A New Zoning Code for a 21st Century Los Angeles

Zoning Advisory Committee Presentation, April 26, 2017
PREVIOUS PROPOSAL

CONTEXT-FORM-FRONTAGE

SETS CHARACTER
BUILDING
RELATIONSHIP TO THE STREET

BUILT ENVIRONMENT

USE

ACTIVITY
UPDATED PROPOSAL

[FORM-FRONTAGE]

[USE-DENSITY]

BUILDING

RELATIONSHIP TO THE STREET

PERMITTED USES

NUMBER OF UNITS

BUILT ENVIRONMENT

ACTIVITY
ZONING EXAMPLE

[HR9a-S9] [EX]

FORM
FRONTAGE
USE

BUILT ENVIRONMENT

ACTIVITY
PROPOSED ZONING SYSTEM

**Density**

- Focus is on composition of uses, density can be coupled as desired
- Reduces number of Use Districts, more user-friendly
- Can identify density at-a-glance, like today

<table>
<thead>
<tr>
<th>Density Indicator</th>
<th>Unit per Lot Area</th>
<th>Current Zone Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>200</td>
<td>R5</td>
</tr>
<tr>
<td>4</td>
<td>400</td>
<td>R4</td>
</tr>
<tr>
<td>6</td>
<td>600</td>
<td>n/a</td>
</tr>
<tr>
<td>8</td>
<td>800</td>
<td>R3</td>
</tr>
<tr>
<td>12</td>
<td>1200</td>
<td>n/a</td>
</tr>
<tr>
<td>15</td>
<td>1500</td>
<td>RD1.5</td>
</tr>
<tr>
<td>20</td>
<td>2000</td>
<td>RD2</td>
</tr>
<tr>
<td>30</td>
<td>3000</td>
<td>RD3</td>
</tr>
<tr>
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<tr>
<td>50</td>
<td>5000</td>
<td>RD5</td>
</tr>
<tr>
<td>60</td>
<td>6000</td>
<td>RD6</td>
</tr>
</tbody>
</table>
thank you

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