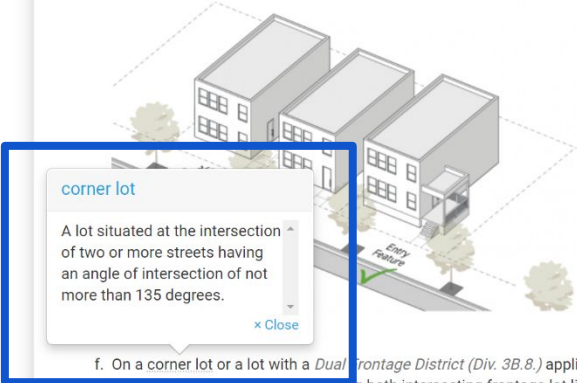
- a. Measurement

[WORK IN PROGRESS]

Browse | Zoning Code

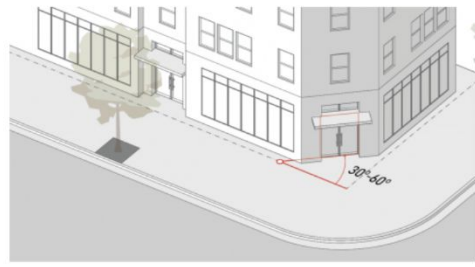
zoning.lacity.org/browse/3#3B.4.1

- b. Provide both ingress and egress pedestrian access to the ground story of the building.
- c. Remain operable at all times. Access may be controlled and limited to residents or tenants.
- d. Shall not provide access directly to motor vehicle use areas, utility areas or fire stairs.
- e. The exterior door surface shall be angled between 0 to 60 degrees, measured parallel to the frontage lot line or the door shall have direct access from an entry feature allowed by the applied *Frontage District (Part 3B)* having a pedestrian access point which faces the frontage lot line.



corner lot
A lot situated at the intersection of two or more streets having an angle of intersection of not more than 135 degrees.

- f. On a corner lot or a lot with a *Dual Frontage District (Div. 3B.8.)* applied, having intersecting frontage lot lines, an entrance facing both intersecting frontage lot lines and angled between 30 to 60 degrees, measured parallel to each of those frontage lot lines, may be used to meet the requirement for a street-facing entrance along both frontages.



- g. Non-required entrances are allowed in addition to required entrances.

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The distance between street-facing entrances meeting the standards of *Sec. 3C.5.1.C.1. (Street-Facing Entrance General Standards)*.

- a. Measurement

City Planning > Zoning > Zoning Code > Browse

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.

Table of Contents | **FAQ** | Notes

Current selection: **Sec. 1.3.1. Zone string**

This section contains official notes and interpretations of the zoning code.

- Test Zoning Administrator Interpretation
- [TEST] Public Zoning Note

Use Finder

Enter a use to see how it is organized in the Zoning Code.

Example: Restaurant

ARTICLE 1. INTRODUCTORY PROVISIONS

DIV. 1.1. GENERAL MUNICIPAL CODE PROVISIONS

See Article 1. (General Provisions) of Chapter 1 (General Provisions and Zoning) of the LAMC.

DIV. 1.2. MUNICIPAL CODE ADMINISTRATIVE CITATIONS

See Article 1.2. (Administrative Citations) of Chapter 1 (General Provisions and Zoning) of the LAMC.

DIV. 1.3. ORIENTATION

Article 1 (Introductory Provisions) provides general standards that apply to each zone and incorporate all subsequent components of this Zoning Code (Chapter 1A).

SEC. 1.3.1. ZONE STRING

The combination of zoning districts applied to a lot including, Form District, Frontage District, Development Standards District, Use District, and Density District.

A. Zone String Brackets

1. A zone is comprised of the following districts, as established in Sec. 1.4.2. (Zoning Map):

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]

BUILT ENVIRONMENT ACTIVITY

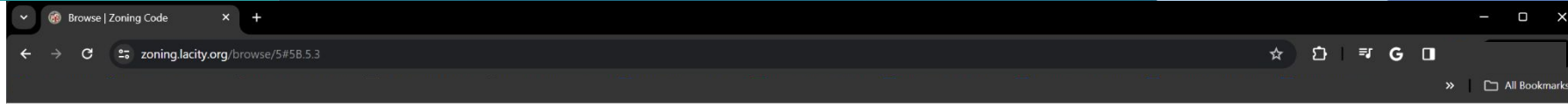
2. In order to regulate the built environment and activities allowed on property, as provided for in this Zoning Code (Chapter 1A), land is designated with the districts listed in Sec. 1.3.1.B. (Zoning Districts) for zoning purposes. The zone of a lot is separated into two or more bracket sets [] in order to reinforce the separation of the built environment from the types of activities as two distinct and interchangeable permissions on a lot. The first bracket set contains the zoning districts that determine the built environment, and the second bracket set contains the zoning districts that determine the types of activities on a lot. Although the districts that make up the zone string may

The screenshot shows a web browser window at zoning.lacity.org/browse/1. A modal window titled "Test Zoning Administrator Interpretation" is centered on the screen, containing the following text:

Effective Date: October 7, 2022
Abstract: This is a test note intended only to illustrate how the note feature works on WebCode.
VIEW **CLOSE**

The background page displays the Los Angeles City Planning logo and navigation links. The main content area is titled "ARTICLE 1. INTRODUCTORY PROVISIONS" and includes sections for "GENERAL MUNICIPAL CODE PROVISIONS", "MUNICIPAL CODE ADMINISTRATIVE CITATIONS", and "ORIENTATION". A "Use Finder" section is visible on the left. A document icon is highlighted with a blue box in the right margin of the main content area.

The screenshot shows a web browser window displaying the Los Angeles City Planning Zoning Code website. The URL is zoning.lacity.org/browse/5#5B.5.3. The page features a navigation menu with options like ZONING CODE, BROWSE, FAQs, REPORT, and ABOUT. A search icon is also present. The main content area is titled 'ARTICLE 5. USE' and includes a 'PART 5A. INTRODUCTION' section and a 'PART 5B. USE DISTRICTS' section. A 'Use Finder' tool is highlighted with a blue box, allowing users to search for a specific use. The tool includes a text input field with the example 'Restaurant', a refresh icon, and a 'Submit' button. The main content area also includes a 'Table of Contents' sidebar and a 'Download' button.



- ZONING CODE
- BROWSE**
- FAQS
- REPORT
- ABOUT
- f
- @
- 🐦
- 📺

City Planning > Zoning > Zoning Code > Browse

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.

Table of Contents FAQ Notes

Article 5. Use

- Part 5A. Introduction
- Part 5B. Use Districts
 - Div. 5B.1. Open Space Districts
 - Div. 5B.2. Agricultural Districts
 - Div. 5B.3. Residential Districts
 - Div. 5B.4. Residential-Mixed Districts
 - Div. 5B.5. Commercial-Mixed Districts
 - Sec. 5B.5.1. Commercial-Mixed 1 (CX1)
 - Sec. 5B.5.2. Commercial-Mixed 2 (CX2)
 - Sec. 5B.5.3. Commercial-Mixed 3 (CX3)
 - Sec. 5B.5.4. Commercial-Mixed 4 (CX4)
 - Div. 5B.6. Commercial Districts
 - Div. 5B.7. Industrial-Mixed Districts
 - Div. 5B.8. Industrial Districts
 - Div. 5B.9. Public Districts
- Part 5C. Use Rules

Download

Use Finder

Enter a use to see how it is organized in the Zoning Code.

chinch

- Chinchilla Keeping
- Chinchilla Raising

ARTICLE 5. USE

PART 5A. INTRODUCTION

DIV. 5A.1. ORIENTATION

SEC. 5A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following Districts:



The Use District is a separate and independent component of each zone.

SEC. 5A.1.2. HOW TO USE ARTICLE 5 (USE)

A. Identify the Applied Use District

The fourth component in a zone string identifies the Use District applied to a property.

B. Determine What Uses are Permitted

1. Reference the Use District Table

Each Use District outlines the permissions levels and use limitations for all uses in a table that is organized by a uniform list of use categories and uses.

2. Reference the Use Permissions

Permission levels are outlined in 5C.2. (Use Permissions) Use District, and a key is also included in the footer of each page of the Use District table for each .

3. Reference the Use Definitions

[WORK IN PROGRESS]

The screenshot shows a web browser window at zoning.lacity.org/browse/5#5B.5.3. The page displays the Los Angeles City Planning logo and navigation links. A search bar at the bottom left contains the text "Chinchilla Raising" and a "Submit" button. A "Use Finder Results" popup is centered on the screen, containing the following text:

Use Finder Results

Search result for, "Chinchilla Raising".

- Chinchilla Raising => **Animal Keeping: Small Animals**

See [Div. 5C.1. \(Use Definitions\)](#) for more information.

Not what you're looking for? See [What is My Use Called in the Zoning Code?](#)

CLOSE

The background page shows a table of contents for Article 5. Use, with sections for Part 5A. Introduction, Part 5B. Use Districts (including Div. 5B.1. Open Space Districts, Div. 5B.2. Agricultural Districts, Div. 5B.3. Residential Districts, Div. 5B.4. Residential-Mixed Districts, Div. 5B.5. Commercial-Mixed Districts, Div. 5B.6. Commercial Districts, Div. 5B.7. Industrial-Mixed Districts, Div. 5B.8. Industrial Districts, Div. 5B.9. Public Districts), and Part 5C. Use Rules. A "Download" button is visible below the table of contents. The main content area shows the beginning of Part 5A. Introduction, including Div. 5A.1. ORIENTATION and SEC. 5A.1.1. RELATIONSHIP TO ZONE STRING.

Zoning Code | Los Angeles City

zoning.lacity.org

LOS ANGELES CITY PLANNING

ZONING CODE BROWSE FAQS REPORT ABOUT

City Planning > Zoning > Zoning Code

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.

Search the Zoning Code and common questions

Search keywords...

Browse the Los Angeles Zoning Code

BROWSE

See the Zoning regulations for a specific property

Search address or apn...

Welcome to the City of Los Angeles' new Zoning Code, Chapter 1A of the Los Angeles Municipal Code.

The new Zoning Code will be applied to individual properties through the update of the City's community plans. Until the entire City of Los Angeles has been rezoned, two zoning codes will continue to be in effect: the Legacy Zoning Code, Chapter 1 of the Los Angeles Municipal Code (LAMC), and the new Zoning Code, Chapter 1A of the LAMC.

BROWSE

Report | Zoning Code

zoning.lacity.org/report

LOS ANGELES CITY PLANNING

ZONING CODE BROWSE FAQs REPORT ABOUT

City Planning > Zoning > Zoning Code > Zoning Report

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.

1 2 3 4

STEP 1: ENTER PROPERTY INFORMATION

Enter your address, Assessor's Parcel Number or PIN.

Enter your address, Assessor's Parcel Number or PIN.

200 spring

FIND IN ZIMAS

- Address: Do not use prefixes or suffixes for addresses (example: For "W Van Nuys Blvd", enter "van nuys").
- APN: 10 digits
- PIN: 13 characters (including spaces)

MyLA311: Request City Services | Privacy Policy | Disclaimer

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Report | Zoning Code

zoning.lacity.org/report

LOS ANGELES CITY PLANNING

ZONING CODE BROWSE FAQs **REPORT** ABOUT

City Planning > Zoning > Zoning Code > **Zoning Report**

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1 2 3 4

STEP 1: ENTER PROPERTY INFORMATION

Enter your address, Assessor's Parcel Number or PIN.

Enter your address, Assessor's Parcel Number or PIN.

200 spring

FIND IN ZIMAS

- Address: Do not use prefixes or suffixes for addresses (example: For "W Van Nuys Blvd", enter "van nuys").
- APN: 10 digits
- PIN: 13 characters (including spaces)

Select your address

! We found multiple results in ZIMAS from the information you provided. Please select the specific address you wish to get information on.

Select your address

- 200 N SPRING ST (Community Plan Area: Central City ZIP: 90012)
- 200 S SPRING ST (Community Plan Area: Central City ZIP: 90012)

NEXT

[WORK IN PROGRESS]

Report | Zoning Code

zoning.lacity.org/report

LOS ANGELES CITY PLANNING

ZONING CODE BROWSE FAQs REPORT ABOUT

City Planning > Zoning > Zoning Code > Zoning Report

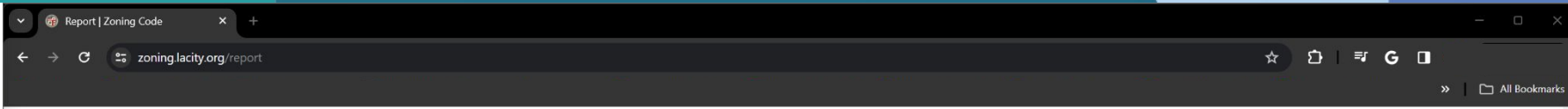
Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.

STEP 2: SELECT REPORT DETAIL

Select the level of detail you'd like to see in your report:

- Property Zone**
 - Form District
 - Frontage District
 - Development Standards District
 - Use District
 - Density District
 - Supplemental District (If Applicable)
- Property Zone + Supporting Rules**
 - Form Rules
 - Frontage Rules
 - Development Standards Rules
 - Use Rules
 - Density Rules
- Property Zone + Supporting Rules, & ALL Other Articles**
 - Introductory Provisions
 - Alternate Topologies
 - Community Benefits Program
 - Public Improvements, Dedications
 - Division Of Land
 - Nonconformities
 - Administration
 - General Definitions & Measurements

PREVIOUS NEXT



ZONING CODE BROWSE FAQs REPORT ABOUT

City Planning > Zoning > Zoning Code > Zoning Report

Please note that this version of the Zoning Code contained on this website is a DRAFT and not yet adopted by the Los Angeles City Council.



STEP 3: AGREE TO TERMS AND CONDITIONS

Tell us about your property, and we'll highlight sections of the Zoning Code that apply to you.

Terms and Conditions
The service provided herein is not intended to constitute, nor should be construed as, professional services of any kind, nor does it represent a final determination or assurance of the issuance of permits or entitlement approvals by the City of Los Angeles. Before proceeding with any project, the user is solely responsible for seeking legal, accounting, real estate, business, tax or other professional advice.

I agree to the terms and conditions *

PREVIOUS NEXT

HELPFUL LINKS

City of Los Angeles
City Departments, Agencies, and Bureaus

CONTACT US

Locations and Hours
Appointments

PLANNING TOOLKIT



[WORK IN PROGRESS]

zoning.lacity.org/report/browse/2#2B.11

LOS ANGELES CITY PLANNING

ZONING CODE BROWSE FAQS REPORT ABOUT

City Planning > Zoning > Zoning Code
 > Zoning Report for 200 N SPRING ST zoned [LF1-WH1-S] [P2-FA] [CPIO]

Your zone: [LF1-WH1-S] [P2-FA] [CPIO]

Please note that this version of the Zoning Code contained on this website is a **DRAFT** and not yet adopted by the Los Angeles City Council.

Zoning Report

- Article 2. Form
 - Part 2B. Form Districts
 - Div. 2B.11. Low-Rise Full Form Districts
 - Sec. 2B.11.1. Low-Rise Full 1 (LF1)
- Article 3. Frontage
 - Part 3B. Frontage Districts
 - Div. 3B.7. Warehouse Frontages
 - Sec. 3B.7.1. Warehouse 1 (WH1)
- Article 4. Development Standards
 - Part 4B. Development Standards Districts
 - Div. 4B.5. District 5
- Article 5. Use
 - Part 5B. Use Districts
 - Div. 5B.9. Public Districts
- Article 6. Density
 - Part 6A. Introduction
 - Part 6B. Density Districts
 - Div. 6B.1. Maximum Density
 - Part 6C. Density Rules
- Article 7. Alternate Typologies
 - Part 7B. Alternate Typologies
 - Div. 7B.1. Institutional 1
- Article 8. Specific Plans, Supplemental & Special Districts
 - Div. 8.2. Supplemental Districts
 - Sec. 8.2.2. Community Plan Implementation Overlay (CPIO)
- Appendix
 - ZIMAS Summary
 - Zoning Administrator Interpretations
 - Frequently Asked Questions

Download Zoning Report

ARTICLE 2. FORM

PART 2B. FORM DISTRICTS

DIV. 2B.11. LOW-RISE FULL FORM DISTRICTS

Each Low-Rise Full Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 290'-490'	FULL N/A
VERY LOW 0.8-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	○	○
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-12.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

Sec. 2B.11.1. Low-Rise Full 1 (LF1)

A. Lot Parameters

zoning.lacity.org

Table of Contents FAQ Notes Use Finder

SEC. 2B.7.1. VERY LOW-RISE FULL 1 (VF1)

A. Lot Parameters

1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
Lot width (min)	n/a
2. COVERAGE	Div. 2C.2.
A Building coverage (max)	25%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

[WORK IN PROGRESS]

Interactive Code: Zoning Summaries

Form District

1 Page

Frontage District

1 Page

Development Standards District

1 Page

Use District

12 Pages


Density District

1 Page

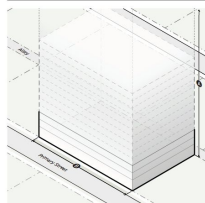
FORM - FRONTAGE - STANDARDS | USE - DENSITY |
Mid-Rise Broad Form Districts -

SEC. 28.143. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



B. Bulk and Mass



1. LOT SIZE	MINIMUM	MAXIMUM
Lot area (min)	n/a	1.5
Lot width (min)	25'	n/a

2. COVERAGE	MINIMUM	MAXIMUM
Building coverage (max)	90%	90%

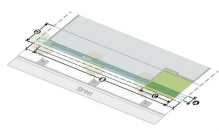
3. AMENITY	MINIMUM	MAXIMUM
Lot amenity space (min)	15%	15%
Residential amenity space (min)	10%	10%

2-36 | City of Los Angeles Zoning Code | June 2, 2021 Proposed Draft


FORM - FRONTAGE - STANDARDS | USE - DENSITY |
Shopfront Frontages -

SEC. 38.4.1. SHOPFRONT 1 (SH1)

A. Lot



B. Facade



BUILD-TO	Primary	Side
Applicable stories (min)	5	5
Build-to depth (min)	5'	10'
Build-to width (min)	90%	70%
Pedestrian amenity (flow) (max)	20%	10%

PARKING	MINIMUM	MAXIMUM
Parking setback (min)	20'	5'

LANDSCAPING	MINIMUM	MAXIMUM
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed	A2	A2

TRANSPARENCY	Primary	Side
Ground story (min)	70%	50%
Upper stories (min)	30%	30%
Active wall spacing (max)	15'	25'

ENTRANCES	Required	Required
Street-facing entrance	Required	Required
Entrance spacing (max)	50'	75'
Required entry feature	No	No

ELEVATION	Residential	Nonresidential
Ground story height (min)	16'	16'
Ground floor elevation (min/max)	16'	16'
Residential	-2'2"	-2'2"
Nonresidential	-2'2"	-2'2"

PROPOSED DRAFT June 2, 2021 | City of Los Angeles Zoning Code | 3-25

FORM - FRONTAGE - STANDARDS | USE - DENSITY |
District 5 -

DIV. 4B.5. DISTRICT 5

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.5.2. STANDARDS

PEDESTRIAN ACCESS	MINIMUM	MAXIMUM
Pedestrian access package	Package 1	Package 1

AUTOMOBILE ACCESS	MINIMUM	MAXIMUM
Automobile access package	Package 1	Package 1

AUTOMOBILE PARKING	MINIMUM	MAXIMUM
Required parking stalls	Package A	Package A
External change of use, non residential tenant size (max)	n/a	n/a

Parking structure design	Primary St.	Side St.
Parking Garage	Primary St.	Side St.
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking	Ground Story	Wrapped
Upper Stories	Wrapped	Adaptable

Signs	MINIMUM	MAXIMUM
Sign package	2	2

SEC. 4B.5.3. DEVELOPMENT REVIEW

Development review threshold	MINIMUM	MAXIMUM
Development review threshold	Package 2	Package 2

See Part 4C. (Development Standards Rules) for additional development standards that apply.

PROPOSED DRAFT June 2, 2021 | City of Los Angeles Zoning Code | 4-11

FORM - FRONTAGE - STANDARDS | USE - DENSITY |
Commercial-Mixed Districts -

SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with: Dwelling	
Home Occupation	P*	In conjunction with: Hours of operation (early/late) Client visits per hour (max)	Dwelling 8AM/8PM 1
Home Sharing	P*	Supplemental standards In conjunction with: Special use program	Sec. 5B.5.3.C.1. Dwelling Sec. 5C.4.4
Joint Living & Work Quarters	P*	Designated work space: Work space area (min/max)	10%/50%
Live/Work	P*	Workspace uses	Office Personal Services: General Manufacturing, Light Artistic & Artisanal
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Non-medical	P		
Transitional Shelter	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

PROPOSED DRAFT June 2, 2021 | City of Los Angeles Zoning Code | 5-63

FORM - FRONTAGE - STANDARDS | USE - DENSITY |
Maximum Density -

SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

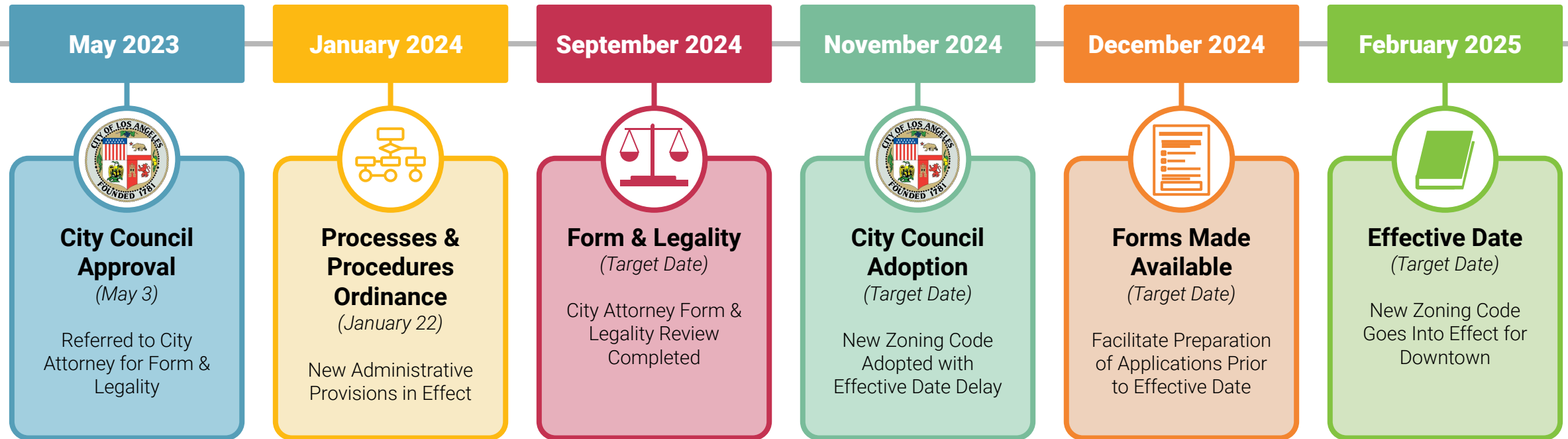
In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

Density District	Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2	Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
25	2500	1250
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

PROPOSED DRAFT June 2, 2021 | City of Los Angeles Zoning Code | 6-11

Implementing the New Zoning Code

Implementation Timeline



Administration

- Processes & Procedures Ordinance
 - Live in January 2024, applies to workflows for both Codes
 - Reorganizes Rules for Planning Actions
 - Accessible, User-Friendly Format
 - From ~120 Processes to ~60
- Fees
 - Same fee amounts, just reorganized
- Work done to get ready for this Ordinance has paved the way for preparations for the New Zoning Code



Implementing Agencies

- Primarily Department of Building & Safety and Department of City Planning
 - Areas of responsibility for new regulations
 - Clearance Summary Handbook being developed for New Zoning Code
- Other Agencies will continue to serve similar roles



Training & Resources

- Public Webinar
- YouTube Videos
- Social Media Information Posts
- Office Hours
- Department Website Resource Page
- Interpretations, Memos, & FAQs Embedded in Interactive Zoning Code





Forms & Applications

- Making sure we have forms for the 1946 Zoning Code and the New Zoning Code
- From 260 possible forms to 170 for Downtown Los Angeles
- Exploring dynamic, web-based system around simple prompts as a single point-of-entry

Information Technology

- Department Website
 - Access to Interactive Zoning Code and new application forms
 - Updated language
 - Awareness banner
- ZIMAS
- Case Tracking
 - New features to track requests and guide future Code updates
- Online Application System
 - Application descriptions and forms based on zoning

The screenshot shows the Los Angeles City Planning website at planning.lacity.gov/zoning/new-code. The page features a header with the city logo and navigation links, followed by a large image of the Los Angeles skyline. Below the image is a section titled "New Code" with the following text:

Several years ago, City Planning set out to create a modern and efficient zoning system for Los Angeles. The proposed approach aims to establish a new Zoning Code that is more responsive to the needs of Los Angeles's neighborhoods, in addition to being easier to use.

While conventional methods of zoning have traditionally focused on prohibiting incompatible uses, the new approach focuses on the physical design of a building as well as its use. As City Planning launches updates to its 35 Community Plans, new zoning will be developed to implement the policies and goals for the different neighborhoods across Los Angeles.

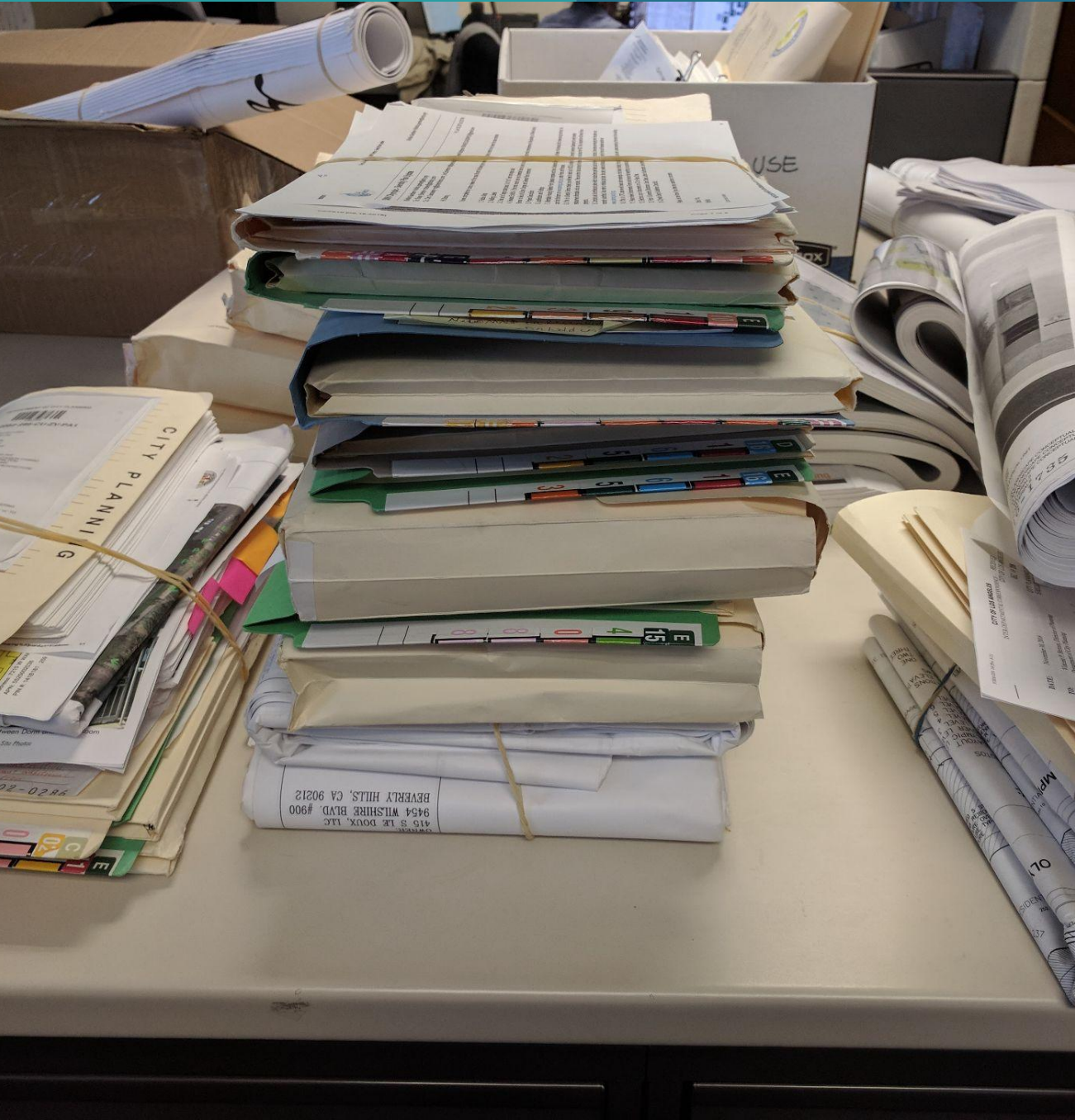
The proposed zoning structure consists of five key parts or "districts": Form, Frontage, Development Standards, Use, and Density. While Form, Frontage, and Development Standards regulate the built environment, Use and Density refer to the activities allowed on a site.

Below the text is a diagram illustrating the zoning structure:

```

    Building | Relationship to the Street | Development Standards | Permitted uses | Number of units | Optional (when applicable)
    [ FORM - FRONTAGE - STANDARDS ] [ USE - DENSITY ] [ OVERLAY ]
    Built Environment | Activity | Supplemental Regulations
    
```

The right side of the screenshot shows the browser's developer tools, displaying the HTML and CSS of the page. The HTML structure includes a head with analytics and a body with various scripts and styles. The CSS includes Bootstrap and custom styles for the page layout.



Projects In Pipeline

- ❑ Identify projects that have already been submitted
- ❑ Inform applicants regarding the New Zoning Code going into effect
- ❑ Determine whether they will still be in review when New Zoning Code goes into effect
- ❑ Determine which projects are Vested
- ❑ Determine which projects have Successional Rights
- ❑ Reach out to applicants to inform them of their status

What's Next?

New Zoning Code Roll-Out

Project Milestones

- New R1 Variation Zones (single family zones)
- New processes and procedures
- Zoning options and operational provisions for the Downtown Community Plan
- Zoning options for Boyle Heights Community Plan
- Zoning options for Harbor Community Plans
- Zoning options for each of the future Community Plan Updates

Effective March 2017

Operative January 2024

Form & Legality

PLUM Approved

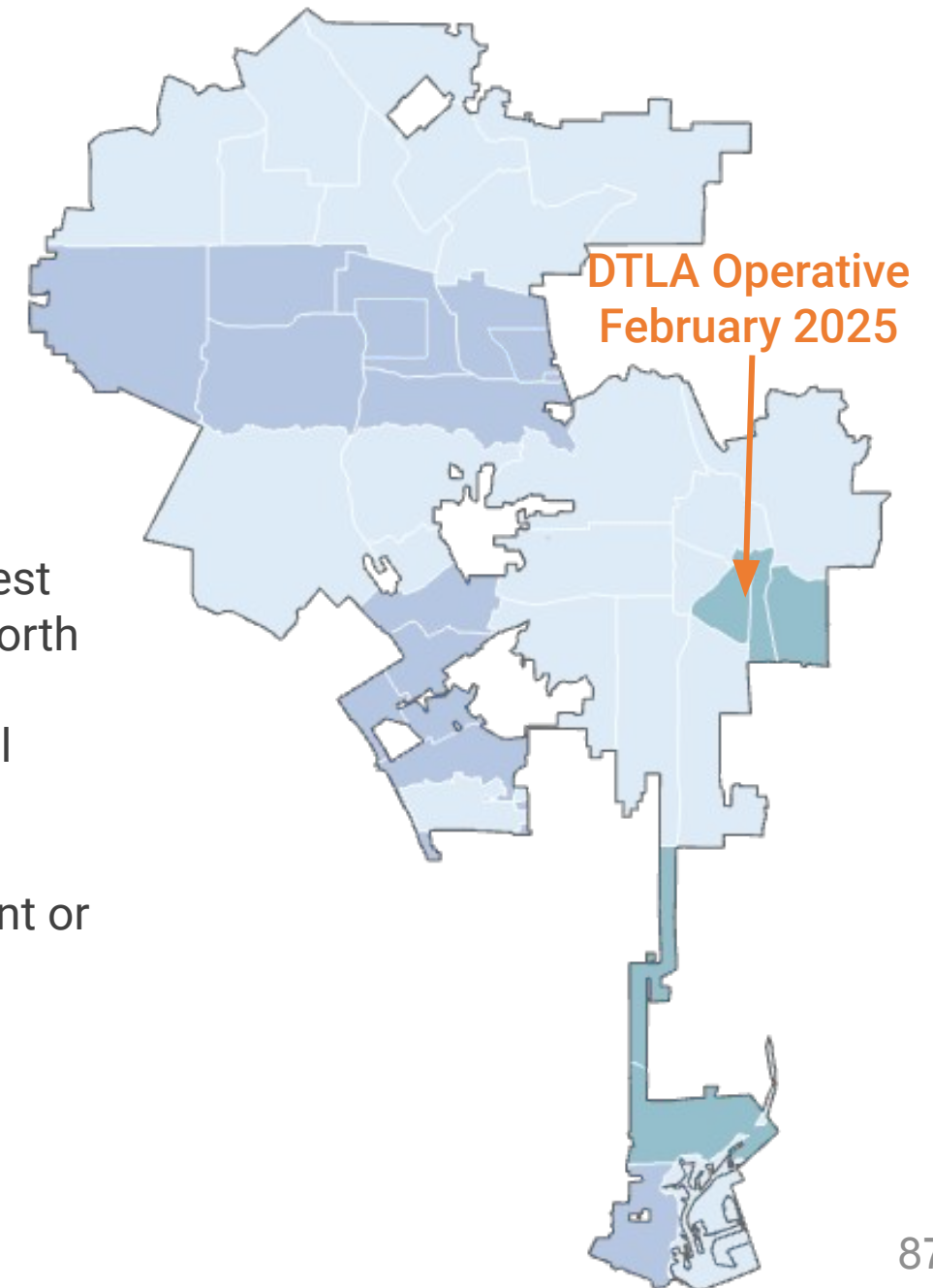
CPC Approved

Work Programs Underway

New Zoning Code Roll-Out

New Zoning Work Status

- **New Zoning Under Council Review**
Downtown, Boyle Heights, Harbor Gateway, Wilmington
- **New Zoning Under Development**
Canoga Park-Winnetka-Woodland Hills-West Hills, Reseda-West Van Nuys, Encino-Tarzana, Van Nuys-North Sherman Oaks, North Hollywood-Valley Village, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass, West Los Angeles, Palms-Mar Vista-Del Rey, Venice, Westchester-Playa del Rey, San Pedro
- More than 1/3 of City has proposed zoning under development or at City Council
- **Future Community Plan Update Program**
Existing Zoning Code will continue to apply in areas where an update has not occurred





For the future ...

The New Zoning Code, with its comprehensive and forward-thinking approach, represents a significant step forward in *shaping the future of Los Angeles*. By balancing development needs with community interests, the Code aims to create *a more livable, sustainable, and equitable City for all Angelenos*. The Code's emphasis on flexibility, innovation, and public participation ensures that it remains *adaptable to the evolving needs* of the City, fostering a vibrant and dynamic environment *for generations to come*.

Thank you

Standardized Project Activities

Project Activities

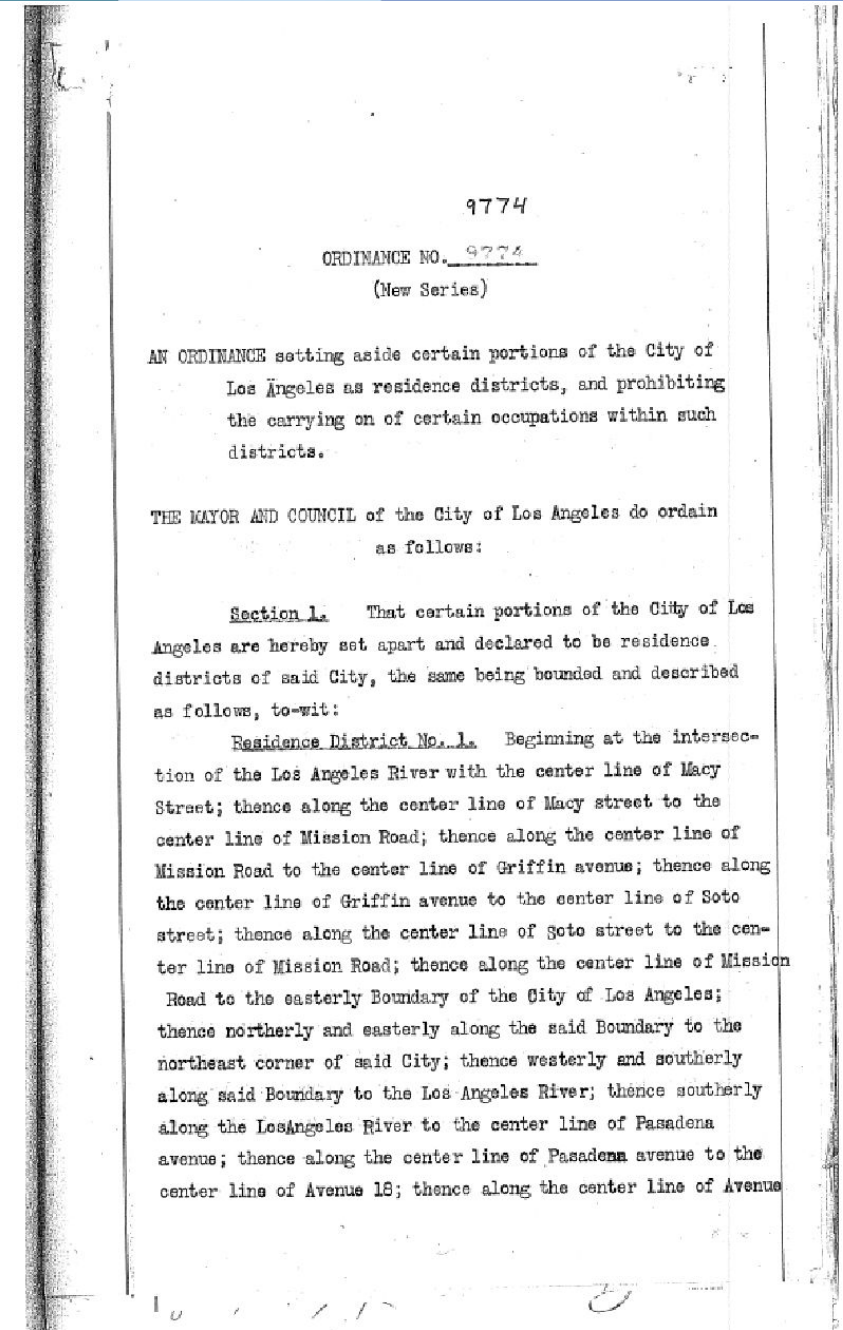
- New Construction
- Major Demolition
- Lot Modification
- Site Modification
- Facade Modification
- Use Modification
- Temporary Use [slated for deletion]
- Renovation
- Maintenance & Repair



First “Zoning” Ordinance

Residence Districts (1904)

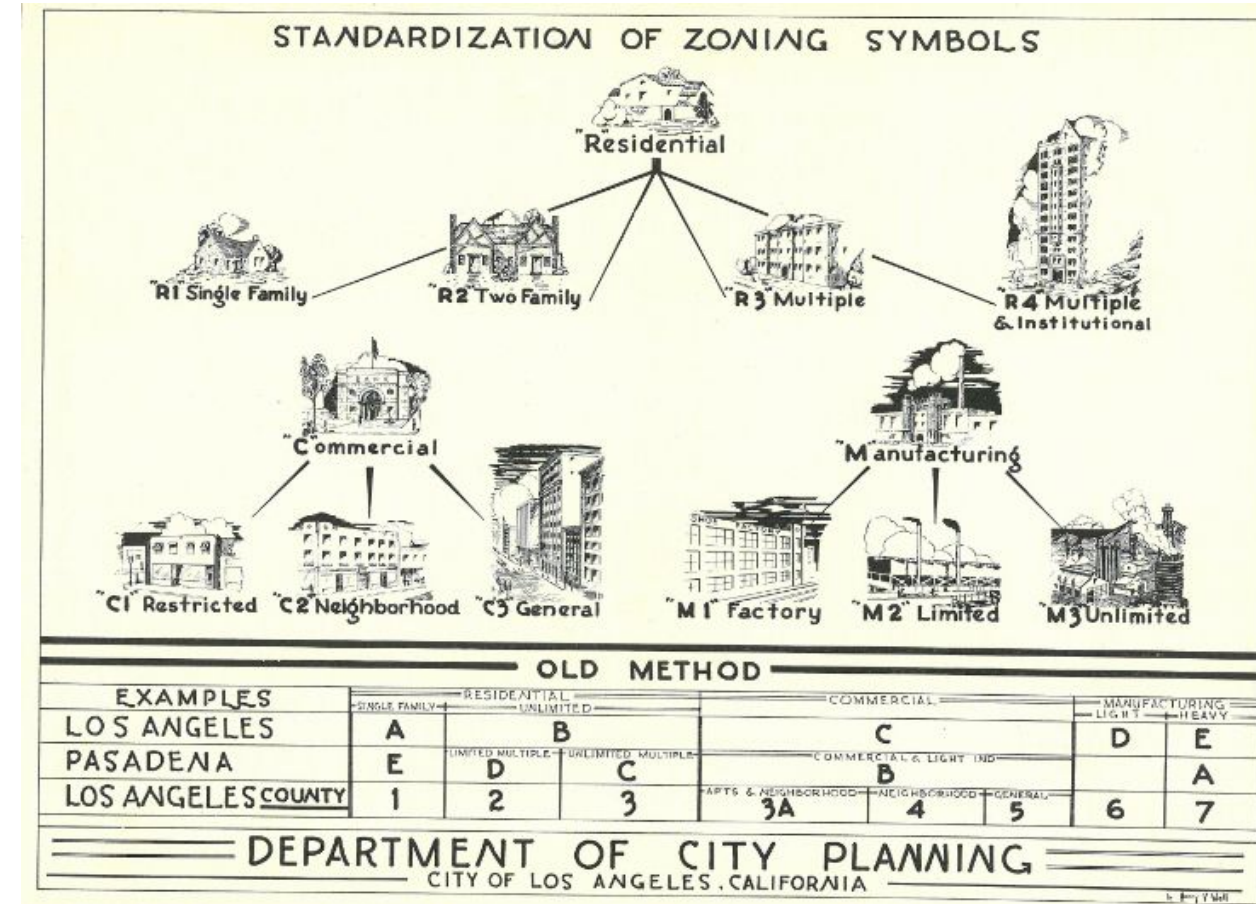
- City of Los Angeles has the first known example of “zoning”
- Ordinance No. 9974
- Similar Industrial Districts Ordinance adopted in 1909



Before the Zoning Code

LA's First "Zoning Ordinance"

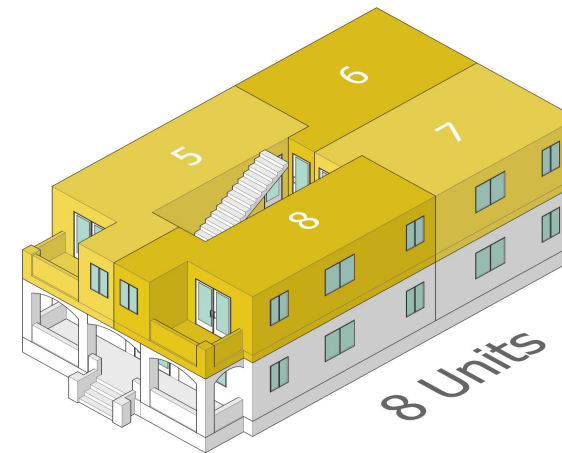
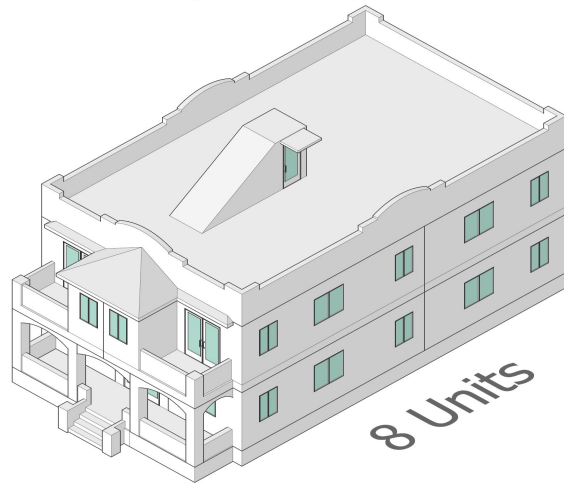
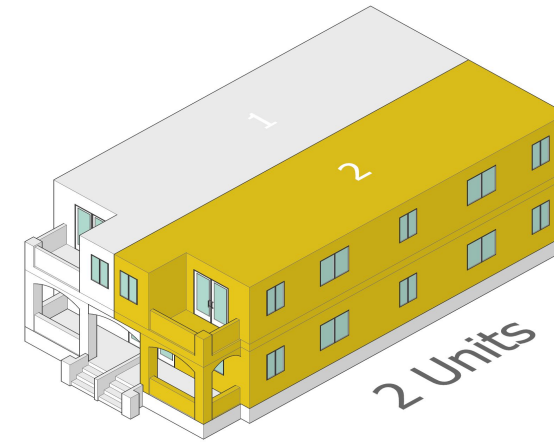
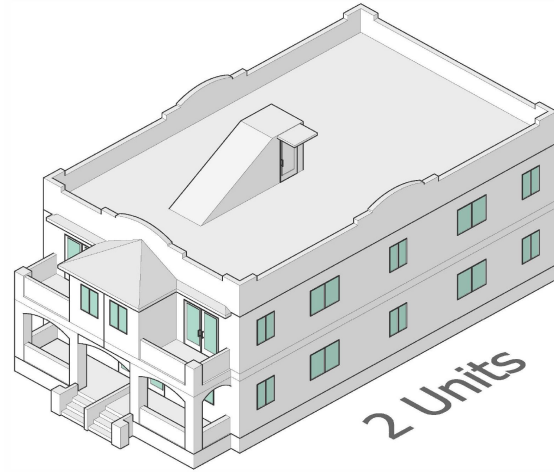
- Street Plan and Zoning Ordinance – 1921
- Ordinance No. 42,666
- Zoning Classifications:
 - A – single family
 - B – unlimited residential
 - C – commercial
 - D – light manufacturing
 - E – heavy manufacturing



[FORM-FRONTAGE-STANDARDS][**USE-DENSITY**][OVERLAY]

Notable Improvements

Form & Density Unbundled

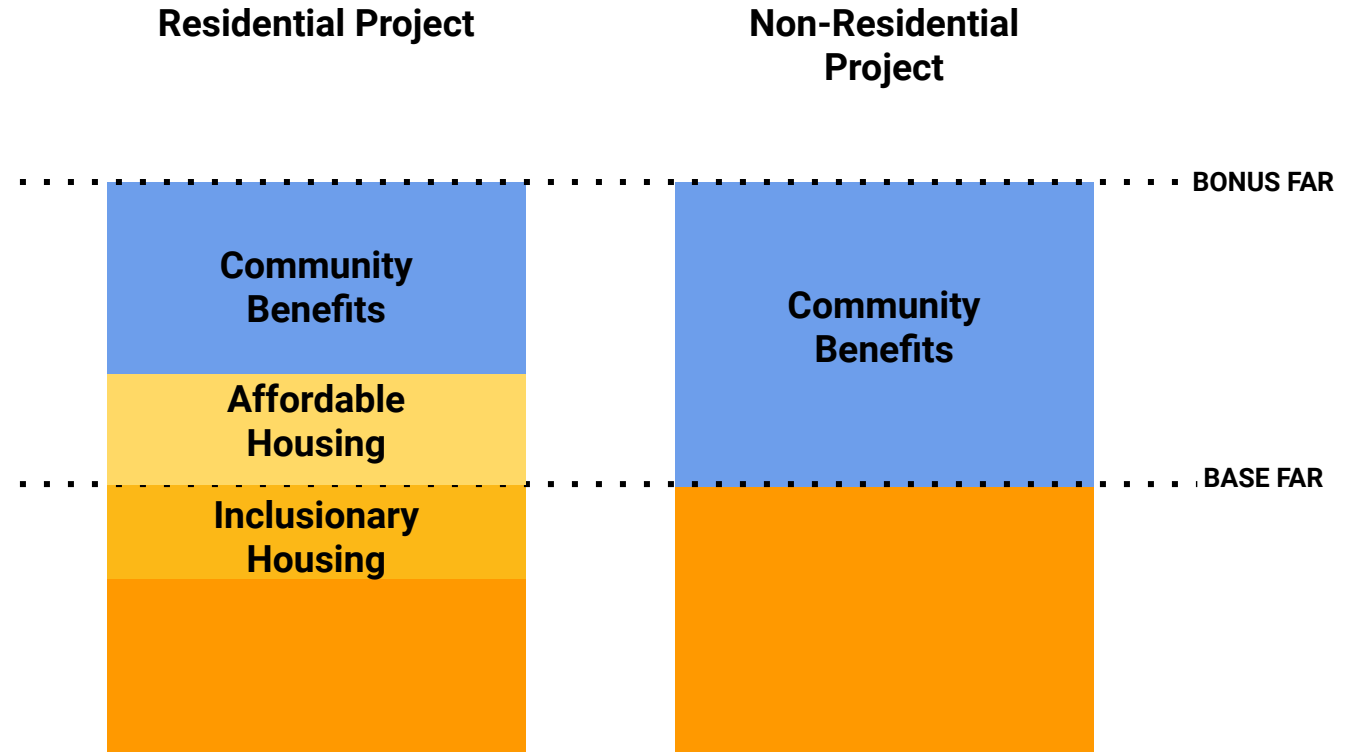


Public Benefits System

Utilizes Base & Bonus FAR in Form Districts

Prioritizes Affordable Housing whenever a project involves Dwelling Units

- Inclusionary Housing is required as part of Base FAR
- Affordable Housing Program is priority when accessing Bonus FAR
- Community Benefit Programs & Other Incentive Programs available after Affordable Housing provided



Housing Programs

Affordable Housing Programs

- Density Bonus (State)
- Transit Oriented Communities
Affordable Housing Incentive
Program
- Local Affordable Housing Incentive
Program

New Kid On The Block:

- Inclusionary Housing Program (in
Article 5)

Other Housing Programs

- Permanent Supportive Housing
Incentive Program
- Interim Conversions of Lodging Units
Program
- Senior care Facilities Incentive
Program (aka Eldercare)
- Non-Permitted Dwelling Units
Program
- Accessory Dwelling Unit Incentive
Program

Other Incentive Programs

Community Benefits Programs

- Privately Owned Public Space Incentive Program
- Community Facilities
 - Daycare Facilities
 - Grocery Stores
 - Health Centers
 - Employment Uses
 - Schools & Libraries
 - Social Services
 - Civic Facilities
 - Community Benefits Fund
- Transfer of Development Rights Programs

General Incentive Programs

- Downtown Adaptive Reuse Program
- Citywide Adaptive Reuse Program
- Public Nuisance Abatement Program

Public Benefits System

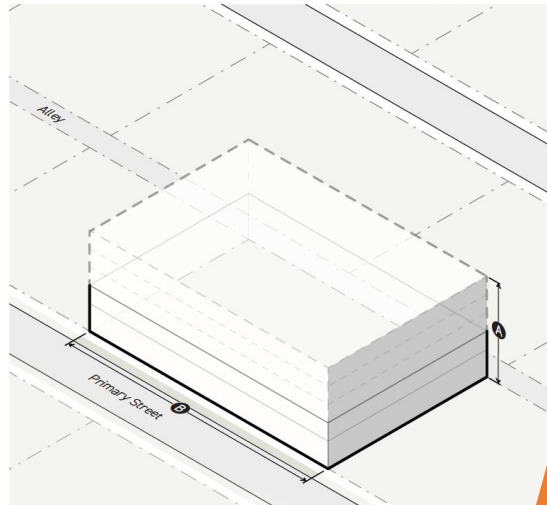
SEC. 2B.14.2. MID-RISE BROAD 2 (MB2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)	n/a	
A Lot width (min)	25'	
2. COVERAGE		Div. 2C.2.
B Building coverage (max)	90%	
Building setbacks		
C Primary street (min)	0'	
Side street (min)	0'	
D Side (min)	0'	
Rear (min)	0'	
E Alley (min)	0'	
Special: River (min)	20'	
Special: Other (min)	0'	
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)	15%	
Residential amenity space (min)	10%	

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)	1.5	
Bonus FAR (max)	3.0	
2. BUILDING MASS		Div. 2C.6.
B Building width (max)	280'	
Building break (min)	25'	

Base Floor Area



Bonus Floor Area

