

Conceptual Zoning Code Outline

as of March 1, 2018

CHAPTER 1A of the LAMC

Article 1. Introductory Provisions

Article 1 will establish the new Zoning Code, explain how it works, and will be a good place for provisions that may apply beyond zoning. The emergency actions Division will carry over the existing text with minor edits to match the new system.

Div. 1.1. Opening Provisions

Div. 1.2. Zoning Code Organization

Div. 1.3. Zoning Code Atlas

Sec. 1.3.1. Zoning Map

A. Establishment of Zoning Map

B. Zone Boundaries

Sec. 1.3.2. Primary Street Map

Sec. 1.3.3. Public Benefit Map?

Sec. 1.3.4. Streetscape Map?

Sec. 1.3.5. Site-Specific Conditions Map

Sec. 1.3.6. Hillside Area Map?

Sec. 1.3.7. Ridgeline Map

Sec. 1.3.8. Coastal Zone Map

Sec. 1.3.9. Groundwater Recharge Map

Sec. 1.3.10. Oil Map?

Sec. 1.3.11. Potential Soil Contamination Map?

Sec. 1.3.12. Airport Hazard Areas Map

Sec. 1.3.13. High Fire Severity Zones Map?

Sec. 1.3.14. Wildland-Urban Interface Map?

Div. 1.4. Annexed or Unzoned Areas

Div. 1.5. Temporary Regulations During Local Emergency

Article 2. Form

Article 2 will contain all of the Form Districts available throughout the City, as needed. Every property would be required to have a Form District designation on their zone string. Form Districts will be organized into Form Classes (including specialized Classes) which will also be organized into what we are currently referring to as "Super" Classes.

"Super" Class → Form Class → Form District

The team is working to reduce Form District display/illustration from the previous two pages to one, and to give each unique Form District its own page. We have accounted for each of the Form Districts developed under the previously proposed Context-based zoning system.

Form Districts will be simplified with the goal of reducing the number of foreseeable variations, and will address:

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- Lot Size
- Site "Coverage"
- Setbacks
- Height
- Floor Area Ratio
- Upper Story Stepback
- Building Mass

Alternative Forms Classes will also be available for certain cases (i.e. places of worship, police/fire stations, museums, etc.) and could be based on building typologies that the City may want to encourage, but would not necessarily fit within the parameters of certain Form Districts. The alternative to this would be to continue requiring a long string of entitlement requests. They would only be accessible through a Director's Determination (discretionary action) and subject to any applicable guidelines, conditions of approval, and appeal.

Div. 2.1. House-Scale Form Classes

Div. 2.2. Estate Form Classes

Div. 2.3. Very Low-Rise Form Classes

Div. 2.4. Low-Scale Form Classes

Sec. 2.4.1. Low-Scale

A. LS1

B. LS2

C. LS3

D. LS4

E. LS5

F. LS6

G. LS7

H. LS8

Sec. 2.4.2. Low-Scale Neighborhood

Sec. 2.4.3. Low-Scale Village

Sec. 2.4.4. Low-Scale River

Div. 2.5. Low-Rise Form Classes

Div. 2.6. Moderate-Scale Form Classes

Div. 2.7. Moderate-Rise Form Classes

Div. 2.8. Mid-Scale Form Classes

Div. 2.9. Mid-Rise Form Classes

Div. 2.10. Large-Scale Form Classes

Div. 2.11. High-Rise Form Classes

Div. 2.12. Alternative Form Classes

Article 3. Frontages

Article 3 will contain all of the Frontages available in the City. Every property would be required to have a Frontage designation on their zone string. The idea is to organize them into a hierarchy so the Frontage designation acts as the minimum

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requirement, making all of the more restrictive Frontages available as options as well. Example: if we set a Large-Format (aka “big-box” stores) Frontage on a zone string and a developer chose to provide more of a Shopfront Frontage, it would be okay.

Frontages will be organized into Classes (including specialized Classes) which will also be organized into “Super” Classes. We have accounted for all of the Frontages developed under the previous version of the zoning system. The specific organization of these Frontages is still subject to change and reconsideration.

Frontages will be playing a slightly larger role in built environment, and will address:

- Build-To Requirements
- Parking Setbacks
- Connectivity
- Frontage Applicability
- Transparency
- Story Height
- Pervious Area
- Walls, Fences, & Hedges in Setbacks
- Pedestrian Access
- Building Elements
- Vehicle Access

Character Frontages will address the established characteristics in the neighborhoods identified in Survey LA as Planning Areas, and will introduce the following additional standards:

- Primary Siding Materials
- Roof Materials
- Roof Shapes

Div. 3.1. Neighborhood Classes

- Sec. 3.1.1. Rear Drive
- Sec. 3.1.2. Side Drive
- Sec. 3.1.3. Front Drive
- Sec. 3.1.4. “Multi-Unit”

Div. 3.2. Corridor Classes

- Sec. 3.2.1. Shopfront
 - A. Shopfront, Main Street
 - B. Shopfront
 - C. Shopfront/Active Alley
 - D. Shopfront/Riverfront
- Sec. 3.2.2. General

Div. 3.3. Large-Format Classes

- Sec. 3.3.1. Large-Format
- Sec. 3.3.2. Warehouse

Div. 3.4. Character Classes

- Sec. 3.4.1. Late 19th Century Neighborhood (1885 - 1904)
- Sec. 3.4.2. Late 19th Century Corridor (1885 - 1904)
- Sec. 3.4.3. Early 20th Century Neighborhood (1905 - 1919)
- Sec. 3.4.4. Early 20th Century Corridor (1905 - 1919)
- Sec. 3.4.5. Boom of the 1920s Neighborhood (1920 - 1929)
- Sec. 3.4.6. Boom of the 1920s Corridor (1920 - 1929)
- Sec. 3.4.7. Great Depression and Wartime Neighborhood (1930 - 1945)
- Sec. 3.4.8. Great Depression and Wartime Corridor (1930 - 1945)
- Sec. 3.4.9. Post War Neighborhood (1946 - 1963)
- Sec. 3.4.10. Post War Corridor (1946 - 1963)

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Sec. 3.4.11. Late 20th Century Neighborhood (1964 - 1980)

Sec. 3.4.12. Late 20th Century Corridor (1964 - 1980)

Article 4. Development Standard Sets

Article 4 contains sets of development standards that vary, and are tailored to different kinds of places in the City. The Development Standard Sets are a required part of the zone string. While the majority of Development Standard Sets may only specify requirements for Parking & Access, certain Development Standard Sets contain additional regulations. For example, in the Hillside-Oriented Development Standard Set, there are additional grading requirements that do not pertain elsewhere. The Coastal-Oriented Development Standard Set may also have additional standards that implement the California Coastal Act. The project team is also considering including Site Plan Review thresholds in the Development Standard Sets, which would allow for the threshold to vary with increased thresholds applicable in some Development Standard Sets and decreased thresholds in others.

Division 4.1. Development Standard Set 1 (General)

The Auto-Oriented Development Standard Set accounts for areas where driving is intended as the primary mode of transportation. Parking is primarily provided in surface lots, and in structures where more intense development patterns prevail. Surface parking is primarily located to the rear of buildings.

Sec. 4.1.1. Parking & Access

Sec. 4.1.2. Site Plan Review

Division 4.2. Development Standard Set 2 (Pedestrian-Oriented)

The Pedestrian-Oriented Development Standard Set accounts for areas that may have limited access to transit, but are still walkable with a high mix of uses in close proximity. This standard set requires less parking than the Auto-Oriented Development Standard Set, but more than the Transit-Oriented Development Standard Set. Parking is primarily provided on-street, in surface lots, and in structures where more intense development patterns prevail. Surface parking is primarily located to the rear of buildings, and parking structures are encouraged to be subterranean or otherwise screened from public view.

Sec. 4.2.1. Parking & Access

Sec. 4.2.2. Site Plan Review

Division 4.3. Development Standard Set 3 (Transit-Oriented)

Access to multiple modes of transportation and frequent pedestrian activity are accounted for in the Transit-Oriented Development Standard Set. This standard set has a reduced requirement for parking, which is primarily provided on-street, or structures that are preferably subterranean or otherwise screened from public view.

Sec. 4.3.1. Parking & Access

Sec. 4.3.2. Site Plan Review

Division 4.4. Development Standard Set 4 (Downtown-Oriented)

Walking, biking, and transit are the primary modes of transportation accounted for in the Downtown Development Standard Set, which requires no minimum parking. Parking is primarily provided on-street and in structures, preferably subterranean or otherwise screened from public view. Parking structure and driveway access is taken from alleys or on non-primary streets, when possible, and curb cuts are minimized.

Sec. 4.4.1. Parking & Access

Sec. 4.4.2. Site Plan Review

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Division 4.5. Development Standard Set 5 (Hillside-Oriented)

Development Standards in the Hillside Development Standard Set give special consideration to grading requirements, stairway access, and sloping terrain in areas with infrastructure ranging from minimal to fully-improved. Driving is the primary mode of transportation accounted for in this standard set.

Sec. 4.5.1. Parking & Access

Sec. 4.5.2. Landscaping

Sec. 4.5.3. Grading

Sec. 4.5.4. Lighting

Sec. 4.5.5. Site Plan Review

Division 4.6. Development Standard Set 6 (Coastal-Oriented)

The Coastal Development Standard Set gives special consideration to issues such as public access to the beach, recreation, the marine environment, sensitive land resources, general development, and industrial development.

Sec. 4.6.1. Parking & Access

Sec. 4.6.2. Landscaping

Sec. 4.6.3. Lighting

Sec. 4.6.4. Site Plan Review

Division 4.7. Development Standard Set 7 (Ecologically-Oriented?)

The team is considering including this set. It would have increased restrictions on development and would only be applicable in areas with ecologically-sensitive habitats.

Sec. 4.7.1. Parking & Access

Sec. 4.7.2. Landscaping

Sec. 4.7.3. Grading

Sec. 4.7.4. Lighting

Sec. 4.7.5. Site Plan Review

Article 5. Citywide Development Standards

Article 5 contains Citywide Development Standards that are applicable throughout the City where the new Code is applied.

Division 5.1. Parking & Access

Division 5.2. Outdoor Amenity Space

Division 5.3. Landscape

Division 5.4. Grading

Division 5.5. Light & Glare

Division 5.6. Signs

Article 6. Use Districts

Article 6 will contain all of the Use Districts available in the City. Use Districts will be a mandatory part of the zone string, however the specification of household unit density will be optional. Use Districts will be organized into Use Classes based on their similarity in planning goals and intensity of permitted uses. We have accounted for all of the Use Districts developed under the previous version of the zoning system and the current Zoning Code.

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Uses are organized into the following Use Categories:

- Residential
- Public and Institutional
- Commercial
- Heavy Commercial
- Light Industrial
- Heavy Industrial
- Agriculture
- Accessory

Within each Category, uses are further organized into Use Groups and Call-Out Uses. Each Use Group and Call-Out Use has an associated permission level (permitted, not permitted, limited, or permitted with discretionary action), and a definition which can be found in Article 14.

Division 6.1. Use Classification

Division 6.2. Limited Residential Use Class

Division 6.3. Residential Use Class

Division 6.4. Mixed Use Class

Sec. 6.4.1. Neighborhood-Mixed 1 (NX1)

Sec. 6.4.2. Neighborhood-Mixed 2 (NX2)

Sec. 6.4.3. Community-Mixed 1 (CX1)

Sec. 6.4.4. General Commercial-Mixed 1 (GX1)

Sec. 6.4.5. Mixed Use Office (OX)

Sec. 6.4.6. Mixed Use Entertainment (EX)

Division 6.5. Commercial Use Class

Division 6.6. Industrial-Mixed Use Class

Division 6.7. Industrial Use Class

Division 6.8. Civic Use Class

Article 7. Citywide Use Standards

Article 7 will contain all of the Citywide Use Standards and General Use Provisions required across all projects and zones. Citywide Use Standards are organized by Use Category, as they are tied to Use Groups and Call-Out Uses referenced in Article 6 under each Use District. General Use Provisions, however, are not tied to any specific Use Group or Call-Out Use, and act as standalone requirements that apply to a variety of uses and circumstances.

Division 7.1. General Use Provisions

Division 7.2. Residential Use Category

Division 7.3. Public and Institutional Use Category

Division 7.4. Commercial Use Category

Division 7.5. Heavy Commercial Use Category

Division 7.6. Light Industrial Use Category

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Division 7.7. Heavy Industrial Use Category

Division 7.8. Agriculture Use Category

Division 7.9. Accessory Use Category

Article 8. Streets & Public Improvements

Article 8 will contain provisions pertaining to street improvement requirements. The initial language may include minor language changes to the existing requirements in the current Zoning Code in order work with the new zoning system but the existing policies should remain largely intact. The project team is exploring the idea of setting the existing Code requirements as a default streetscape type and leaving room for the development of other streetscape types in the future.

Article 9. Division of Land

Article 9 will contain whatever standards are left in Article 7 of the current Zoning Code after taking out processes & procedures. There may be minor language changes to work with the new zoning system but, since subdivision is largely guided by State law, the existing policies should remain largely intact.

Article 10. Incentive Systems

Article 10 is still being worked on; and administrative draft does not exist. However, the project team envisions this as the location for all of the different incentives systems currently found throughout our current Zoning Code and will be the home for any new one we may create along the way.

Centralizing these and creating any necessary variety will help the Department ensure that these systems work together, and not compete with one another. This standardizing could also help in making sure that we can periodically revisit them and recalibrate them to maintain their effectiveness.

Article 11. Overlays & Specific Plans

Article 11 will carry over only the necessary overlays from the current Zoning Code; right now we are considering the overlays listed below. The project team is currently working on developing new Conservation Districts that act as standardized, "lighter" versions of Historic Preservation Overlays. The project team is currently going over the Neighborhood Stabilization and Hillside Construction Overlays to see if they can be addressed by other parts of the new Zoning Code.

Division 11.1. Relationship to Districts

Division 11.2. Specific Plans

Division 11.3. Community Plan Implementation Overlays

Division 11.4. Historic Preservation Overlays

Division 11.5. Conservation Districts

Division 11.6. Sign Districts

Division 21.7. Neighborhood Stabilization Overlays?

Division 21.8. Hillside Construction Overlays?

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Article 12. Administration

Article 12 will contain the Department's processes & procedures to review a variety of applications and requests. It will cut the current number of project review processes in half. This new set of processes & procedures will maintain long-standing opportunities for public participation, and make it easier for both applicants and the public to clearly understand how the Department considers use and development proposals and how to navigate the decision-making process.

Currently, there are over 100 different paths for project review scattered throughout the Zoning Code. For example, there are four types of adjustments for projects covered by overlays – an additional layer of design and building standards. While the same process applies for all four types of adjustments, they have different names and are located in different sections of the Zoning Code. The team identified each instance of redundant workflows and consolidated them down to about 50 processes with unique actions.

Division 12.1. Authorities

- Sec. 12.1.01. City Council
- Sec. 12.1.02. Mayor
- Sec. 12.1.03. City Planning Commission
- Sec. 12.1.04. Area Planning Commission
- Sec. 12.1.05. Director of Planning
- Sec. 12.1.06. Zoning Administrator
- Sec. 12.1.07. Department Planners
- Sec. 12.1.08. Department of Building and Safety
- Sec. 12.1.09. Advisory Agency (Subdivision Plats)
- Sec. 12.1.10. Subdivision Committee
- Sec. 12.1.11. Design Review Board
- Sec. 12.1.12. Historic Preservation Overlay Zone (HPOZ) Board
- Sec. 12.1.13. Cultural Heritage Commission

Division 12.2. General Procedural Elements

- Sec. 12.2.01. Applicability
- Sec. 12.2.02. Process Elements
- Sec. 12.2.03. Applications
- Sec. 12.2.04. Notice of Public Hearing
- Sec. 12.2.05. Decisions
- Sec. 12.2.06. Appeals
- Sec. 12.2.07. Transfer of Jurisdiction
- Sec. 12.2.08. Scope of Approvals
- Sec. 12.2.09. Permits Issued in Error
- Sec. 12.2.10. Multiple Approvals

Division 12.3. Legislative Action

- Sec. 12.3.01. General Plan Adoption / Amendment
- Sec. 12.3.02. Specific Plan Adoption / Amendment
- Sec. 12.3.03. Zoning Code Amendment
- Sec. 12.3.04. Zone Change
- Sec. 12.3.05. Policy Plans
- [RESERVED]

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Division 12.4. Quasi-judicial Action

- Sec. 12.4.01. Conditional Use Permit, Class 1
- Sec. 12.4.02. Conditional Use Permit, Class 2
- Sec. 12.4.03. Conditional Use Permit, Class 3
- Sec. 12.4.04. Director Review

Division 12.5. Ministerial Action

- Sec. 12.5.01. Administrative Review

Division 12.6. Specific Plan Implementation

- Sec. 12.6.01. General Provisions for Specific Plan Implementation
- Sec. 12.6.02. Project Permit Compliance
- Sec. 12.6.03. Project Permit Compliance (with Design Review Board)
- Sec. 12.6.04. Project Permit Adjustment
- Sec. 12.6.05. Specific Plan Exception
- Sec. 12.6.06. Specific Plan Interpretation

Division 12.7. Relief

- Sec. 12.7.01. Alternative Compliance
- Sec. 12.7.02. Adjustment
- Sec. 12.7.03. Variance
- Sec. 12.7.04. Modification of Entitlement
- Sec. 12.7.05. Appeals from LADBS
- Sec. 12.7.06. Reasonable Accommodation - Fair Housing Protections for Individuals with Disabilities

Division 12.8. Compliance

- Sec. 12.8.01. Condition Evaluation
- Sec. 12.8.02. Abatement and Revocation
- Sec. 12.8.03. Subdivision Violation

Division 12.9. Miscellaneous/General Administration

- Sec. 12.9.01. Interpretation of Zoning Code

Division 12.10. Subdivision Review

- Sec. 12.10.01. Parcel Map Exemption (Lot Line Adjustment) or Waiver
- Sec. 12.10.02. Tentative Tract Map / Vesting Tentative Map / Air Space Lots / Reversion to Acreage
- Sec. 12.10.03. Final Map/Dedication
- Sec. 12.10.04. Preliminary Parcel Map/Air Space Lots/Reversion
- Sec. 12.10.05. Final Parcel Map / Dedication
- Sec. 12.10.06. Private Street Map
- Sec. 12.10.07. Subdivision Standards Modification
- Sec. 12.10.08. Parcel Map-Slight Modification
- Sec. 12.10.09. Final Recorded Map Modification (Tract & Parcel)
- Sec. 12.10.10. Certificate of Compliance

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Sec. 12.10.11. Subdivision Appeal

Division 12.11. Historic Preservation

Sec. 12.11.01. General (Purpose, Definitions, Board)

Sec. 12.11.02. Preservation Plan Adoption or Amendment

Sec. 12.11.03. Historic Preservation Overlay Zone (“HPOZ”) Designation

Sec. 12.11.04. Review of Conforming Work

Sec. 12.11.05. Certificate of Appropriateness (Construction, Addition, Alteration, or Reconstruction)

Sec. 12.11.06. Certificate of Appropriateness (Demolition, Removal, or Relocation)

Sec. 12.11.07. Certificate of Compatibility for Non-Contributing Elements

Division 12.12. Coastal Development

Sec. 12.12.01. Coastal Development Permit (After Certification of the Local Coastal Program)

Sec. 12.12.02. Coastal Development Permit (Prior to Certification of the Local Coastal Program)

Division 12.13. CEQA Provisions

Sec. 12.13.01. CEQA Process

Article 13. Nonconformities

Article 13 will contain provisions that address the various ways in which buildings, structures, and uses can maintain their nonconforming rights.

Article 14. Measurements, Definitions

Article 14 will contain the Rules of Measurement, Use Definitions, and other defined terms found throughout the new Zoning Code.

Article 15. Fees

Article 15 will be addressed separately, but is being included to demonstrate where we can carry over our Department’s fee structure when the time comes.

Article 0. Los Angeles Municipal Code Provisions

“Article 0” is just a placeholder for provisions in our current Zoning Code (Chapter 1) that apply to the entire Municipal Code. We will work with the City Attorney’s Office to determine what the best course of action is moving forward.

Div. 0.1. General Provisions

Div. 0.2. Administrative Citations

Div. 0.3. City of Los Angeles Safer Filming Ordinance (Section 12.22.1)