A New Zoning Code for a 21st Century Los Angeles

To create livable communities, encourage sustainable development and foster economic vitality, we need a modern and user-friendly zoning code – we need to re:code LA.

DOWNTOWN APPROACH

Goal: To create a flexible (yet defined and rigorous) toolkit of zones that can be used in the community planning process across the City to address the variety of known development-related issues.
TONIGHT'S PRESENTATION

» Zone Structure
  » Context
  » Form
  » Building Type
  » Use

» Zone Examples

» Sample Page Organization
ZONE STRUCTURE

[DC-LRG-S] [NX] [HP] [Q]

Context | Form | Use
--- | --- | ---
Downtown "C" | Low-Rise General | Neighborhood Mixed Use

General Development Standards
+ Block and Streets
+ Signs
+ Landscaping
+ Parking

Form Standards
+ Height range
+ Floor area range
+ Building coverage
+ Building placement
+ Parking placement

Building Type Standards
- Urban Block
  + Walk-Up
  + Courtyard
  + Live-Work
  + Flex
  + Shed
  + Rowhouse

Overlay Conditions
Mandatory when applied...

Frontage
+ Floor area
+ Building height
+ Building dimensions
+ Frontages
ZONE STRUCTURE

[DC-LRG-S] [NX] [HP] [Q]

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Use
Overlay Conditions
Frontage
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+ Floor area
  + Building height
  + Building dimensions
  + Frontages
A CONTEXT-BASED APPROACH

» Context: Proposed as the Code's Organizing Mechanism

» Context Groups Rules Together to Ensure the Right Zoning Rules Apply in the Right Place

» Distinguished from One Another by Physical and Functional Characteristics:
  » Street, alley and block patterns;
  » Building placement and height, parking placement;
  » Diversity, distribution and intensity of land uses; and
  » Access to mobility options

» Strengthens Link Between Zoning and Existing General Plan Structure
**A CONTEXT-BASED APPROACH**

For downtown, the following Context Areas have been established based primarily on the existing physical character of each area:

**PREDOMINATELY MIXED USE AREAS**

<table>
<thead>
<tr>
<th></th>
<th>Downtown &quot;A&quot;</th>
<th>Downtown &quot;B&quot;</th>
<th>Downtown &quot;C&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTENSITY</strong></td>
<td>Very High</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td><strong>USE</strong></td>
<td>Mixed Use</td>
<td>Mixed Use</td>
<td>Mixed Use</td>
</tr>
<tr>
<td><strong>TRANSIT ACCESS</strong></td>
<td>Well-Served: Regional/local</td>
<td>Moderately-Served Local</td>
<td>Limited</td>
</tr>
<tr>
<td><strong>BLOCKS</strong></td>
<td>Small, Gridded</td>
<td>Small, Gridded</td>
<td>Larger, Gridded</td>
</tr>
</tbody>
</table>
A CONTEXT-BASED APPROACH

For downtown, the following Context Areas have been established based primarily on the existing physical character of each area:

PREDOMINATELY SINGLE USE AREAS

<table>
<thead>
<tr>
<th>Downtown &quot;D&quot;</th>
<th>Downtown &quot;E&quot;</th>
<th>Downtown &quot;F&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTENSITY</strong></td>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td><strong>USE</strong></td>
<td>Residential</td>
<td>Industrial</td>
</tr>
<tr>
<td><strong>TRANSIT ACCESS</strong></td>
<td>Limited</td>
<td>Very Limited</td>
</tr>
<tr>
<td><strong>BLOCKS</strong></td>
<td>Curvilinear</td>
<td>Large, Irregular</td>
</tr>
</tbody>
</table>

For downtown, the following Context Areas have been established based primarily on the existing physical character of each area:
FORM CATEGORIES

Context

Downtown "C"

Form

Low-Rise General

Use

Neighborhood Mixed Use

Overlay Conditions

Mandatory when applied . . .

Form Categories

[DC-LRG-S][NX]

General Development Standards

+ Block and Streets
+ Signs
+ Landscaping
+ Parking

Form Standards

+ Height range
+ Floor area range
+ Building coverage
+ Building placement
+ Parking placement

Building Type Standards

-Urban Block
+ Walk-Up
+ Courtyard
+ Live-Work
+ Flex
+ Shed
+ Rowhouse

+ Floor area
+ Building height
+ Building dimensions
+ Frontages
FORM CATEGORIES

For downtown, the following Form Categories have been established based that are based on breaks in height based primarily on the building code.

<table>
<thead>
<tr>
<th>Form Category</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>High-Rise</td>
<td>13+ stories</td>
</tr>
<tr>
<td>Mid-Rise</td>
<td>Up to 12 stories</td>
</tr>
<tr>
<td>Low-Rise</td>
<td>Up to 7 stories</td>
</tr>
<tr>
<td>Low-Scale</td>
<td>Up to 3 stories</td>
</tr>
</tbody>
</table>

Downtown

Outside Downtown
Each Form Category allows a package of building types. Building types are not intended to be tied to a specific use.
## BUILDING TYPE OPTIONS

<table>
<thead>
<tr>
<th>Building Type Options</th>
<th>Podium</th>
<th>Point Tower</th>
<th>Urban Block</th>
<th>Walk-Up</th>
<th>Courtyard</th>
<th>Live-Work</th>
<th>Flex</th>
<th>Shed</th>
<th>Row-house</th>
<th>Four Flat</th>
<th>Court</th>
<th>Back to Back</th>
<th>Side by Side</th>
<th>Detached</th>
<th>Civic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown &quot;A&quot;</td>
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<td>Low-Rise Arts</td>
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</tbody>
</table>
FRONTAGE

Context
- Downtown "C"

Form
- Low-Rise General
- Neighborhood Mixed Use

Use

Overlay Conditions
- Mandatory when applied . . .

General Development Standards
+ Block and Streets
+ Signs
+ Landscaping
+ Parking

Form Standards
+ Height range
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Building Type Standards
- Urban Block
  + Walk-Up
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  + Live-Work
  + Flex
  + Shed
  + Rowhouse

+ Floor area
  + Building height
  + Building dimensions
  + Frontages
FRONTAGE TYPES

Frontages set standards for building facades that face streets. Frontage standards help to ensure that buildings address each street appropriately.

Shopfront
The shopfront frontage is suitable for ground floor retail activity and has substantial glazing (windows and doors) at the sidewalk level.

General
The general frontage is suitable for ground floor residential lobbies or hotel and office uses and has moderate glazing (windows and doors) at the sidewalk level.

Workplace
The workplace frontage is suitable for ground floor industrial and warehouse activity and has limited glazing (windows and doors) at the sidewalk level.

Large Format Retail
The large format retail frontage is suitable for large ground floor retail spaces that have unique street front needs based on building footprint size and configuration.

Alley
The alley frontage is suitable for enhancing activity that addresses an alley or block interior.

Stoop
The stoop frontage is suitable for ground floor residential uses; raised ground floors are required with limited glazing (windows and doors) at the sidewalk level.

Front Yard
The front yard frontage is suitable for ground floor uses that need to be moderately set back from the sidewalk level.

Arcade
The arcade frontage is suitable for enhancing activity that addresses a covered alley or block interior.
USE PROVISIONS

Context

[Downtown “C”]

Form

[Low-Rise General]

Use

[Neighborhood Mixed Use]

Overlay Conditions

[Mandatory when applied . . .]

[HP] [Q]

Frontage

[DC-LRG-S] [NX]

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+ Building height
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+ Frontages
# USE PROVISIONS

## USE CATEGORIES

The intent of the new zoning code is to consolidate as many of these uses as possible into more comprehensive categories of use, as shown below.

<table>
<thead>
<tr>
<th>AGRICULTURE</th>
<th>COMMERCIAL</th>
<th>INDUSTRIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Processing</td>
<td>Adult Business</td>
<td>Heavy Industrial</td>
</tr>
<tr>
<td>Equine Keeping</td>
<td>Day Care</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>Farming</td>
<td>Indoor Recreation</td>
<td>Manufacturing/Production</td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td>Medical</td>
<td>Research</td>
</tr>
<tr>
<td>Household Living</td>
<td>Office</td>
<td>Self-Service Storage</td>
</tr>
<tr>
<td>Group Living</td>
<td>Outdoor Recreation</td>
<td>Warehouse/Distribution</td>
</tr>
<tr>
<td>Social Service</td>
<td>Lodging</td>
<td>Waste-Related Service</td>
</tr>
<tr>
<td><strong>CIVIC AND INSTITUTIONAL</strong></td>
<td>Parking</td>
<td>Wholesale Trade</td>
</tr>
<tr>
<td>Civic</td>
<td>Personal Service</td>
<td>Resource Extraction</td>
</tr>
<tr>
<td>Parks/Open Space</td>
<td>Eating/Drinking</td>
<td></td>
</tr>
<tr>
<td>Utilities</td>
<td>Retail Sales</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle Sales/Service</td>
<td></td>
</tr>
</tbody>
</table>
USE PROVISIONS

Detailed Use Example:

» Personal Services
  » Animal Care
    » Doggie Day Care
    » Animal Hospital
    » Pet Grooming
    » Veterinarian
    » Kennel, Indoor
    » Kennel, Outdoor

» Each Level be Grouped Again
  » "All Animal Care, except for Outdoor Kennel"

» Each Level Can Have Use-Specific Standards
  » "Noise levels for an indoor kennel must not exceed xx decibels, measured at the property line."
## USE SELECTION

Completely separate component from context and form. Groups of uses arranged together to create Use Packages. A package of allowed uses paired with a context and form combination.

| Use Category                   | SU | TU | MU | LW | OF | OX | NC | NX | CX | TX | AC | IX | IL | IH | WH | AG | EQ | CI | SS | RE | CN | Def/Std |
|--------------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|------|
| **RESIDENTIAL USES**           |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
| All household living, as listed below: |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
| Single-unit living             | P  | P  | P  | P  | -- | -- | -- | -- | -- | -- | L  | -- | -- | -- | -- | -- | -- |     |
| Two-unit living                | -- | P  | P  | -- | -- | -- | -- | -- | -- | -- | L  | -- | -- | -- | -- | -- | -- |     |
| Multi-unit living              | -- | -- | P  | P  | -- | P  | P  | P  | P  | L  | -- | -- | -- | -- | -- | -- |     |
| Accessory dwelling unit        | L  | L  | L  | L  | -- | -- | L  | L  | -- | -- | L  | -- | -- | -- | -- | -- | -- |     |
| All group living               | -- | -- | L  | L  | -- | L  | L  | L  | L  | -- | -- | -- | L  | -- | -- | -- |     |
| All social services            | -- | -- | -- | -- | -- | -- | -- | -- | C  | C  | C  | -- | -- | -- | -- | -- | -- |     |
| **CIVIC AND INSTITUTIONAL USES** |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
| All civic, except as listed below: | C  | C  | C  | C  | P  | P  | P  | P  | P  | P  | -- | -- | C  | P  | P  | -- | -- |     |
| College, university, seminary  | -- | -- | -- | -- | -- | -- | -- | -- | P  | P  | P  | P  | -- | -- | -- | -- | -- | -- |     |
| Place of worship               | C  | C  | C  | C  | L  | L  | L  | L  | P  | P  | P  | P  | -- | -- | C  | P  | P  | -- |     |
| School (K-12)                  | C  | C  | C  | C  | L  | L  | L  | L  | P  | P  | P  | P  | -- | -- | C  | P  | P  | -- |     |
| Antenna                        | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | -- |     |
| Telecommunications tower       | -- | -- | -- | -- | -- | -- | -- | -- | C  | C  | C  | C  | C  | C  | C  | C  | -- | -- | P  | C  | -- |     |

Key: P = Permitted Use  L = Limited Use  C = Conditional Use Permit  -- = Not a Permitted Use
### ZONE EXAMPLES

#### [DC-LRG-S] [NX]

**Context**
- Downtown “C”

**Form**
- Low-Rise General

**Frontage**
- Shopfront

**Use**

<table>
<thead>
<tr>
<th>USE OR USE GROUP</th>
<th>Commercial/Residential</th>
<th>Employment</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface for use allowed in the district</td>
<td>P</td>
<td>P</td>
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</tr>
<tr>
<td>Surface for commercial uses in a historic district</td>
<td>L</td>
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<tr>
<td>Recreational and Entertainment</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Adult Entertainment</td>
<td>P</td>
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<tr>
<td>Conference Center</td>
<td>L</td>
<td>L</td>
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<tr>
<td>Golf Course, Country Club</td>
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<tr>
<td>Health Clubs and Facilities</td>
<td>L</td>
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<tr>
<td>Recreation and Entertainment Facility, Major (capacity up to 1,000)</td>
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<td>Recreation and Entertainment Facility, Indoor (capacity up to 1,000)</td>
<td>C</td>
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<td>Recreation and Entertainment Facility, Outdoor (capacity up to 1,000)</td>
<td>C</td>
<td>C</td>
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<td>Shooting Range, Indoor</td>
<td>C</td>
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</tr>
<tr>
<td>Shooting Range, Outdoor</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
</tbody>
</table>

#### [DC-LRG] [MU]

**Context**
- Downtown “C”

**Form**
- Low-Rise General

**Frontage**
- Stoop

**Use**

<table>
<thead>
<tr>
<th>USE OR USE GROUP</th>
<th>Residential</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence (up to 4 units)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single Unit</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Multi Unit</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Detached Accessory Apartments (Small up to 800 SF)</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Attached Accessory Apartments (Small up to 800 SF)</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Detached Accessory Apartments (Large up to 1,200 SF)</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Attached Accessory Apartments (Large up to 1,200 SF)</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Row Tenant Dwelling</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Detached Accessory Dwelling</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Major Impact Home Occupation</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Low Impact Home Occupation</td>
<td>L</td>
<td>L</td>
</tr>
</tbody>
</table>

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18 | RE:CODE LA DOWNTOWN APPROACH

FEBRUARY 25, 2015 ZONING ADVISORY COMMITTEE
ZONE EXAMPLES

[DA-HRG] [CX]

Context

Downtown "A"

High-Rise General

Form

General

Frontage

Commercial Mixed Use

[DA-MRG] [CX]

Context

Downtown "A"

Mid-Rise General

Form

Shopfront

Frontage

Commercial Mixed Use

USE OR USE GROUP

Surface for use allowed in the

USE OR USE GROUP

Surface for commercial uses in a

AR RR

RC RNC RE-2 RE-2C RE-1 RLD-20 RMD-9 RMD-6 RMD-4 TLD TMD

RHD-3 RHD-2 RHD-1

Montgomery County, Maryland

Chapter 59: Zoning Code

Consolidated Review Draft

USE OR USE GROUP

Surface for use allowed in the

Commercial/Residential Employment Industrial

ZONE EXAMPLES

[DA-HRG] [CX]

Context

Downtown "A"

High-Rise General

Form

General

Frontage

Commercial Mixed Use

[DA-MRG] [CX]

Context

Downtown "A"

Mid-Rise General

Form

Shopfront

Frontage

Commercial Mixed Use

USE OR USE GROUP

Surface for use allowed in the

Commercial/Residential Employment Industrial

ZONE EXAMPLES

[DA-HRG] [CX]

Context

Downtown "A"

High-Rise General

Form

Frontage

[Image 35x86 to 204x235]

[Image 35x327 to 204x477]

[37x16]19

[37x563]ZONE EXAMPLES

[48x16]RE:Code LA

Downtown "A"

February 25, 2015 Zoning Advisory Committee

[Image 216x328 to 397x477]

[Image 217x85 to 395x235]

[37x16]19

[37x563]ZONE EXAMPLES

[48x16]RE:Code LA

Downtown "A"

February 25, 2015 Zoning Advisory Committee
Chapter 6. Downtown "C" (DC)

Sec. 6.1. Description

6.1.1. General Character

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6.1.2. Street, Block, and Access Patterns

experum comment ducispapelit ist, nonse volum non posta di commis doluptemporae quibusuntur amet qui imin rem remquiscie nate simut, ipsum repnre laudadu pluspe con rem desciati de re vendipacto voluptem cum iunt.

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6.1.3. Building Height

Eles et hillecaborum aut quiae andandit alitati ammennemque porepuda pori coria qui consed quam esus etur as mo ea que volupti accaepe orions ecbosrepedi cum fugia sanis que et lantia velenhilti lanis cort, aped qui amnua. Fugit, omnientias et dolo quiaiat usapersia rat acid quas quies atem an in estiirior imus sequia dolores aut omnihict doluptam el esuqide bicilimento explorat as mintotat aligiam idesto ditella.

6.1.4. Mobility

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Sec. 6.2. Downtown “C” Low-Rise General (DC-LRG)

1. Building Height
   - Maximum
   - Minimum

2. Lot Parameters
   - Floor Area Ratio
   - Building Coverage

3. Building Placement
   - Front yard
   - Corner yard
   - Side yard
   - Rear yard
   - Building facade in primary street BTZ (% of lot width)
   - Building facade in side street BTZ (% of lot width)

4. Parking Placement
   - Front yard
   - Corner yard
   - Side yard
   - Rear yard

Sec. 6.3. Downtown “C” Low-Rise Arts (DC-LRA)

1. Building Height
   - Maximum
   - Minimum

2. Lot Parameters
   - Floor Area Ratio
   - Building Coverage

3. Building Placement
   - Front yard
   - Corner yard
   - Side yard
   - Rear yard
   - Building facade in primary street BTZ (% of lot width)
   - Building facade in side street BTZ (% of lot width)

4. Parking Placement
   - Front yard
   - Corner yard
   - Side yard
   - Rear yard
Sec. 6.7. Building Types

Sec. 6.7.1. Live-Work

Sec. 6.7.2. Shed Building

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Sec. 6.8. Frontages

Sec. 6.8.1. Shopfront

Sec. 6.8.2. General

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[DC-LRG-S] [NX] [HP] [Q]

Context
- Downtown "C"

Form
- Low-Rise General

Use
- Neighborhood Mixed Use

Overlay Conditions
- Frontage
  - +Floor area
  - +Building height
  - +Building dimensions
  - +Frontages
- Conditions
  - +Floor area
  - +Building height

Mandatory when applied...

Form Standards
- +Height range
- +Floor area range
- +Building coverage
- +Building placement
- +Parking placement

Building Type Standards
- Urban Block
  - +Walk-Up
  - +Courtyard
  - +Live-Work
  - +Flex
  - +Shed
  - +Rowhouse

General Development Standards
- +Block and Streets
- +Signs
- +Landscaping
- +Parking