Project Update

What has happened since May 2015?
City Planning Commission – August 13, 2015
Outline

• Work Program Update
• New Zoning System
• Neighborhood Conservation
• Boyle Heights
• Downtown Code
• WebCode
Work Program Update

On schedule to deliver in 2015:

- Downtown Code
- WebCode System
- Boyle Heights & Single-Family Zoning Options
- Processes & Procedures
New Zoning System

• Existing Zoning made up of two or more districts:

  Prefix  
  [Q]  
  C2-1  
  D-CDO  
  D Limits  
  Overlay  
  Height District  
  Zone Class

• Current Zoning regulates Uses & Form
New Zoning System

• New Modular Approach:

\[\text{Context} \rightarrow [U-MR1-S] \rightarrow \text{Use District} \rightarrow [NX] \rightarrow \text{Form District} \rightarrow \text{Frontage}\]
New Zoning System

Context

• Organizing Mechanism
• General Development Standards
  • Blocks
  • Streets
  • Signs
  • Landscaping
  • Parking

Mid-Rise

Low-Rise
New Zoning System

Form Districts

• Built Environment
• Four sets of metric-types
  • Lot Criteria
  • Building Placement
  • Bulk & Mass
  • Activation
New Zoning System

**Frontage**

- Relationship to street
- Regulates the façade of buildings & space within setbacks from street
- Choice of different Frontages, unless mandated by zone
New Zoning System

Use Districts

- Use Category System
- Permission clearly stated as “Permitted”, “Limited”, or “Conditional Use Permit”
- Use Performance Standards

Use Category

| Use Category             | SU | TU | MU | LW | OF | OX | NC | NX | CX | TX | AG | IX | IL | IH | WM | AG | EQ | CI | SS | RE | CN | Def/St | Stats |
|--------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|------|-------|
| RESIDENTIAL USES         |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |      |       |
| All household living,   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |      |       |
| as listed below          |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |      |       |
| Single-unit living      | P  | P  | P  | P  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | L  | -  | -  | -  | -  | -    | 8.1.1 |
| Two-unit living         | -- | P  | P  | -- | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | L  | -  | -  | -  | -  | -    | 8.1.2 |
| Multi-unit living       | -- | -- | P  | P  | -- | P  | P  | -- | L  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -    | 8.1.3 |
| Accessory dwelling      | L  | L  | L  | L  | -- | -- | L  | L  | -- | -- | -- | L  | -- | -- | -- | -- | -- | -- | --    | 8.1.4 |
| unit                     |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |      |       |
| All group living        | -- | -- | L  | L  | L  | L  | -- | -- | -- | -- | -- | -- | -- | -- | -- | L  | -- | -- | --    | 8.1.5 |
| All social services     | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | --    | 8.1.6 |
| CIVIC AND INSTITUTIONAL USES |
| All civic, except as listed below: | C  | C  | C  | C  | P  | P  | P  | P  | P  | P  | P  | C  | P  | -- | -- | C  | P  | P  | -- | 8.2.1 |
| College, university, seminary | -- | -- | -- | -- | -- | -- | P  | P  | P  | P  | -- | -- | -- | -- | -- | -- | -- | -- | -- | 8.2.2 |
| Place of worship        | C  | C  | C  | C  | L  | L  | L  | L  | P  | P  | P  | P  | -- | -- | C  | P  | P  | -- | 8.2.3 |
| Police, fire, EMS station | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | 8.2.4 |
| School (K-12)           | C  | C  | C  | C  | L  | L  | L  | L  | P  | P  | P  | P  | -- | -- | C  | P  | P  | -- | 8.2.5 |
| All parks and recreation | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | 8.2.6 |
| All public utilities, except as listed below: | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | 8.2.7 |
| Antenna                 | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | L  | 8.2.8 |
| Telecommunications tower | C  | C  | C  | C  | C  | C  | C  | C  | C  | P  | C  | -- | -- | -- | -- | -- | -- | -- | -- | -- | 8.2.9 |

Key: P = Permitted Use    L = Limited Use    C = Conditional Use Permit    -- = Not a Permitted Use
Neighborhood Conservation

New single-family zoning options to address Interim Control Ordinance neighborhoods and beyond, along with BMO/BHO amendments
Sec. 1.1.2. R1-A

A. Intent

The intent of the R1-A zone is to accommodate up to 2½-story houses that range in Floor Area Ratio from 0.45 to 0.55, depending on the area of lot.

B. Building Placement

Lot Dimensions

- Lot area for new lots (min) 5,000 SF
- Lot width for new lots (min) 50'

Building/Structure Setbacks

- Primary street: principal (min) 20' or prevailing setback, see Sec. 1.10.1.B.
- Primary street: accessory (min) 55'
- Side street: corner lot (min) 15% of lot width, not less than 5'
- Side street: reverse corner lot (min) Prevailing setback, see Sec. 1.10.1.B.
- Side interior (min) 10% of lot width, not less than 3'
- Rear (min) 10'
- Rear alley (min) 5'

Coverage

- Building coverage (max) range 40% - 50% see Sec. 1.10.1.C.

C. Parking Placement

Surface Parking Location

- Front setback Not allowed
- Front yard (between setback and house) Allowed
- Side street setback Not allowed
- Side street yard (between setback and house) Allowed
- Side setback or yard Allowed
- Rear setback or yard Allowed

Vehicle Access

- Number of curb-cuts (max) 1
- Driveway width in setback (max) 12'

D. Height and Mass

Front Envelope: Building Height

- Front envelope depth, from primary street setback varies
- Total height (max) 33'
- Less than 3:12 roof pitch 30'
- 3:12 or greater roof pitch 33'
- Side and front wall height (max), at setback line 20'
- Height plane angle, starting above setback line 45'
- Side wall plane at 2 stories (max) 45'

Rear Envelope: Building Height

- Rear envelope depth, from rear setback 25'
- Total height (max) 24'
- Side wall height (max), at setback line 16'
- Height plane angle, starting above setback line 45'

Building Mass

- Floor area ratio (max) 0.45 - 0.55 see Sec. 1.10.3.B.
Sec. 1.1.3. R1-B

A. Intent

The intent of the R1-B zone is to accommodate up to 2½-story houses that range in Floor Area Ratio from 0.40 to 0.50, depending on the area of lot.

B. Building Placement

Lot Dimensions

1. Lot area for new lots (min): 5,000 SF
2. Lot width for new lots (min): 50'

Building/Structure Setbacks

1. Primary street: principal (min): 20' or prevailing setback, see Sec. 130.1.B.
2. Primary street: accessory (min): 55'
3. Side street: corner lot (min): 15% of lot width, not less than 5'
4. Side street: reverse corner lot (min): Prevailing setback, see Sec. 130.1.B.
5. Side interior (min): 10% of lot width, not less than 3'
6. Rear (min): 10'
7. Rear alley (min): 5'

Coverage

1. Building coverage (max) range: 40% - 50%, see Sec. 130.1.C.

C. Parking Placement

Surface Parking Location

1. Front setback
   - Not allowed
2. Front yard
   - Allowed
3. Side street setback
   - Not allowed
4. Side street yard
   - Allowed
5. Side setback or yard
   - Allowed
6. Rear setback or yard
   - Allowed

Vehicle Access

1. Number of curb-cuts (max): 1
2. Driveway width in setback (max): 12'

D. Height and Mass

Front Envelope: Building Height

1. Front envelope depth, from primary street setback: 45'
2. Total height (max): 30'
3. Less than 3:12 roof pitch: 33'
4. 3:12 or greater roof pitch: 33'
5. Side and front wall height (max), at setback line: 20'
6. Height plane angle, starting above setback line: 45'
7. Side wall plane at 2 stories (max): 45'

Rear Envelope: Building Height

1. Rear envelope depth, from rear setback: varies
2. Total height (max): 24'
3. Side wall height (max), at setback line: 16'
4. Height plane angle, starting above setback line: 45'

Building Mass

1. Floor area ratio (max): 0.40 - 0.50, see Sec. 130.3.B.
Sec. 1.14. R1-C

A. Intent

The intent of the R1-C zone is to accommodate up to 2½-story houses that range in Floor Area Ratio from 0.35 to 0.45, depending on the area of lot.

B. Building Placement

Lot Dimensions

- Lot area for new lots (min) 5,000 SF
- Lot width for new lots (min) 50'

Building/Structure Setbacks

1. Primary street: principal (min) 20' or prevailing setback, see Sec. 1301.B.
2. Primary street: accessory (min) 55'
3. Side street: corner lot (min) 15% of lot width, not less than 5'
4. Side street: reverse corner lot (min) Prevaling setback, see Sec. 1301.B.
5. Side interior (min) 10% of lot width, not less than 3'
6. Rear (min) 10'
7. Rear alley (min) 5'

Coverage

- Building coverage (max) 40% - 50%, see Sec. 1301.C.

C. Parking Placement

Surface Parking Location

1. Number of curb-cuts (max) 1
2. Driveway width in setback (max) 12'

D. Height and Mass

Front Envelope: Building Height

1. Front envelope depth, from primary street setback 45'
2. Total height (max) 28'
3. Less than 3:12 roof pitch 30'
4. 3:12 or greater roof pitch 20'
5. Side and front wall height (max), at setback line 20'
6. Height plane angle, starting above setback line 45'
7. Side wall plane at 2 stories (max) 45'
8. Rear Envelope: Building Height
9. Rear envelope depth, from rear setback varies
10. Total height (max) 24'
11. Side wall height (max), at setback line 16'
12. Height plane angle, starting above setback line 45'

Building Mass

- Floor area ratio (max) 0.35 - 0.45, see Sec. 1301.B.
Sec. 1.1.5. R1-D

A. Intent

The intent of the R1-D Single Story Infill zone is to accommodate up to 2½-story infill houses with a 1-story element at the front of the lot intended to enhance compatibility with nearby 1-story houses.

B. Building Placement

Lot Dimensions

1. Lot area for new lots (min) 5,000 SF
2. Lot width for new lots (min) 50'

Building/Structure Setbacks

1. Primary street: principal (min) 20' or prevailing setback, see Sec. 1101.B.
2. Primary street: accessory (min) 50'
3. Side street: corner lot (min) 15% of lot width, not less than 5'
4. Side street: reverse corner lot (min) Prevailing setback, see Sec. 1101.B.
5. Side interior (min) 10% of lot width, not less than 3'
6. Rear (min) 10'
7. Rear alley (min) 5'

Coverage

1. Building coverage (max) range 40% - 50% see Sec. 1101.C.

C. Parking Placement

Surface Parking Location

1. Front setback Not allowed
2. Front yard (between setback and house) Not allowed
3. Side street setback Not allowed
4. Side street yard (between setback and house) Not allowed
5. Side setback or yard Allowed
6. Rear setback or yard Allowed

Vehicle Access

1. Number of curb-cuts (max) 1
2. Driveway width in setback (max) 12'

D. Height and Mass

Street Envelope: Building Height

1. Street zone depth, from primary street setback 15'
2. Total height (max) 16'
3. Side and front wall height (max), at setback line 12'

Front Envelope: Building Height

1. Front envelope depth, from primary street setback 45'
2. Total height (max) 45'
3. Less than 3/12 roof pitch 28'
4. 3/12 or greater roof pitch 30'
5. Side and front wall height (max), at setback line 20'
6. Height plane angle, starting above setback line 45'

Rear Envelope: Building Height

1. Rear envelope depth, from rear setback varies
2. Total height (max) 24'
3. Side wall height (max), at setback line 16'
4. Height plane angle, starting above setback line 45'

Building Mass

1. Floor area ratio (max) 0.35 - 0.45 see Sec. 1103.B.
Sec. 1.1.6. R1-E

A. Intent

The intent of the R1-E Single Story zone is to accommodate up to 3-story infill houses.

B. Building Placement

Lot Dimensions

- Lot area for new lots (min): 5,000 SF
- Lot width for new lots (min): 50’

Building/Structure Setbacks

- Primary street: principal (min): 20’ or prevailing setback, see Sec. 100.3.B.
- Primary street: accessory (min): 50’
- Side street: corner lot (min): 15% of lot width, not less than 5’
- Side street: reverse corner lot (min): Prevaling setback, see Sec. 100.1.B.
- Side interior (min): 10% of lot width, not less than 3’
- Rear (min): 10’
- Rear alley (min): 5’

Coverage

- Building coverage (max) range: 40% - 50% see Sec. 100.1.C.

C. Parking Placement

Surface Parking Location

- Front setback: Not allowed
- Front yard (between setback and house): Not allowed
- Side street setback: Not allowed
- Side street yard (between setback and house): Not allowed
- Side setback or yard: Allowed
- Rear setback or yard: Allowed

Vehicle Access

- Number of curb-cuts (max): 1
- Driveway width in setback (max): 12’

D. Height and Mass

Street Envelope: Building Height

- Street zone depth, from primary street setback: 15’
- Total height (max): 16’
- Side and front wall height (max), at setback line: 12’

Front Envelope: Building Height

- Front envelope depth, from primary street setback: varies
- Total height (max): 20’
- Side and front wall height (max), at setback line: 15’
- Height plane angle, starting above setback line: 45’

Building Mass

- Floor area ratio (max): 0.35 - 0.45 see Sec. 100.3.B.
Boyle Heights

An opportunity to make a difference, earlier than anticipated
Sec. 1.2.2. Urban Mid-Rise 1 (U-MR-1)

A. Lot Criteria

Lot Dimensions
- Lot area for new lots (min) **5,000 SF**
- Lot width for new lots (min) **45'**

Lot Parameters
- Building coverage (max) **90%**
- Outdoor amenity space **30%**

B. Building Placement

Building Setbacks
- Primary street build-to zone (min/max) **0'/10'**
- Side street build-to zone (min/max) **0'/10'**
- Rear or side interior **0'**
- Rear or side abutting alley **5'**

C. Bulk and Mass

Building Height
- Street Wall (min) **3 stories**
- Height (max) **7 stories**

Urban Block, Large Format, Civic
- Row Unit, Liner **3 stories**

Building Mass
- Facade (building) length (max) **200'**
- Upper level occupancy **–**
- Footprint per story **–**
- Base floor area ratio (FAR max) **4.0**
- Base + bonus (FAR max) **6.0**

D. Activation

Frontage Type Options
- Shopfront **Allowed**
- General **Allowed**
- Large format **Not allowed**
- Neighborhood **Not allowed**
- Warehouse **Not allowed**

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Sec. 1.2.3. Urban Low-Rise Corridor 1 (U-LRC-1)

A. Lot Criteria

Lot Dimensions
- Lot area for new lots (min) 5,000 SF
- Lot width for new lots (min) 45'

Lot Parameters
- Building coverage (max) 90%
- Outdoor amenity space 30%

B. Building Placement

Building Setbacks
- Primary street build-to zone (min/max) 0'/10'
- Side street build-to zone (min/max) 0'/10'
- Rear or side interior 0'
- Rear or side abutting alley 5'

Build-To Zone
- Building facade width in primary street build-to zone (min % of lot width) 80%
- Building facade width in side street build-to zone (min % of lot width) 40%

Parking Setbacks
- Primary street (min) 30'
- Side street (min) 10'
- Rear or side interior (min) 0'
- Rear or side abutting alley 0'

C. Bulk and Mass

Building Height
- Street Wall (min) 2 stories
- Height (max) 5 stories

Building Mass
- Facade (building) length (max) 200'
- Upper level occupancy –
- Footprint per story –
- Base floor area ratio (FAR max) 1.5
- Base + bonus (FAR max) 3.0

D. Activation

Frontage Type Options
- Shopfront Allowed
- General Allowed
- Large format Allowed
- Neighborhood Allowed
- Warehouse Allowed
Sec. 1.2.5. Urban Low-Scale Corridor 1 (U-LSC-1)

A. Lot Criteria

Lot Dimensions
- Lot area for new lots (min) 5,000 SF
- Lot width for new lots (min) 45'

Lot Parameters
- Building coverage (max) 90%
- Outdoor amenity space 30%

B. Building Placement

Building Setbacks
- Primary street build-to-zone (min/max) 0'/10'
- Side street build-to-zone (min/max) 0'/10'
- Rear or side interior 0'
- Rear or side abutting alley 5'

Build-To Zone
- Building facade width in primary street build-to-zone (min % of lot width) 80%
- Building facade width in side street build-to-zone (min % of lot width) 40%

Parking Setbacks
- Primary street (min) 30'
- Side street (min) 10'
- Rear or side interior (in) 0'
- Rear or side abutting alley 0'

C. Bulk and Mass

Building Height
- Street Wall (min) 1 story
- Height (max) 2 stories

Building Mass
- Facade (building) length (max) 200'
- Upper level occupancy –
- Footprint per story –
- Base floor area ratio (FAR max) 1.5
- Base + bonus (FAR max) 2.0

D. Activation

Frontage Type Options
- Shopfront  Allowed
- General  Allowed
- Large format  Allowed
- Neighborhood  Allowed
- Warehouse  Not allowed
Sec. 1.2.6. Urban Low-Scale Corridor 2 (U-LSC-2)

A. Lot Criteria

Lot Dimensions
- Lot area for new lots (min) 5,000 SF
- Lot width for new lots (min) 45'

Lot Parameters
- Building coverage (max) 90%
- Outdoor amenity space 30%

Building Setbacks
- Primary street build-to zone (min/max) 0'/10'
- Side street build-to zone (min/max) 0'/10'
- Rear or side interior 0'
- Rear or side abutting alley 5'

B. Building Placement

Build-To Zone
- Building facade width in primary street build-to zone (min % of lot width) 80%
- Building facade width in side street build-to zone (min % of lot width) 40%

Parking Setbacks
- Primary street (min) 30'
- Side street (min) 10'
- Rear or side interior (in) 0'
- Rear or side abutting alley 0'

C. Bulk and Mass

Building Height
- Street Wall (min) 1 story
- Height (max) 2 stories

Building Mass
- Facade (building) length (max) 200'
- Upper level occupancy –
- Footprint per story –
- Base floor area ratio (FAR max) 1.5
- Base + bonus (FAR max) 2.0

D. Activation

Frontage Type Options
- Shopfront Allowed
- General Allowed
- Large format Not allowed
- Neighborhood Allowed
- Warehouse Not allowed
Sec. 1.2.7. Urban Low-Scale Large Format 1 (U-LSL-1)

A. Lot Criteria

- Lot area for new lots (min): 5,000 SF
- Lot coverage (max): 90%
- Outdoor amenity space: 30%

B. Building Placement

- Primary street build-to zone (min/max): 0'/10'
- Side street build-to zone (min): 0'/10'
- Rear or side interior (min): 0'
- Rear or side abutting alley (min): 5'

C. Bulk and Mass

- Building height (max): 1 story
- Building height (max): 2 stories
- Building facade length (max): 200'
- Upper level occupancy: –
- Footprint per story: –
- Base floor area ratio (FAR max): 1.5
- Base + bonus (FAR max): 2.0

D. Activation

- Footage type options:
  - Shopfront: Allowed
  - General: Allowed
  - Large format: Allowed
  - Neighborhood: Not allowed
  - Warehouse: Allowed

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**Div. 1.3. Frontage Options**

**Sec. 1.3.1. Frontage Options**

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**Sec. 1.3.2. Shopfront**

**Description**

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**Transparency**

- Ground story (min) 60%
- Upper story (min) 20%
- Blank wall area (max) 20%

**Story Height**

- Ground story, floor to floor (min) 14'
- Upper story, floor to floor (min) 9'
- Ground floor elevation (min/max) 0' / 2'

**Pedestrian Access**

- Street-facing entrance required Required
- Entrance spacing (max) 90'

**Building Elements Allowed**

- Awning Yes
- Canopy Yes
- Forecourt Yes
- Gallery Yes
- Porch No
- Recessed Entry Yes
- Stoop No

**Sec. 1.3.3. General**

**Description**

Ota nos pariurus animoiores dions nis quiatem fugit est odiscius ni aut perfero beria solorem ra nost et eaerintio ex et et quo doluptate es inte

**Transparency**

- Ground story (min) 40%
- Upper story (min) 20%
- Blank wall area (max) 30%

**Story Height**

- Ground story, floor to floor (min) 11'
- Upper story, floor to floor (min) 9'
- Ground floor elevation (min/max) 0' / 2'

**Pedestrian Access**

- Street-facing entrance required Required
- Entrance spacing (max) 75'

**Building Elements Allowed**

- Awning Yes
- Canopy Yes
- Forecourt Yes
- Gallery Yes
- Porch No
- Recessed Entry Yes
- Stoop No
Downtown Code
Developing a new Code Ecosystem
Downtown Code

• Downtown Week, August 25 – 28
• Developing first draft of Downtown Code
  • Context
  • Form Districts
  • Frontage Options
  • Use Districts
• Presenting a focused set of zoning options to Zoning Advisory Committee on September 30
WebCode

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

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

[VIEW THE CODE]

**CREATE SUMMARY**
See how the zoning code affects your property.

Example: 421 N Vista Street

[SUBMIT]

**SEARCH**
Search the Code and common questions

[Search]

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

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

Section 1.2.1.
Establishment of Official Zoning Map

This section of the zoning code contains Zoning Administrator Interpretations. Please review the following notes:
ORD-142642
CPC-23667
ORD-165331-SA270

A Lot Dimensions

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B Principal Building Setbacks

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<tbody>
<tr>
<td>B1</td>
<td>From primary street (min)</td>
</tr>
<tr>
<td>B2</td>
<td>From side street (min)</td>
</tr>
<tr>
<td>B3</td>
<td>From side line</td>
</tr>
<tr>
<td>B4</td>
<td>Sum of side setbacks</td>
</tr>
</tbody>
</table>

Side Lot Line
Duis autem vel eum iure dolor in hendrerit in vulputate velit.
Thank You